



Draft Boronia Renewal Strategy Review Report

prepared by Hansen Partnership,
in association with HillPDA

June 2021

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Introduction

Knox Council adopted the draft Boronia Renewal Strategy (BRS) in August 2019 and wrote to the Minister for Planning, seeking authorization to prepare and exhibit Amendment C178 to the Knox Planning Scheme. The Amendment sought to implement the objectives and strategic of the draft BRS by:

- Amending various local policy provisions of the Knox Planning Scheme;
- Amending the Boronia MAC boundary;
- Applying the Activity Centre Zone to the Boronia MAC, to replace the existing zones within the MAC and making associated Zone and Overlay changes to the affected land.

Since this request, a number of major changes have occurred within the Victorian planning system, including the release of Planning Practice Note 90 (Planning for Housing) and Planning Practice Note 91 (Using the Residential Zones), and the state-wide translation of Municipal Strategic Statements and Local Planning Policy Frameworks into the new Planning Policy Framework (PPF) format. These changes have a direct impact on the application of Zones in and around the Boronia MAC, the consideration of centre boundary, and how the relevant Knox local planning policies should be updated in response to BRS.

In addition, Council has undertaken further strategic works around the train station, which should be integrated into a revised BRS.

In November 2020 Council received a formal response from DELWP, which identified a number of matters that needed to be addressed before a decision of authorisation can occur. These matters broadly relate to the proposed Boronia MAC boundary and built form.

Finally, in December 2020, the Minister for Planning gazetted Amendment GC172 which affected a number of municipalities, including Knox. Specifically, the amendment rezoned residential land in Knox. This will also need to be taken into account in the further review as relevant to the Boronia MAC.

To review these matters and make recommendations to amend and refine the BRS, Knox Council appointed Hansen Partnership and HillDPA to undertake an independent peer review and updating exercise. This review report documents the various urban design and economic analysis undertaken and the associated findings and recommendations.

The following key peer review tasks were undertaken and are documented as a chapter within this report:

- Boronia Activity Centre Boundary;
- Boronia Economic Analysis Review Summary
- Boronia Capacity Analysis
- Strategic Opportunity Sites Review
- Boronia Built Form Recommendations

Boronia Activity Centre Boundary

Background

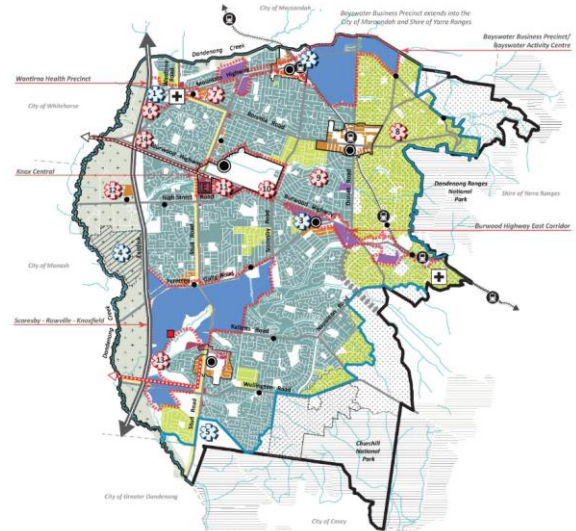
The current Boronia Activity Centre Boundary was first defined in conjunction with the 2006 Structure Plan. The Activity Centre Boundary had an area of 128ha. In the intervening 17 years Boronia’s context has changed. Most notably the infill residential development that has occurred surrounding the Activity Centre’s commercial zoned land in the form of more compact townhouse and low-rise apartment developments, replacing original detached dwellings.

The current Activity Centre Boundary is defined within the Planning Scheme by Design and Development Overlay – Schedule 7 (DDO7), as well as key maps within Clauses 21.02, 21.06, 21.07, and 21.10.

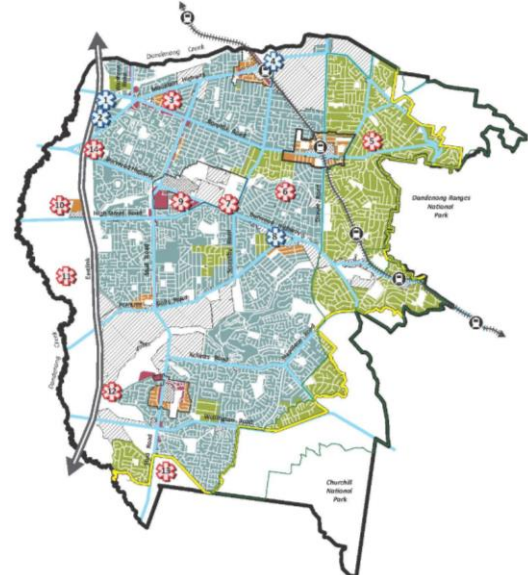
In 2018 Council undertook a strategic review of the Boronia Activity Centre and its surrounds. This work culminated in the preparation of the Draft BRS, which was adopted by Council in August 2019. The Strategy comprised a review of the Boronia Activity Centre boundary and recommended a revised and expanded boundary. The revised Activity Centre boundary had an area of approximately 144ha – an increase of 16ha from the 2006 extent.

The process and justification for the revised Activity Centre boundary was summarised as follows:

- A review of the existing boundary which was suggested as an outcome of Amendment C133¹ to the Knox Planning Scheme;
- The need to address policy conflict in relation to lots with a single dwelling covenant;
- The need to provide a greater focus on walking and cycling, consistent with the concept of the 20 minute neighbourhood suggested in Plan Melbourne;
- Incompatible development expectations on either side of Bambury and Elsie Streets;
- The need to increase capacity for growth; and
- A desire to retain a sense of place created by the strong relationship between key local destinations and the town centre core area as an important part of Boronia’s local identity.



Extract – Clause 21.02 Strategic Framework Plan



Extract – Clause 21.06 Housing Map



Extract – Clause 21.10 Boronia Activity Centre Land Use Framework Plan

¹ C133 sought to replace Clause 22.06 with a new Clause 22.06 and also replace DDO7 with a new DDO7.

Since the Boronia Renewal Strategy was adopted various Planning Scheme changes have occurred. These are as follows:

- *Planning Practice Notes 90 (Planning for Housing) and 91 (Using the Residential Zones);*
- *State-wide translation of the MSS and LPPF into the Planning Policy Framework (PPF) format; and*
- *Amendment GC172, which was gazetted in December 2020, (which affected a number of municipalities) and which rezoned residential land in Knox.*

Therefore, a strategic review of the proposed Boronia Activity Centre boundary is required, to ensure it accords with current policy.

Draft Boronia Renewal Strategy

The 2019 Draft Boronia Renewal Strategy recommended to remove the following three (orange) areas from the Activity Centre boundary:

- Residential properties along the southern side of Elsie and Bambury Streets – to the north-east extent of the Activity Centre;
- Residential properties fronting Marie Street, Gwyn Crescent and Rubida Court – to the south-east extent of the Activity Centre; and
- Residential properties along the eastern side of Rankin Road – to the western extent of the Activity Centre.

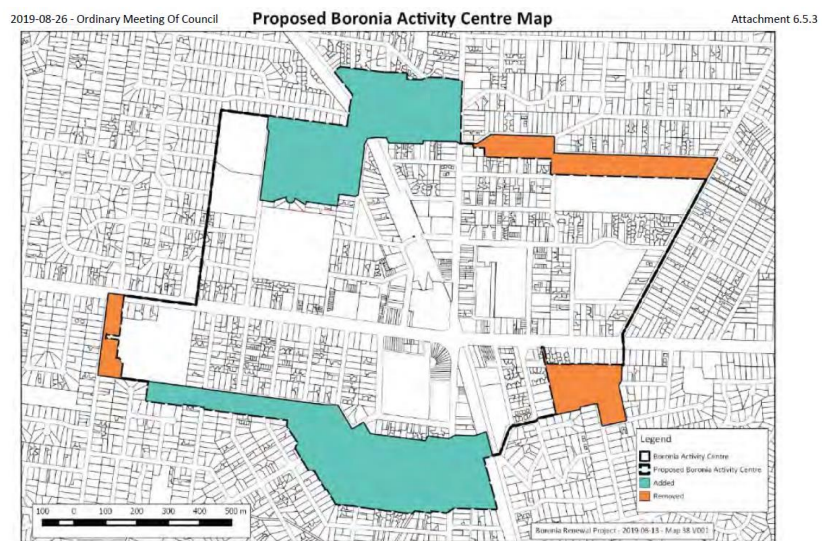


Figure 1 – Activity Centre boundary changes

Draft Boronia Renewal Strategy 2019

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Draft Boronia Renewal Strategy – proposed Activity Centre boundary amendments

The 2019 Strategy also recommended to expand the Activity Centre into the following (teal) areas:

- Residential properties fronting Lorikeet Court, Warbler Court, Lyrebird Court, Sandpiper Court, Iris Crescent; Power Road, Catherine Street, Central Avenue and Short Street – to the northern extent of the Activity Centre; and
- Residential properties fronting the southern side of Stonehaven Avenue, Pine Crescent, Springfield Road, Cypress Avenue, Douglas Street and Alfred Street – to the southern extent of the Activity Centre.

The justification contained within the Draft BRS for these recommended Activity Centre boundary changes is summarised as follows:

- *Exclusion of the south side of Bambury Street and Elsie Streets* – to shift the boundary to the rear (southern) property boundaries and encourage a more consistent streetscape character and subtle transition at the edge of the Activity Centre;
- *Exclusion of the single dwelling covenant lots, around Marie Street, not fronting Boronia Road* – to reflect their existing restrictive covenants and also reflect their locations within the Dandenong Hills Area;
- *Exclusion of eastern side of Rankin Road* – to reflect their location well outside of the 800m walkable catchment from the train station and to shift the boundary to the rear (eastern) property boundary to encourage a more consistent future streetscape character and subtle transition at the edge of the Activity Centre.

- *Inclusion of the Warbler Estate, properties on Sandpiper Court, Lyrebird Court, Lorikeet Court and Warbler Court* – to reflect their position within the 800m walkable catchment of the train station and allow for increased development capacity within the Activity Centre.
- *Inclusion of properties on Iris Crescent, Short Street, Catherine Street and parts of Central Avenue, Power Road* – to reflect their position within the 800m walkable catchment of the train station and allowing for increased development capacity within the Activity Centre;
- *Inclusion of properties on Cypress Avenue, Pine Crescent, Douglas Street, and Alfred Street* – to create a consistent future streetscape character along Stonehaven Avenue (by shifting boundary to rear (southern) boundary of properties fronting Stonehaven), broadly reflecting the southern extent of the 800m walkable catchment from the train station and allowing for increased development capacity within the Activity Centre.

Peer Review of Proposed Activity Centre Boundary

Hansen undertook a peer review of the proposed Boronia Activity Centre boundary inline with current best practice. Consistent with the criteria within Planning Practice Note 58: Structure Planning for Activity Centres, an assessment of the proposed omissions and expansions was undertaken. The purpose of this review was to confirm whether these changes were warranted (or not) and make final recommendations to define the Activity Centre boundary and provide clear rationale and justification for any amendments – to the current Activity Centre boundary.

Planning Practice Note 58: Structure Planning for Activity Centres

The criteria for determining an Activity Centre boundary is as follows:

- *Consider the following issues in determining the potential location of an activity centre boundary:*
 - *the location of existing commercial areas and land uses;*
 - *the location of existing government and institutional areas and land uses;*
 - *the location of existing areas of public open space;*
 - *commercial and residential needs;*
 - *environmental and flooding constraints;*
 - *heritage constraints;*
 - *availability of strategic redevelopment sites both existing and potential;*
 - *the location of residential areas, including whether they provide significant redevelopment opportunities or constraints for the centre;*
 - *consideration of physical barriers and opportunities for their improvement;*
 - *proximity to public transport, especially fixed rail (train or tram);*
 - *the location of existing and potential transport infrastructure including fixed rail, buses, bicycle paths, car parking areas and modal interchanges;*
 - *walkability – opportunities to provide for and improve walkability within 400 to 800 metres from the core of the centre (depending on topography and connectivity);*
 - *consistency with State policy;*
 - *consistency with local policy and Municipal Strategic Statement or Municipal Planning Strategy where relevant; and*
 - *impacts of the boundary on other activity centre boundaries.*
- *In setting a boundary for an activity centre include:*
 - *sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20 year time frame and then into the 30-year horizon;*
 - *residential areas that are integrated into the activity centre or surrounded by other uses that have a strong functional inter-relationship with the activity centre even where limited development*

- opportunities exist;*
 - *key public land uses that have or are intended to have a strong functional inter-relationship with the activity centre even where there are no or limited redevelopment opportunities; and*
 - *public open space areas that have or are intended to have a strong functional inter-relationship with the activity centre.*
- *In setting a boundary for an activity centre, generally exclude:*
 - *residential land encumbered by significant constraints (such as a Heritage Overlay) located at the edge of the activity centre.*

Our assessment of the proposed Activity Centre boundary is documented in the following series of annotated maps.


The guiding principles for our assessment are as follows:

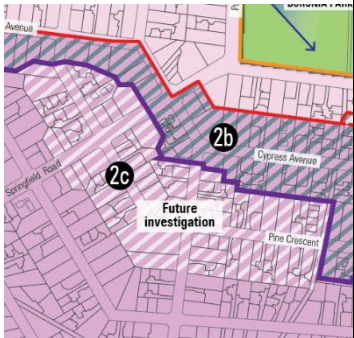
- *To ensure a consistent future streetscape character at Activity Centre boundary edges.*
- *To ensure the boundary also reinforces or aligns with existing physical conditions within the streetscape, such as corners, change in road/subdivision alignment, laneways/easements, topography or the rail corridor.*
- *To promote walkability and reflect the 800m pedestrian shed from the train station.*
- *To consider the Dandenong Foothill condition and associated vegetation and landscape Overlays.*
- *To consider the likelihood of properties being able to realise future development potential enabled by their designation, such as lot size, dwelling age/condition, existence of strata title, potential to consolidate, etc.*
- *To consider contiguous land ownership.*

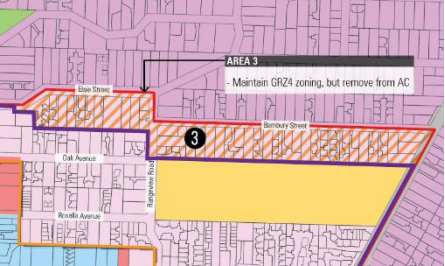
Assessment

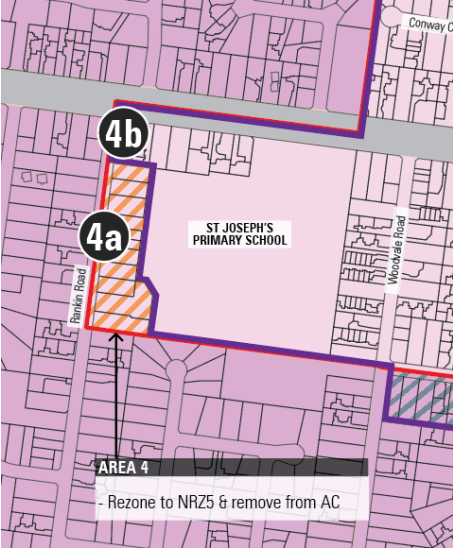
Our assessment is documented in the following table and spatially represented in Figures 1 & 2.

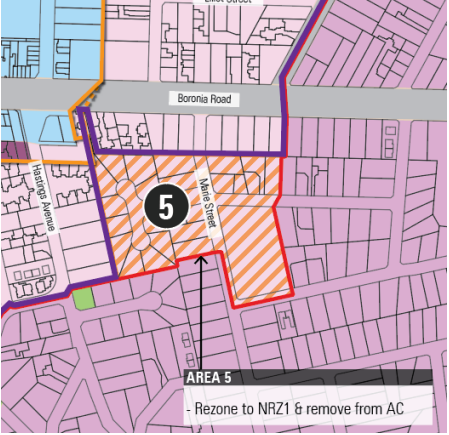
Area	Current Status	Draft BRS	Discussion	Recommendation
1	Land is primarily zoned NRZ4 having five properties zoned GRZ4, and sits outside of the Activity Centre boundary within the 'Knox Neighbourhood' area according to the Housing Strategy.	Recommended expanding the area into the Activity Centre.	<p>The area was previously zoned GRZ2, but was rezoned in December 2020 to NRZ4 as part of Ministerial Amendment GC172. Maximum building height remained 9m.</p> <p>Under the Housing Strategy, 'Knox Neighbourhood' will continue to be low scale areas characterised by a mix of detached houses and dual occupancies, with some villa units and not be appropriate for more intense types of development.</p> <p>The area is bisected by the rail corridor and there are clear distinctions between the character of one side of the corridor to the other.</p>	<p>1a. The area 'wedged' between the rail corridor and Dorset Road should be included within an expanded Activity Centre boundary and rezoned to GRZ4 (from NRZ4) to enable modest intensification.</p> <p>This is consistent with the draft BRS.</p> <p>The area to the west of the rail corridor should be split in two.</p> <p>1b. The properties fronting Iris Crescent should be included within an expanded Activity Centre boundary and rezoned to GRZ4 (from NRZ4) to enable modest intensification to continue. This is consistent with the draft BRS, and to achieve a more consistent future streetscape character along Iris Crescent.</p> <p>1c. The properties within the 90s subdivision should remain outside of the Activity Centre and maintain their current NRZ4 zone, as their smaller lots size, and age and condition of dwellings is unlikely to change within the next 10-year period.</p>
<p>Location</p>			<p>The area positioned to the east of the rail corridor and west of Dorset Road is well located, being within the 800m walking distance of the train station and also served by bus stops along Dorset Road.</p> <p>It also comprises larger lots (approx. 1000m²) and numerous examples of original detached dwellings.</p> <p>The area positioned to the west of the rail corridor comprises two clear character areas – being the properties fronting Iris Crescent and the area comprising of a cul-de-sac subdivision dating from the 90s on the former Tormore Secondary College site. The properties within this 90s subdivision comprise smaller (approx. 750m²) lots and contain more substantial detached homes of a consistent character. While, the properties fronting Iris Crescent are larger (approx. 1000m²) and have predominantly developed into dual occupancies or townhouses. The eastern side of Iris Crescent (and Sundrew Avenue) are already within the Activity Centre boundary. Therefore, incorporating the properties on the western side would result in a more consistent future streetscape character.</p> <p>The broader area is also located outside of the more sensitive Dandenong Foothills area.</p>	<p>1d. There are five properties along the northern edge of Tormore Reserve (30 Tormore Road and 7, 8, 9 & 10 Lorikeet Court). These properties are located beyond the 800m walking distance and the four Lorikeet Court properties have irregular shaped lots which also contain substantial dwellings. These properties are not considered likely or suitable to accommodate modest change, due to their lot size and irregular shape as well as the age, condition and substantial nature of existing dwellings. Therefore, it is recommended to maintain their current GRZ4 zone, not include them within the Activity Centre boundary.</p>

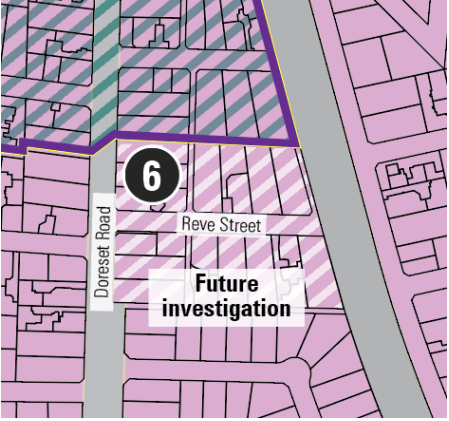
Area	Current Status	Draft BRS	Discussion	Recommendation
2	Land is zoned NRZ1, NRZ4 and NRZ5 and sits outside of the Activity Centre boundary within the 'Knox Neighbourhood' and 'Bush Suburban' areas according to the Housing Strategy.	Recommended expanding the area into the Activity Centre.	<p>The area was previously zoned NRZ1, GRZ2 and GRZ5, but was rezoned in December 2020 to NRZ1, NRZ4 and NRZ5 as part of Ministerial Amendment GC172. Maximum building height remained 9m.</p> <p>The area east of Dorset Road is also affected by DDO2 and a small portion of DDO1, SLO2, SLO3 and VPO3.</p> <p>Under the Housing Strategy, 'Knox Neighbourhood' will continue to be low scale areas characterised by a mix of detached houses and dual occupancies, with some villa units and not be appropriate for more intense types of development. While, 'Bush Suburban' will continue to be a low scale area, characterised mostly by detached houses, where significant indigenous and native vegetation is retained and complemented.</p> <p>The area's eastern extent is defined by the rail corridor and Dorset Road also cuts through it in a north-south alignment.</p> <p>Presently the Activity Centre boundary runs along the centre of Stonehaven Avenue, which is starting to create a character distinction between the northern and southern sides and an inconsistent streetscape character.</p>	<p>2a. The area 'wedged' between the Dorset Road and rail corridor does not really fit within the Dandenong Foothills context. The rail corridor forms a more distinguishable character shift and boundary to the foothills area rather than Dorset Road. Therefore, this area should be removed from the Dandenong Hills area and should be included within an expanded Activity Centre boundary and rezoned to GRZ4 (from NRZ1 and NRZ4) to enable modest intensification.</p> <p>If this 'wedge' east of Dorset Road (properties fronting Douglas and Alfred Streets) is removed from the Dandenong Foothills area, DDO1, DDO2, SLO2 and SLO3 should also be amended to remove them from this area. However, VPO3 can remain to retain and protect existing trees within the Activity Centre.</p> <p>These properties also generally comprise original detached dwellings of larger (850m²+) lots with historical night-cart laneways (on paper) that could be reinstated (in part) to facilitate access to a more intense development.</p>
<p>Location</p> 			<p>Sections of the area (approximate to Dorset Road and Springfield Road) are located within the 800m walking distance of the train station. There are also bus services along Dorset Road which further aid the western portions accessibility.</p> <p>It also comprises larger lots (approx. 1000m²) and numerous examples of original detached dwellings.</p> <p>The majority of the area (west of Dorset Road) is also located outside of the more sensitive Dandenong Foothills area.</p> <p>The proposed area extended beyond the western end of Stonehaven Avenue and incorporated a number of properties to both sides of Woodvale Road (south of the St Josephs School). These properties are located outside of the 800m walking distance. Therefore, all the properties which front on Woodvale Road should be omitted from the expanded Activity Centre boundary, to maintain a consistent streetscape character along Woodvale Road, heading south of Stonehaven Avenue.</p> <p>The portion of 212 Boronia Road (St Josephs</p>	<p>2b. The area west of Dorset Road, with properties fronting Dorset Road, Cypress Avenue, Stonehaven Avenue and the short eastern section of Pine Crescent (between the drainage easement and Dorset Road) should be retained within an expanded Activity Centre boundary. This is for the following reasons. All the properties along the southern side of Stonehaven Avenue should be included to accord with those already within and positioned along the northern site of the street. This is to ensure a more consistent streetscape character into the future. It will also broadly accord with the 800m walking distance.</p> <p>The Stonehaven Avenue streetscape effectively merges with the streetscape of Cypress Avenue (at their Y shaped T-junction) and forms an unofficial Boronia bypass, around its south-western extent – linking between Dorset and Boronia Roads. It therefore forms a logical boundary to the greater Activity Centre. Therefore, properties to both sides of Cypress Avenue (between Stonehaven Avenue and Dorset Road) should be included within an expanded Activity Centre boundary. This also broadly</p>

	<p>School) which links through from the oval to Rankin Road should be omitted because it forms part of the large single school parcel. It also provides a rear access into the school which should be maintained.</p>	<p>reflects the 800m walking distance.</p> <p>The few properties front which onto Pine Crescent (between the drainage easement and Dorset Road) should also be included within an expanded Activity Centre boundary. Given their position within the 800m walking distance and proximity to Dorset Road. The drainage easement will form a logical physical distinction within the Pine Crescent streetscape to allow a transition between more conventional housing and medium density forms to occur.</p>	
<p>2</p>	<p>Location</p> 	<p>The area along Pine Crescent (between Stonehaven Avenue and Springfield Road) is located within the 800m walking distance, but the more easterly section of Pine Crescent (between Springfield Road and drainage easement) is located beyond the walking distance.</p> <p>The property sizes vary considerably, due to the cranked alignment of Pine Crescent and the differing lot depths.</p> <p>This section of Pine Crescent is considered to be too removed from the 'core' area of Boronia, as the main activity anchors are located on the northern side of Boronia Road.</p> <p>Given that the capacity analysis has determined that Boronia has ample capacity for future development to occur within the current Activity Centre boundary, further expansion is not warranted at this point in time.</p> <p>If Boronia needed to expand further in the future, this section of Pine Crescent would be a logical progress.</p>	<p>2c. This section of Pine Crescent and Springfield Drive is 'flagged' as a Future Investigation Area.</p> <p>While, the draft BRS recommended expansion, more recent capacity analysis has confirmed that such as extension is not required at this point in time. However, the area does represent a logical next progression should expansion be justified beyond this strategic life of the current Renewal Strategy.</p>

Area	Current Status	Draft BRS	Discussion	Recommendation
3	Land is zoned GRZ4 and sits within the Activity Centre boundary within the 'Local Living' area according to the Housing Strategy and within the Dandenong Foothills area.	Recommended for removal from the Activity Centre.	<p>The area is zoned GRZ4 and was not rezoned in December 2020 as part of Ministerial Amendment GC172. Maximum building height remained 11m – 3 storeys.</p> <p>Properties on the northern side of Elsie and Bambury Streets are outside of the Activity Centre boundary and zoned NRZ1 (also remained the same) but the maximum building height did increase from 8m to 9m under GC172.</p>	<p>To acknowledge the unique circumstances of this area and not unfairly disadvantage the few remaining original properties to realise modest intensification it is recommended to create a more subtle transition to this north-east edge. Therefore, it is recommended to remove the southern side of Elsie and Bambury Streets from the Activity Centre, but to retain their current GRZ4 zoning.</p>
<p>Location</p> 			<p>The area is also affected by DDO7, SLO2, SLO3 and VPO4.</p> <p>Under the Housing Strategy, 'Local Living' enhance the 'village feel' of local shopping areas, whilst providing different styles, types and design of housing that is well located.</p> <p>Presently, the Activity Centre boundary runs along the centre of both Elsie and Bambury Streets, which is starting to create a character distinction between the northern and southern sides and an inconsistent streetscape character.</p> <p>Properties within Elsie Street are located within the 800m walking distance from the train station, while the majority of properties within Bambury Street are located beyond the walkable catchment.</p> <p>The original subdivision comprises large, deep lots (approx. 1000m²+) however these have predominantly been redeveloped into smaller strata titled unit or townhouse forms. Only a handful of properties comprise original era detached dwellings and their subdivision.</p> <p>This area comprises a Planning policy conflict, with land designated within an Activity Centre and residential zone which encourages more intense forms of housing. While it is also designated within the Dandenong Foothills which seeks to maintain the valued landscape characteristics. Development applications in this area have been the subject of VCAT determinations which have provided clearer guidance on the appropriate development outcomes in the unique transition area. Given the considerable VCAT precedents careful consideration is required here.</p>	<p>This will address the policy conflict and align the boundary between the Activity Centre and the Dandenong Foothills.</p> <p>It will allow for more modest change to occur, but it will be suitably tempered by the various Overlays which seeks to protect and enhance the 'green' landscape character of the area and Dandenong Foothills, more broadly.</p>

Area	Current Status	Draft BRS	Discussion	Recommendation
4	Land is zoned GRZ4 and sits within the Activity Centre boundary within the 'Local Living' area according to the Housing Strategy.	Recommended for removal from the Activity Centre.	<p>The area is zoned GRZ4 and was not rezoned in December 2020 as part of Ministerial Amendment GC172. Maximum building height remained 11m – 3 storeys.</p> <p>The area is also affected by DDO7 and VPO4.</p> <p>Under the Housing Strategy, 'Local Living' areas enhance the 'village feel' of local shopping areas, whilst providing different styles, types and design of housing that is well located.</p>	<p>This small area should be split in two, with the properties which front onto the eastern side of Rankin Road (4a) removed from the Activity Centre boundary and rezoned to NRZ5. While the properties, which front onto Boronia Road (4b), should be retained within an expanded Activity Centre boundary and maintain their GRZ4 zoning. 226. 228 Boronia Road and 1A Rankin Road are to be included within the Activity Centre, so that the junction of Rankin and Boronia Road defines the edge of the MAC. These three properties will retain their GRZ4 zoning.</p>
<p>Location</p> 			<p>Presently, the Activity Centre boundary runs along the centre of both Rankin Road, which could create a character distinction between the east and west sides with an inconsistent streetscape character emerging.</p> <p>The area is located well beyond the 800m pedshed from the train station and are located on the far side of a 'private' Catholic Primary School campus, which forms a notable barrier to pedestrian movement and also forms a more legible western edge to the greater Activity Centre.</p> <p>The properties are moderate in size, being approximately 700m²+ and comprise detached dwellings. They are yet to redevelop into more intense forms of housing as currently permitted. Therefore, the streetscape character is consistent and remains intact.</p> <p>The properties on the opposite (western) side of Rankin Road and zoned NRZ5 and located within the 'Bush Suburban' area under the Housing Strategy. It is considered that the current condition of the eastern street of Rankin Road to fall within the same zone and housing area condition.</p> <p>The majority of lots alongside Rankins Road are identified as affected by the 1/100 year Flood Extent draining towards Blind Creek at Scoresby Road vicinity.</p> <p>To the Boronia Road end of Rankin Road the streetscape character transitions to a more intense form as the two corner property have redeveloped into dual occupancies. Therefore, the properties which front Boronia Road (to the east of Rankin Road), should remain in the Activity Centre boundary. That way the boundary will occur at a side street corner along Boronia Road.</p>	<p>This will ensure that the Rankin Road streetscape will be unified as the Activity Centre boundary will occur along the rear (eastern) property boundary.</p> <p>The St Josephs Primary School is a notable institution within the Boronia community and should be located within the Activity Centre.</p>

Area	Current Status	Draft BRS	Discussion	Recommendation
5	Land is zoned GRZ4 and sits within the Activity Centre boundary within the 'Local Living' area according to the Housing Strategy and within the Dandenong Foothills area.	Recommended for removal from the Activity Centre.	<p>The area is zoned GRZ4 and was not rezoned in December 2020 as part of Ministerial Amendment GC172. Maximum building height remained 11m – 3 storeys.</p> <p>The area is also affected by DD07, SLO2, and VP04.</p> <p>Under the Housing Strategy, 'Local Living' enhance the 'village feel' of local shopping areas, whilst providing different styles, types and design of housing that is well located.</p>	<p>This area should be removed from the Activity Centre boundary and rezoned to NRZ1 to accord with the abutting residential neighbourhood to its south and east.</p> <p>This will better accord with its single dwelling covenant and position within the Dandenong Foothills.</p>
<p>Location</p> 			<p>The area abuts land to the south and east which is located within the 'Bush Suburban' area under the Housing Strategy.</p> <p>The area is affected by a single dwelling covenant registered on title which restricts multi dwelling development.</p> <p>The area is also located within the Dandenong Foothills area which causes a policy conflict with its Activity Centre designation. However, due to the restrictive covenant this conflict hasn't materialised in development applications or VCAT determinations.</p> <p>The properties predominantly comprise original era single detached dwellings, with only three instances of dual occupancy development having occurred. A notable exception is the Boronia Bowl Club property, which has frontages to Gwyn Crescent, Marie Street and Ethel Street.</p> <p>Due to the areas restrictive covenant and position within the Dandenong Foothills it is clear that it can not accommodate the modest housing change encouraged by its current designation within the Activity Centre and 'Local Living' area.</p>	

Area	Current Status	Draft BRS	Discussion	Recommendation
6	The land is zoned NRZ1 and sits outside of the Activity Centre boundary, within the 'Bush Suburban' area.	Is a new area and was not contained within the Draft BRS	<p>The area is zoned NRZ1 and comprises the properties which front Reve Street and the corresponding properties which front the eastern side of Dorset Road.</p> <p>Similar, to the area it abuts to the north, this area is 'wedged' between the Dorset Road and the rail corridor.</p> <p>It also comprises larger lots (approx. 1000m² +) with historical night-cart laneways (on paper) that could be reinstated (in part) to facilitate access to a more intense development. They also comprise numerous examples of original detached dwellings.</p> <p>Its Dorset Road frontage also accords with a shift in the streetscape configuration, with properties to the south fronting onto a service lane to Dorset Road (which terminates at the southern boundary of 158 Dorset Road – a former service station/garage). Therefore, this is a logical point to encourage a transition between the residential neighbourhood to the south and Activity Centre to the north.</p>	<p>This area east of Dorset Road and centred around Reve Street is 'flagged' as a Future Investigation Area.</p> <p>While, the draft BRS did not recommended expansion, it is considered that in the longer term Boronia has the ability to growth in a more north-south direction to follow Dorset Road and the bus provision along it.</p> <p>Therefore, this area does represent a logical next progression should expansion be justified beyond this strategic life of the current Renewal Strategy.</p>
<p>Location</p> 				

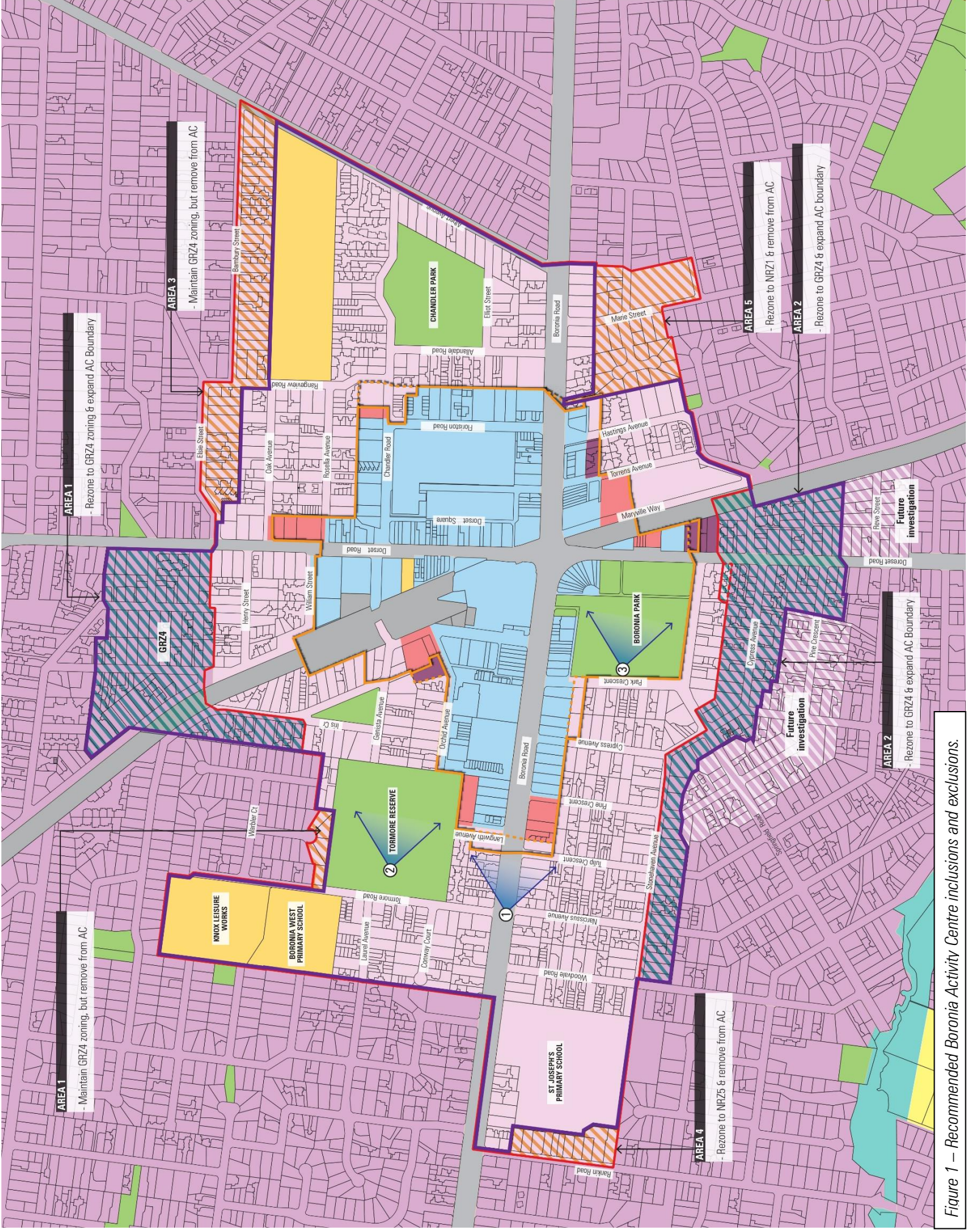
Legend

- Boronia Activity Centre DDO7
- Recommended Activity Centre Boundary
- Current Core
- Recommended Core
- Removed areas
- Additional areas
- Areas of future investigation



Project Ref: 2021.0063
 Dwg No.: UDD-001
 Scale: 1:6000 @A3
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AREA 1
 - Rezone to GRZ4 zoning & expand AC Boundary

AREA 3
 - Maintain GRZ4 zoning, but remove from AC

AREA 5
 - Rezone to NR1 & remove from AC

AREA 2
 - Rezone to GRZ4 & expand AC boundary

AREA 1
 - Maintain GRZ4 zoning, but remove from AC

AREA 4
 - Rezone to NR25 & remove from AC

AREA 2
 - Rezone to GRZ4 & expand AC Boundary

Figure 1 – Recommended Boronia Activity Centre inclusions and exclusions.

Activity Centre – Core Area extent.

The 'core' designation is not contained within the existing DDO7 nor its underpinning 2006 Boronia Structure Plan. It appears within the 2019 Urban Structure Report, where it is referred to a 'town core' area, but it is not translated into the Draft BRS.

The 'core' area generally defines the central and commercial land within the Boronia Activity Centre, comprising all the C1Z, MUZ and RGZ land. However, it does also comprise a few GRZ zoned properties to its edges.

For a consistent approach to the zones contained within the 'core' area it is considered appropriate that all C1Z, MUZ, and RGZ land should be included within the central area. It is also considered appropriate to consider the existence of contiguous land ownership (at its edges) and physical conditions to define a boundary between the 'core' area and surrounding Activity Centre area.

The following table documents the recommended amendments to the 'core' Activity Centre boundary:

Area	Current Status	Discussion	Recommendation
A	82 Boronia Road – 2-3 storey townhouses. Zoned GRZ4, and abut C1Z land to the west.	Vehicle access is via service lane along southern side of Boronia Road, which forms a clear physical distinction between these residential properties and the abutting C1Z land to within the 'core' to the west.	Shift 'core' activity boundary to the west (to remove) 82 Boronia Road from within 'core' status.
B	The northern boundary of 194 Dorset Road currently defines the southern extent of the 'core' area and land to both sides is zoned RGZ2.	The current boundary appears to reflect the physical shift between commercial and residential land use along Dorset Road, with a Dentist practice being included within the 'core' area and a detached house (at 194 Dorset Road) excluded. However, it is understood that both properties are owned by the RSL.	Shift 'core' activity boundary to the southern boundary of 194 Dorset Road, to accord with the RSL property ownership.
C	2 Park Crescent and 1 Cypress Crescent, both comprise detached dwellings and are zoned GRZ4.	2 Park Crescent comprises the Pathology clinic, within a renovated dwelling and 1 Cypress Crescent comprises a single dwelling. These abutting properties are under contiguous ownership with other C1Z properties that abut to their north and front onto Boronia Road. It is therefore considered appropriate to reflect this notable contiguous land holding within the 'core' area.	Shift 'core' activity boundary to the southern boundary of 2 Park Crescent and 1 Cypress Crescent, to reflect the extent of contiguous land ownership, as well as the current medical use of 2 Park Crescent.
D	4-6 Orchid Avenue, comprises 18 dwellings in a 3 storey arrangement	The current boundary appears to reflect a historical land ownership arrangement when the site formed the rear portion of land to the east at 31-39 Erica Avenue and runs along the site's western boundary. The site is currently zoned RGZ2 and its relatively recent 3 storey residential development accords with the zone ambitions for more intense forms of housing.	Shift the 'core' activity boundary to the eastern extent of the site to reflect the current status of development and located the residential development outside of the 'core' area.
E	22 Floriston Avenue & 6A, 6B, 6C, 6D, 6E, 8A and 23 Chandler Road	The current boundary includes these properties and appears to 'square off' the north-east corner of the town centre. However, all these properties are zoned GRZ4 all but 8A Chandler Road already comprise more intense forms of housing.	Shift the 'core' activity centre boundary to omit these residential properties, so that the boundary is defined by the east edge of the MUZ zone (at 21 Chandler Road) and the northern edge of the C1Z (at 18 Floriston Road).
F	180, 181-183 Boronia Road	The current boundary accords with the western edge of the C1Z and MUZ zones. However, 181-183 Boronia Road comprises a Veterinary Clinic in a purpose-built facility, while 180 Boronia Road comprises the recently constructed 3 storey Stirling Apartments development at the corner of Tulip Crescent.	Shift the 'core' activity centre boundary to the western boundary of these two properties to reflect the current use at 181-183 Boronia Road and enable Tulip Crescent corner to define the southern transition along Boronia Road.

The notion of an Activity Centre 'core' area is explored further in the Precincts chapter. However, all proposed Activity Centre Precinct boundaries should be consistent with the 'core' extent from a future land use perspective.

- Legend**
- Boronia Activity Centre DDO7
 - Recommended Activity Centre boundary
 - Current Core
 - Recommended Core
 - Removed areas
 - Additional areas
 - Areas of future investigation



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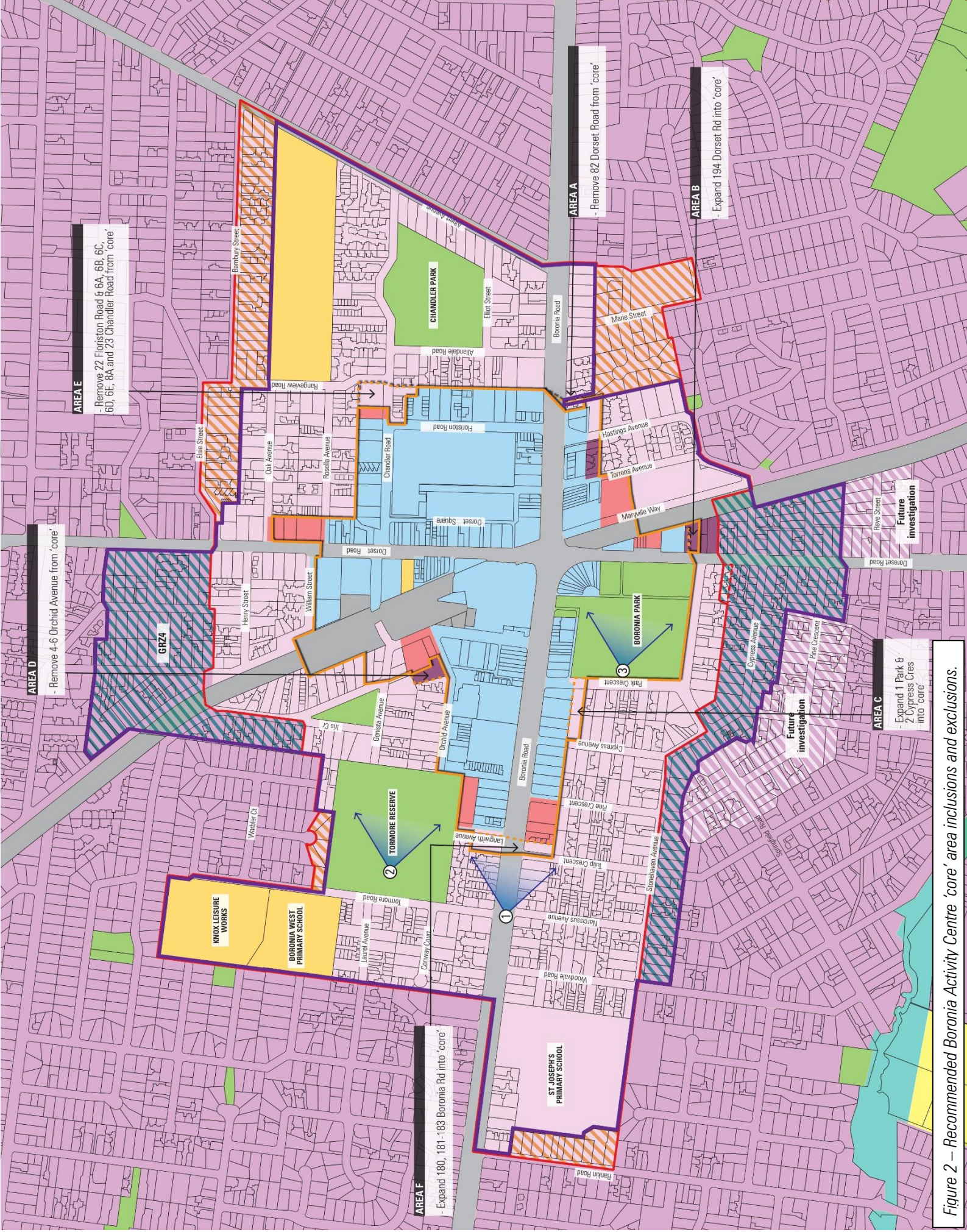
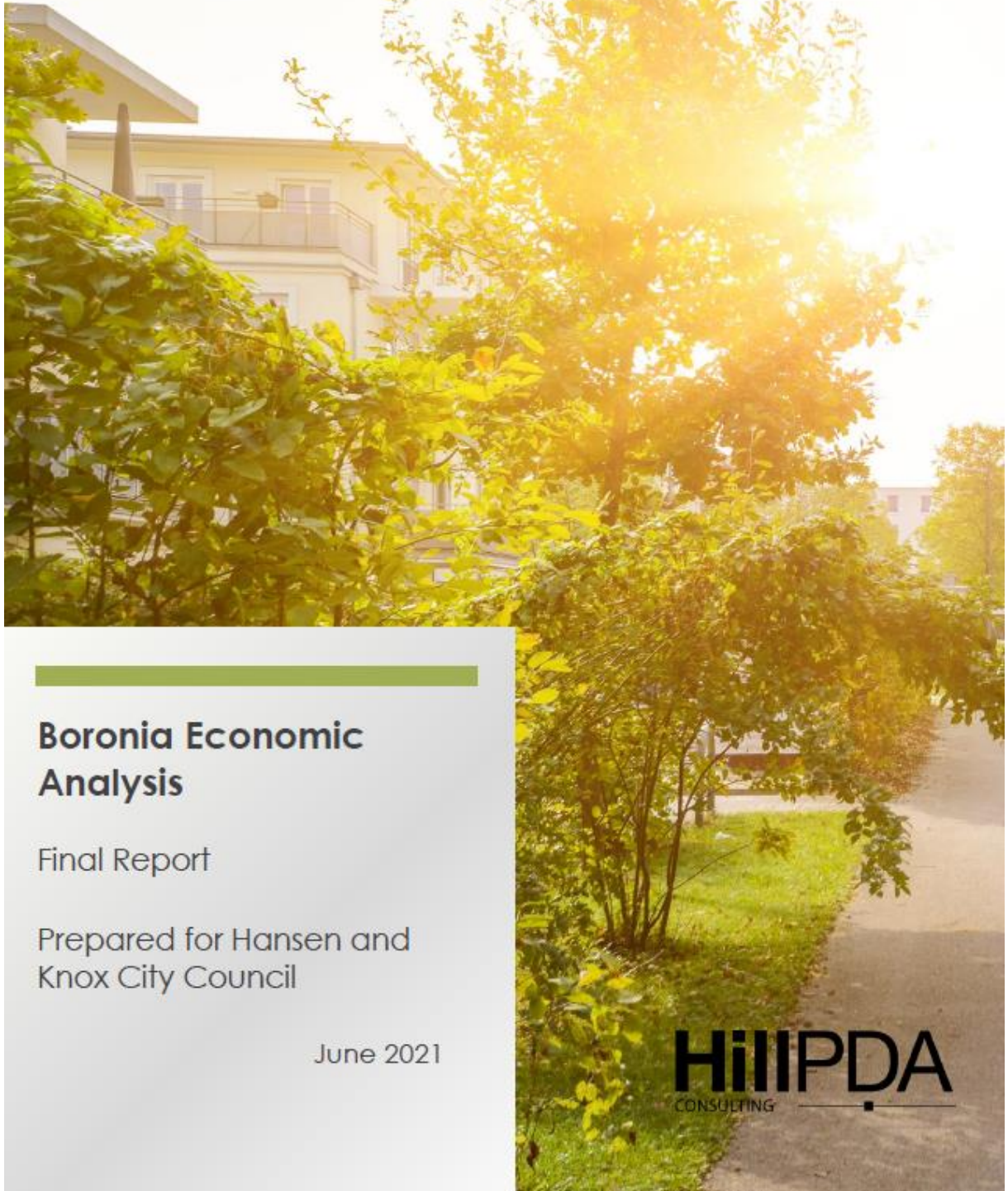


Figure 2 – Recommended Boronia Activity Centre 'core' area inclusions and exclusions.

Boronia Economic Analysis Review Summary

Refer to separate report prepared by HillPDA



Boronia Economic Analysis

Final Report

Prepared for Hansen and
Knox City Council

June 2021

HillPDA
CONSULTING

Boronia Capacity Analysis

Background - Demand

The previous 2019 Boronia Renewal Strategy comprised an aspirational (strategic) target of accommodating **an additional 2,173 dwellings** within the suburb of Boronia by 2036. This target was based on Council's growth forecast. It also assumed that approximately 60% (or 1,305) of these new dwellings would occur within the Boronia Activity Centre.

The 2021 HillPDA 'Boronia Economic Analysis' report identifies that in the last decade (2011-2021) that Boronia's population increased by 1,558 residents at an average growth rate of 1.1%, which is slightly ahead of the wider Knox growth rate of 0.8%. Between 2011 and 2016, approximately 510 new medium density dwellings have been constructed in Boronia, while approximately 250 new detached dwellings were also constructed.

In 2021 the suburb of Boronia is estimated to accommodate approximately 10,300 dwelling, comprising 24,000 residents. The Boronia MAC is estimated to accommodate approximately 1,638 dwellings, comprising 2,934 residents. This represents 16% of the suburb's dwelling stock and 12% of the suburb's population as at 2021. It is also estimated that the Boronia MAC will increase its dwelling stock and population to approximately 2,949 and 5,079 respectively by 2041. This represents **growth of 1,311 dwellings** and 2,145 residents over a 20 year period – to 2041.

The Boronia MAC is projected to increase by approximately 2,145 residents by 2041. This population increase will demand approximately an additional 4,500m² of retail space, of which Boronia will capture approximately 30% of this demand or 1,500m² of retail and 300m² of office space.

The Boronia MAC is projected to demand the following additional floorspace to 2041:

- Supermarket & Grocery stores: 2,200m²
- Restaurant, Hotels and Clubs: 1,400m²
- Speciality Retail (various): 9,000m²
- Department Stores: 2,000m²
- **TOTAL RETAILING: 14,600m²**

Within the Boronia MAC Office floorspace is projected to grow by approximately 4,400m² to 2041.

Therefore, the total projected commercial floorspace demand within the Boronia MAC is approximately 19,000m².

Capacity Analysis

Hansen undertook this assessment of development capacity for the Boronia MAC. This capacity analysis was undertaken for the following scenarios:

- Design and Development Overlay – Schedule 7 (DDO7)
- Draft Boronia Renewal Strategy (BRS 2019); and
- Current Draft Boronia Renewal Strategy (BRS 2021)

Site Exclusions

A number of properties or land was excluded from the capacity calculations due to their ‘public’ ownership nature, public use and their associated unlikelihood of being redeveloped in the future for private or residential purposes. These properties are as follows:

- Boronia College (K-12);
- Chandler Park;
- Dorset Square (Council car park);
- Boronia Bowls Club;
- Boronia Park;
- St Josephs Primary School;
- Boronia Train Station;
- Tormore Reserve;
- Boronia West Primary School;
- Knox Leisureworks; and
- Genista Reserve.

Assumptions

The following general development assumptions were also factored into the capacity analysis for all scenarios:

- Net Floor Area (NFA) was calculated at 80% of Gross Floorspace Area (GFA); and
- An average apartment size of 80m².

Also, the following development type site coverage assumptions were applied:

Development Type	Site Coverage Percentage (Rate)	Description
A	50%	Site with residential and landscape interface treatments. Or large strategic site requiring internal access, open spaces, separation.
B	60%	Site with either residential or landscape interface treatments.
C	70%	Site in secondary commercial streets not constrained by residential or landscape interface treatments.
D	80%	Site in primary commercial streets not constrained by residential or landscape interface treatments.

Design and Development Overlay – Schedule 7 (DD07)

A capacity assessment was undertaken against the current DD07 provisions. This assessment is documented in the following spreadsheet:

DD07 HEIGHTS	Area	Com. Storeys	Res. Storeys	Storeys	Site Coverage	Res. GFA	Res. NSA	Comm GFA	Dwellings
1 Storey - 4.5m	8,154	1	0	0	D	0	0	6,523	0
2 Storey - 7.5m	247,426	0	2	2	B	296,911	237,529	0	2,969
2-3 Storey - 9m	210,379	0	3	3	B	378,682	302,946	0	3,787
3 Storey - 11m	165,014	0	3	3	C	346,529	277,224	0	3,465
4 Storey - 14m	151,617	1	3	4	D	363,881	291,105	121,294	3,639
TOTAL	782,590					1,386,004	1,108,803	127,817	13,860
TOTAL GFA								1,513,820	

A summary of the key outcomes of the capacity is as follows:

- Area : 782,590m²
- Residential GFA : 1,386,004m²
- Residential NFA : 1,108,803m²
- Commercial GFA : 127,817m²
- **Total GFA : 1,507,297m²**

An assessment of this capacity was also undertaken to determine the quantum of future dwellings possible against various development take up rates. This assessment is documented in the following spreadsheet:

Precincts	Dwellings			
	100% uptake	75% Uptake	50% Uptake	25% Uptake
1 Storey - 4.5m	0	0	0	0
2 Storey - 7.5m	2,969	2,227	1,485	742
2-3 Storey - 9m	3,787	2,840	1,893	947
3 Storey - 11m	3,465	2,599	1,733	866
4 Storey - 14m	3,639	2,729	1,819	910
Total	13,860	10,395	6,930	3,465

It identifies that the existing DD07 provisions has the capacity to deliver approximately **3,465 dwellings** based on a 25% take up rate and approximately 6,930 dwellings on a 50% take up rate.

Under the DD07 there is capacity for approximately 3,465 dwellings, while demand for the Boronia MAC is approximately 1,311 dwellings. This demonstrates that the existing DD07 built form provision have sufficient capacity to accommodate for the floorspace demand to 2041.

Under the DD07 there is capacity for approximately 127,817m² retail or commercial office floorspace at Ground Floor Level, while demand is 19,000m². Given that the current Boronia MAC comprises approximately 40,000m² of retail floorspace, this figure should be deducted in order to compare the capacity for additional floorspace provision - 127,817m² minus 40,000m² = 87,817m². Therefore, the Boronia MAC has capacity to accommodate the additional demand of 19,000m².

Draft BRS (2019)

A capacity assessment was undertaken against the draft BRS from 2019. This assessment is documented in the following summary spreadsheet:

Block	Area (m2)	Com. Storeys	Res. Storeys	Storeys	Site Coverage	Res. GFA	Comm GFA	Res. NSA	Dwellings
AREA 1									
TOTAL	7,607					16,880	9,436	13,504	169
AREA 2									
TOTAL	42,915					127,825	27,794	102,260	1,278
AREA 3									
TOTAL	26,121					52,242	13,061	41,794	522
AREA 4									
TOTAL	51,289					174,593	44,882	139,675	1,746
AREA 5									
TOTAL	27,233					75,255	16,340	60,204	753
AREA 6									
TOTAL	29,845					113,738	18,118	90,990	1,137
AREA 7									
TOTAL	27,718					87,585	35,305	70,068	876
AREA 8									
TOTAL	15,589					51,346	10,004	41,076	513
AREA 9									
TOTAL	5,530					14,820	3,871	11,856	148
TOTAL									
TOTAL	233,847					714,284	179,892	571,427	7,143

A summary of the key outcomes of the capacity is as follows:

- Area : 233,847m²
- Residential GFA : 714,284m²
- Residential NFA : 571,427m²
- Commercial GFA : 179,892m²
- **Total GFA : 894,176 m²**

Importantly, this capacity analysis only focussed on the 'core' town centre area of the Boronia MAC which has a much smaller total development area than the DDO7 extent. The DDO7 area is 782,590m², while the draft BRS 'core' area is significantly less at 233,847m². This significant difference in area accounts for the lesser capacity yield. However, as much of the residential zoned areas within the Boronia MAC have already experienced development in recent years, in reality they therefore comprise limited capacity. Therefore, not calculating capacity of these residential zoned areas of the MAC is considered appropriate.

An assessment of this capacity was also undertaken to determine the quantum of future dwellings possible against various development take up rates. This assessment is documented in the following spreadsheet:

SUMMARY				
Areas	Dwellings			
	100% uptake	75% Uptake	50% Uptake	25% Uptake
Area 1	169	127	84	42
Area 2	1,278	959	639	320
Area 3	522	392	261	131
Area 4	1,746	1,309	873	436
Area 5	753	564	376	188
Area 6	1,137	853	569	284
Area 7	876	657	438	219
Area 8	513	385	257	128
Area 9	148	111	74	37
Total	7,143	5,357	3,571	1,786

The 9 Areas were devised for yield calculation purposes only and align to the proposed future heights. They do not align to any other land use or place based rationale.

It identifies that the 2019 strategic work has the capacity to deliver approximately **1,786 dwellings** based on a conservation 25% take up rate and approximately 3,571 dwellings on a 50% take up rate.

The 2019 strategic work demonstrates capacity for approximately 1,786 dwellings, while demand for the Boronia MAC is approximately 1,311 dwellings. This demonstrates that the draft 2019 built form provisions have sufficient capacity to accommodate for the floorspace demand to 2041.

The 2019 strategic work also demonstrates capacity for approximately 179,892m² retail or commercial office floorspace at Ground Floor Level, while demand is 19,000m². Given that the current Boronia MAC comprises approximately 40,000m² of retail floorspace, this figure should be deducted in order to compare the capacity for additional floorspace provision - 179,892m² minus 40,000m² = 139,892m². Therefore, the Boronia MAC has capacity to accommodate the additional demand of 19,000m².

Draft BRS (2021)

A capacity assessment was undertaken against the draft BRS 2021. This assessment is documented in the following summary spreadsheet:

Block	Area (m2)	Com. Storeys	Res. Storeys	Storeys	Site Coverage	Res. GFA	Comm GFA	Res. NSA	Dwellings
AREA 1									
TOTAL	7,607					14,381	4,564	11,505	144
AREA 2									
TOTAL	37,981					103,580	24,137	82,864	1,036
AREA 3									
TOTAL	22,296					44,592	11,148	35,674	446
AREA 4									
TOTAL	53,515					190,627	35,210	152,501	1,906
AREA 5									
TOTAL	27,233					74,076	16,340	59,261	741
AREA 6									
TOTAL	29,845					114,941	18,118	91,953	1,149
AREA 7									
TOTAL	24,666					80,451	14,571	64,361	805
AREA 8									
TOTAL	15,589					53,354	10,004	42,683	465
AREA 9									
TOTAL	5,530					15,498	3,956	12,398	155
TOTAL									
TOTAL	224,262					691,501	139,130	553,201	6,846

A summary of the key outcomes of the capacity is as follows:

- Area : 224,262m²
- Residential GFA : 691,501m²
- Residential NFA : 553,201m²
- Commercial GFA : 139,130m²
- **Total GFA : 830,631m²**

An assessment of this capacity was also undertaken to determine the quantum of future dwellings possible against various development take up rates. This assessment is documented in the following spreadsheet:

SUMMARY				
Areas	Dwellings			
	100% uptake	75% Uptake	50% Uptake	25% Uptake
Area 1	144	108	72	36
Area 2	1,036	777	518	259
Area 3	446	334	223	111
Area 4	1,906	1,430	953	477
Area 5	741	556	370	185
Area 6	1,149	862	575	287
Area 7	805	603	402	201
Area 8	465	348	232	116
Area 9	155	116	77	39
Total	6,846	5,135	3,423	1,712

It identifies that the draft BRS (2021) has the capacity to deliver approximately **1,712 dwellings** based on a conservation 25% take up rate and approximately 3,423 dwellings on a 50% take up rate.

The demand for the Boronia MAC is approximately 1,311 dwellings. This demonstrates that the draft BRS has sufficient capacity to accommodate for the residential demand to 2041.

The draft BRS demonstrates a capacity for approximately 139,130m² retail or commercial office floorspace at Ground Floor Level, while demand is 19,000m². Given that the current Boronia MAC comprises approximately 40,000m² of retail floorspace, this figure should be deducted in order to compare the capacity for additional floorspace provision - 139,130m² minus 40,000m² = 99,130m². Therefore, the Boronia MAC has capacity to accommodate the additional demand of 19,000m².

Development Take up

The current development take up rate is between 70-140 additional dwellings per year – based on Council data.

The consideration of development take up rates is critical to undertaking a robust capacity analysis.

It is considered in the context of Boronia, that a conservative 25% take up is applied.

The DDO7 demonstrates a capacity for 13,860 dwellings. The HillPDA economic assessment identifies a demand for 1300 new dwellings to the year 2041. This is a significantly lesser demand than capacity, with demand equating for approximately 10% of capacity. This confirms that a conservative take rate is appropriate.

Findings

The Boronia 'Core' area or the Commercial 1 Zone (C1Z) and Mixed Use Zone (MUZ) land which accords with Precincts 1-3 of the draft BRS has sufficient capacity to accommodate for the future growth.

The Boronia MAC area has more than sufficient capacity to accommodate the projected residential, retail and office demand over the next 20 year period to 2041.

Therefore, the proposed built form provisions will enable the projected growth of the Boronia MAC to occur.

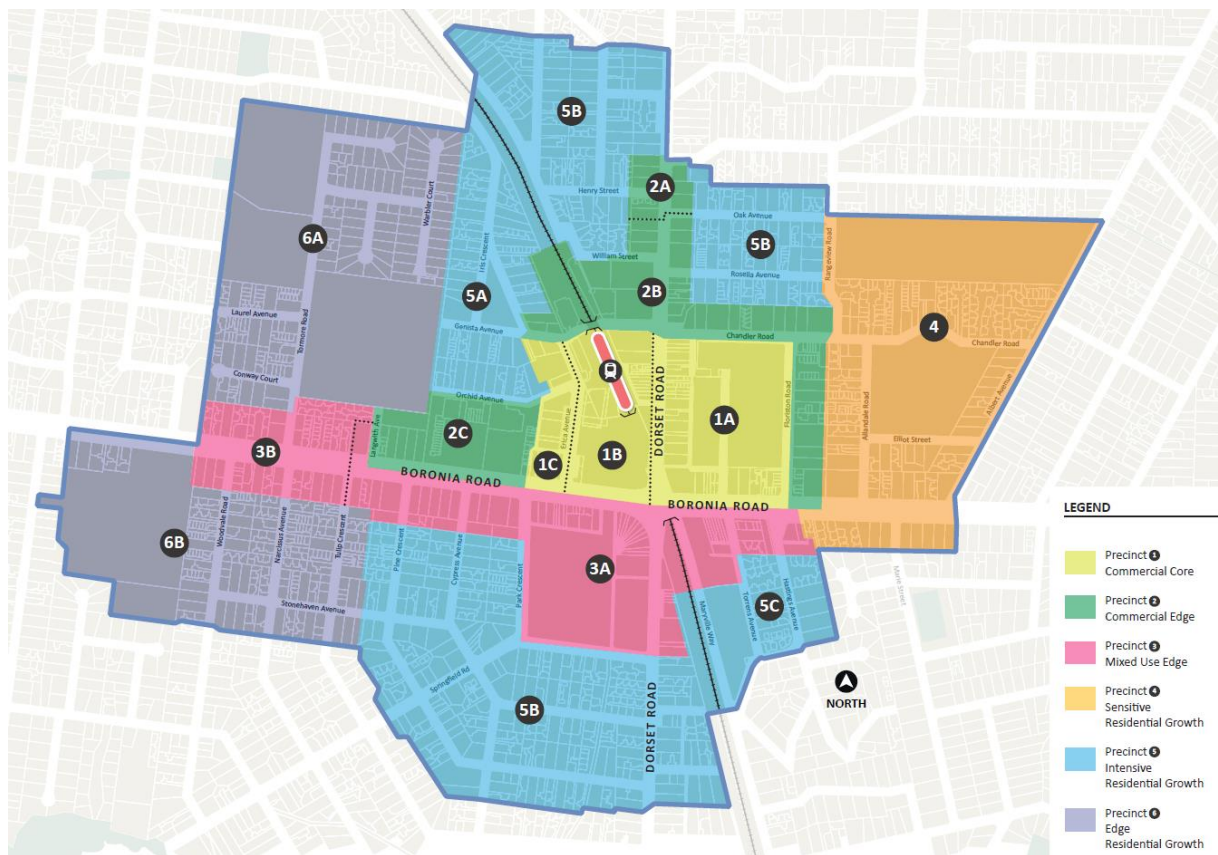
Boronia Major Activity Centre Precincts Review

Background

The draft BRS identifies 6 Precincts within the Boronia MAC Boundary. These precincts are as follows:

- Precinct 1: Commercial Core;
- Precinct 2: Commercial Edge;
- Precinct 3: Mixed Use Edge;
- Precinct 4: Sensitive Residential Growth;
- Precinct 5: Intensive Residential Growth; and
- Precinct 6: Edge Residential Growth.

The spatial extent of these 6 Precincts are shown in the below map.



Extract Figure 8 from draft BRS – (graphically refined)

Assessment

The Precincts within the draft BRS will need to be reviewed, to ensure their boundaries align with both the revised Boronia MAC boundary and the land use directions for the Precincts.

The extent of the Precincts broadly accords with the extent of the proposed new Boronia MAC boundary. In fact, it already accords with the new boundary along the northern edge of Precincts 4 and 5, as well as to the southern edge of Precincts 4 and 5. The areas where the extents do not align are to Precinct 6. Therefore, the extent of Precinct 6 needs to be revised to accord with the new proposed Boronia MAC boundary.

The Precinct boundaries should also ideally align with the current zone boundaries and land use functions of the Activity Centre.

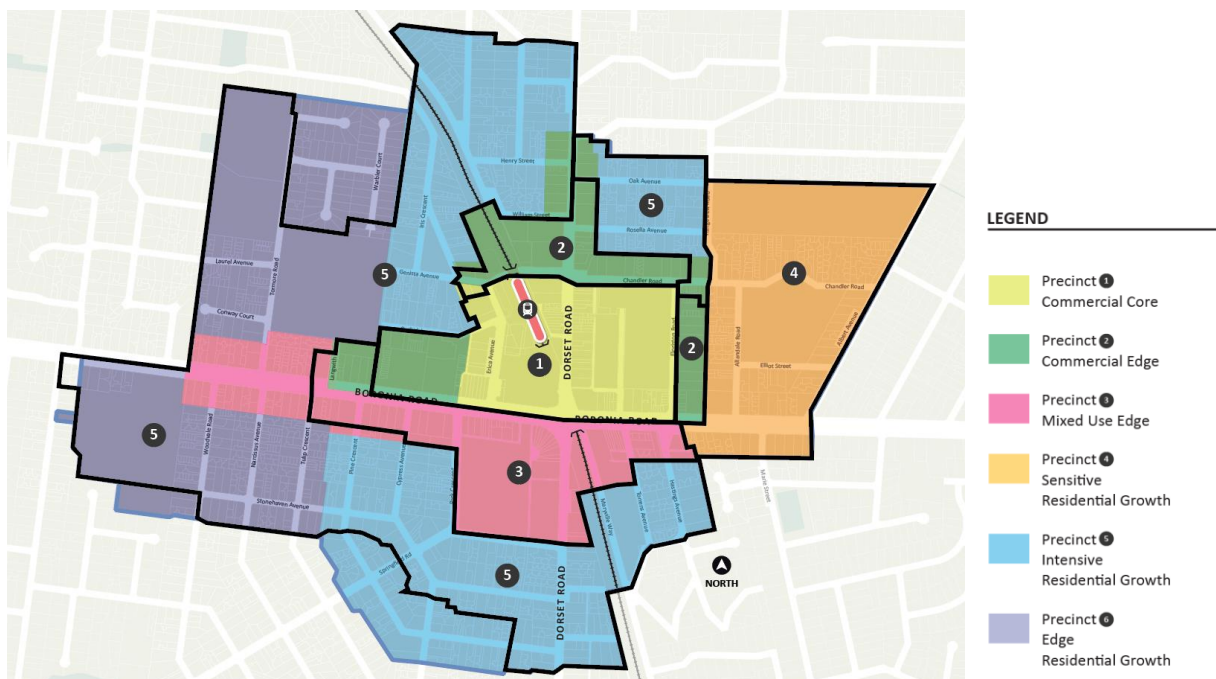


Figure 8 with proposed new Activity Centre boundary (black line) overlaid over draft BRS 2019

Precinct 1 – Commercial Core

Precinct 1's western extent is currently positioned along the eastern boundary of 159 Boronia Road (Dan Murphy's, car park and associated individual shops). Given this site's existing significant retail function (and historic use as a Safeway supermarket) it is considered appropriate to incorporate it within the 'core' area of the Activity Centre. For the similar retail function reasons it is also considered appropriate to include the large strata titled parcel 163 Boronia Road (Boronia Village) within the new 'core' area. Therefore, **we recommend that Precinct 1, be expanded to the west to incorporate both 159 and 163 Boronia Road.**

Other more minor amendments to Precinct 1 boundary seek to tidy up its boundary around the northern end of Erica Avenue and seek to accord with existing land use and zone provisions. These amendments are as follows:

- Remove 41A Erica Avenue and the abutting 3 Genista Avenue from Precinct 1 (to be incorporated within Precinct 2) to reflect their GRZ4 zoning and condition as existing dwellings which primarily address Genista Avenue; and
- Remove 4 Orchid Avenue from Precinct 1 to reflect its RGZ2 zoning and existing condition as comprising a contemporary 3 storey residential development.

These amendments also better accord with the future land use directions and will encourage redevelopment to more intense forms of housing which will front onto the future 'green link' along Genista Avenue.

Precinct 2 – Commercial Edge

The northern sections of Precinct 2 along both sides of Dorset Road are considered to be a notable distance from the commercial activities within Precinct 1 and therefore have been reviewed. In order to align with the existing zone regime and land use the northern extent of Precinct 2 has been reduced. The specific amendments are as follows:

- Remove all properties located to the north of Oak Avenue, which front onto Dorset Road, to reflect their GRZ4 zoning; and
- Remove all properties located to the north of William Street, which front onto Dorset Road, to reflect their GRZ4 zoning and accord with the pattern of recent residential developments.

The north-eastern corner of Precinct 2 along Chandler Road comprises a few properties which fall within the GRZ4 and comprise recent examples of more intense residential development. Therefore, it is considered these residential properties, which do not directly front towards the Commercial Core would be more appropriately defined within a residential area. The specific amendments are as follows:

- Remove the GRZ4 zoned properties that front Chandler Road (22 Floriston Road, 6 and 23 Chandler Road from Precinct 2.

Precinct 3 – Mixed Use Edge

It is confirmed that Boronia Park should be located within Precinct 3 given its existing uses which includes a Knox public library, Basketball Stadium, Boronia Radio Controlled Car Club, Park Crescent Children and Family Centre, as well as public open space and a drainage basin. Therefore, we consider it to form part of this mixed use edge instead of a residential area.

The other amendment to Precinct 3, seeks to more closely align with the current extent of commercial and mixed use zoning along Boronia Road and suitable acknowledge the recent residential development activities that have occurred to the western edge of the MAC. Previously, Precinct 3 extended all the way along either side of Boronia Road to the defined MAC boundary. It is now recommended to reduce this western extent of Precinct 3 to better accord with its emerging residential use. The amendments to Precinct 3 are as follows:

- Include Boronia Park within Precinct 3;
- Remove all properties to the west of 181-183 Boronia Road which front Boronia Road; and
- Remove all properties to the west of Tulip Crescent which front Boronia Road.

Precinct 4 – Sensitive Residential Growth

The existing precinct boundary is considered appropriate. However, we have identified mapping and description anomalies within the draft BRS report in respect of the Precinct labels. In the legend to Figure 8, Precinct 4 (orange colour) is labelled 'Intensive Residential Growth'. However, within the text body (at section 9.4) of the report, Precinct 4 is titled 'Sensitive Residential Growth' and the text clearly relates to the area shown on the map. It is also noted that Precinct 5 is labelled as 'Sensitive Residential Growth' on Figure 8 and matches the title at 9.5 of the report. In summary, Figure 8 do not accord with the report and the report titles both Precincts 4 and 5 as 'Sensitive Residential Growth'. It therefore appears that there are errors on both Figure 8's legend and the titles of Precincts 4 and 5 in the report. We believe that the legend in Figure 8 is incorrect, and that the labels for Precincts 4 and 5 are mixed up. Precinct 4 should be labelled as 'Sensitive Residential Growth' being the area of residential land located to the east of the Boronia 'core' area and which transitions to the sensitive Dandenong Foothills area. Precinct 5 should be labelled as 'Intensive Residential Growth, being the areas of residential located to the north

and south of the Boronia 'core' area and not subject to vegetation protection overlays or in close proximity to the Dandenong Foothills area.

Precinct 5 Intensive Residential Growth and Precinct 6 Residential Growth

The existing Precincts 5 and 6 seek residential growth within the MAC Boundary. Precincts 5's future role is as follows:

- *Being generally within 800m of the Train Station, Precinct 5 will support more intensive residential growth to better utilise and encourage residents' ability to walk or cycle to public transport and the Town Centre core.*

While Precincts 6's future role is as follows:

- *Precinct 6 will accommodate high quality medium density residential apartments (up to four storeys) in well landscaped surroundings with canopy trees, pedestrian friendly streetscapes. Well maintained or enhanced community facilities.*

Apart from the Precinct's proximity to the Train Station, both Precincts are considered to be effectively the same. Encouraging more intense forms of residential development (up to 4 storeys) within the fringe areas of the Boronia MAC. Therefore, we recommend amalgamating these two residential growth Precincts into one broader Precinct – Precinct 5.

In addition, the properties to be removed from the existing Precinct 2 on the western side of Dorset Road to the north of Oak Avenue (275-289 and 286-290 Dorset Road) are recommended to be included in Precinct 5, and the properties removed from Precinct 3, to the west of 181-183 Boronia Road and west of Tulip Street (185-207 and 182-228 Boronia Road) are also recommended to be included in Precinct 5. All these residentially zoned properties are more appropriate for inclusion within Precinct 5 – Intensive Residential Growth.

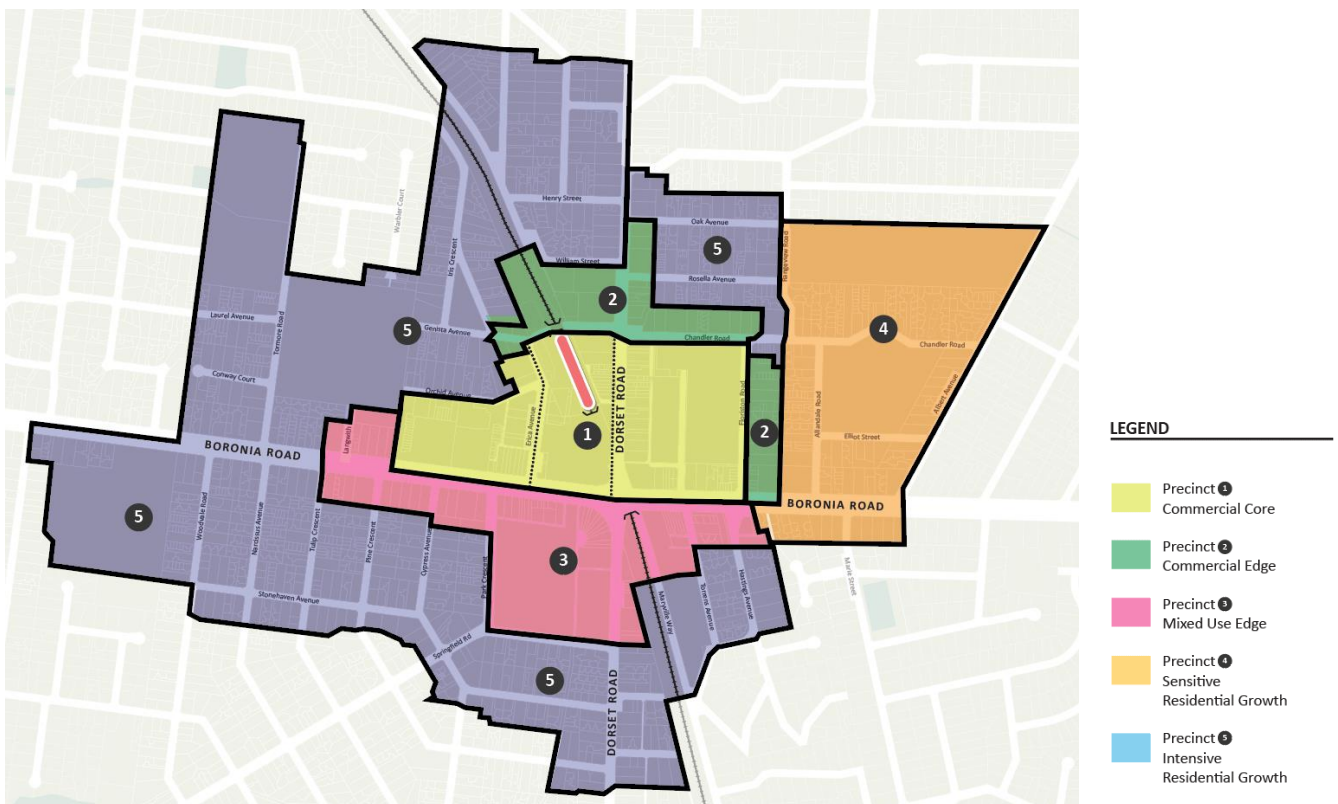
Findings

Having reviewed the proposed Precincts within the draft BRS, we recommend the following adjustments to address documentation anomalies, accord with the revised Boronia MAC boundaries, better reflect future land use and built form directions for each precinct and simplify the residential growth Precinct(s).

As summary of our recommendations are as follows:

- Precinct 1 – should be expanded to the west to incorporate both 159 and 163 Boronia Road;
- Precinct 2 – should be revised to omit all properties on the western side of Dorset Road, and to the north of Oak Avenue (275-289 and 286-290 Dorset Road);
- Precinct 3 – should be expanded to include Boronia Park;
- Precinct 3 – should be revised to omit all properties to both sides of Boronia Road to the west of Langwith Avenue and Tulip Crescent; and
- Precincts 5 and 6 - should be amalgamated into one broader Residential Growth Precinct, and to accord with the revised Boronia MAC boundary, and include properties removed from Precinct 2 (275-289 and 286-290 Dorset Road).

The below Figure documents the recommended revised Precincts.



Recommended new Figure 8 with revised 5 Precincts

Boronia Built Form Recommendations

Background

The existing DDO7 first (and most important) design objectives is:

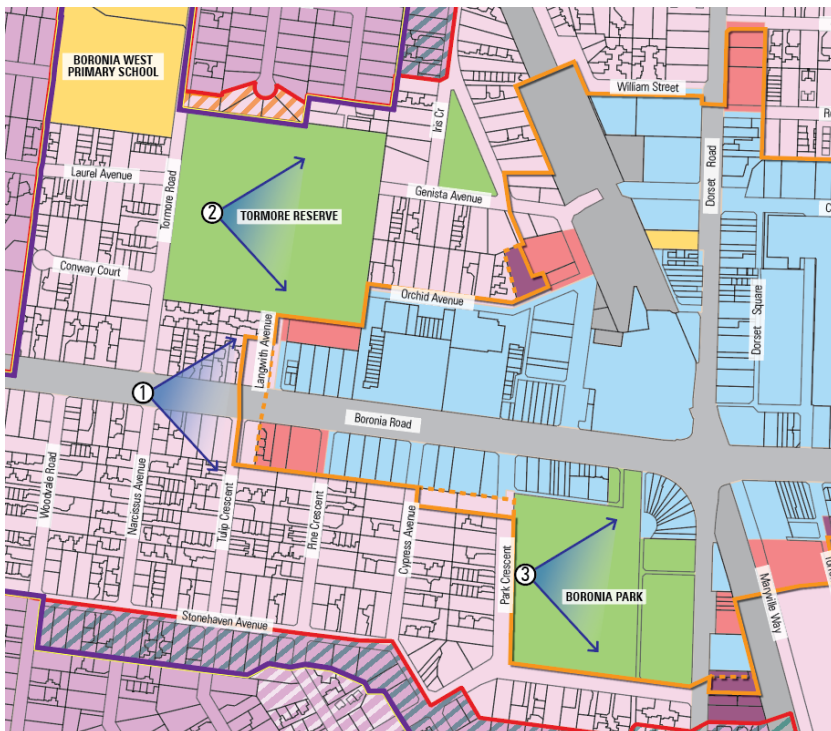
- *To maintain views toward the Dandenong Ranges National Park from current and future public places on the western ridgeline of the study area, particularly the key views from Tormore Reserve and from Boronia Village.*

The desire to maintain this design objective was a key influence which underpinned the draft BRS and Hansen’s previous 2019 Urban Structure (built form) work.

The DDO7 also identifies numerous views to be maintained and these views and their vista towards the Dandenong Ranges strongly influence the preferred built form heights. However, some of the views are taken from within private land holdings. This approach is not consistent with planning principles and only views from public land or from within the public realm should be maintained.

The draft BRS sought to address this and proposed three view locations from public vantage points and undertook 3D built form massing modelling to ensure that new proposed maximum heights maintain these key views towards the Dandenong Ranges.

The three key public realm vantage points are as follows:



Map of reference for views



Existing View 1 (approximate)



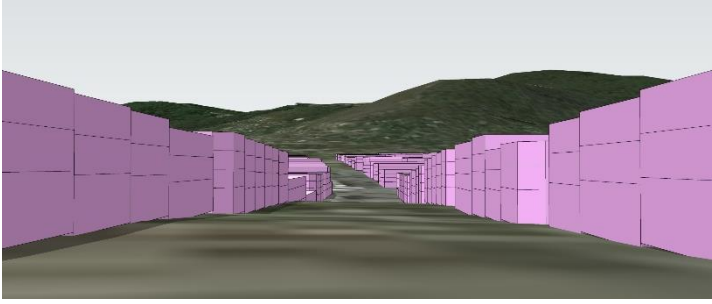
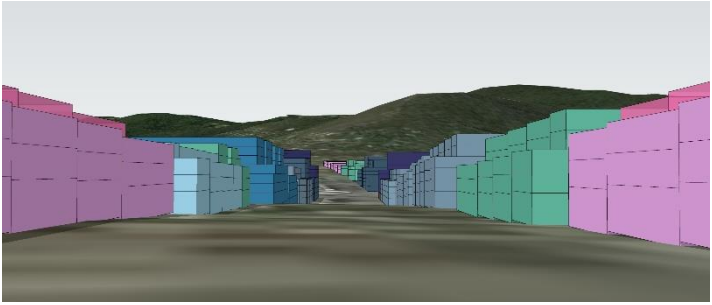
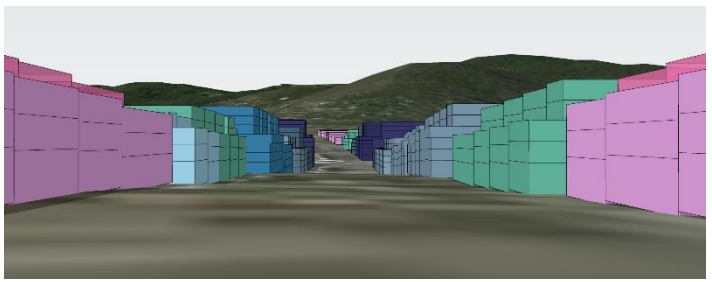
Existing View 2 (approximate)



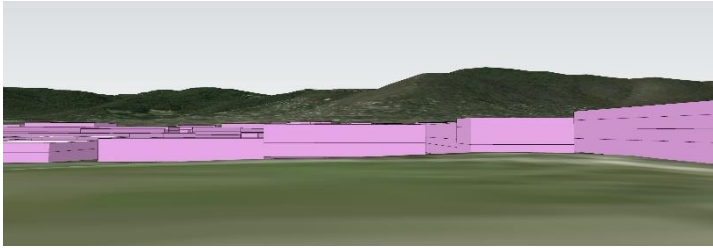
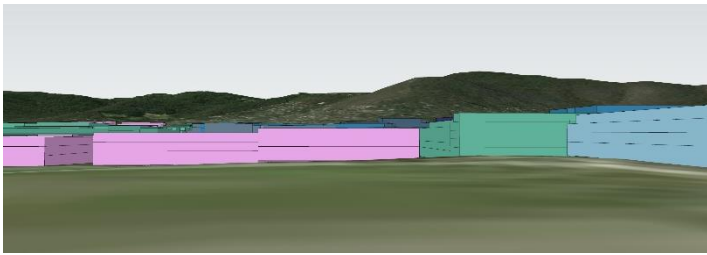
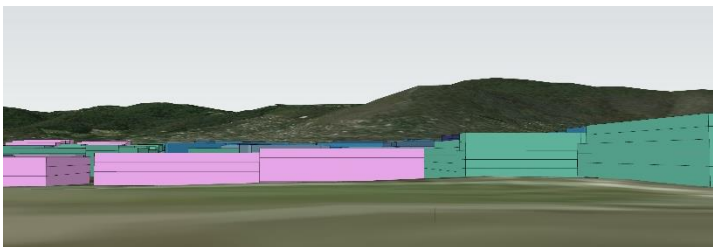
Existing View 3 (approximate)

Assessment

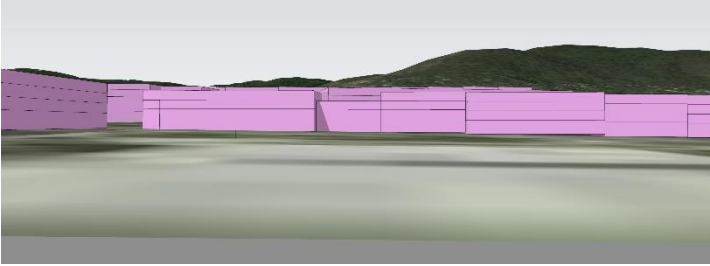
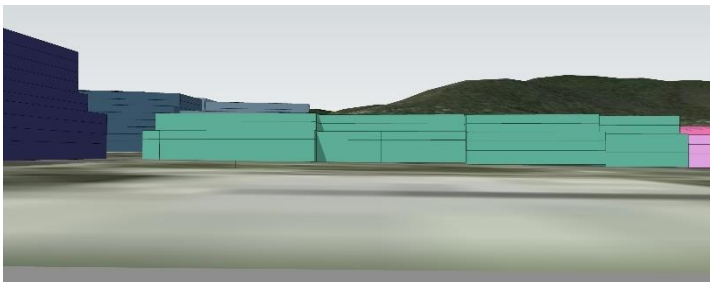
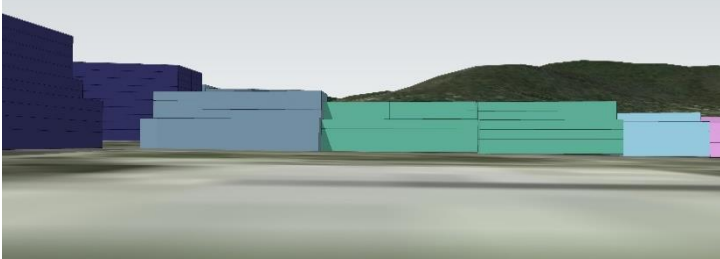
View 1 was taken from the central point of the intersection of Boronia Road and Tormore Road looking east to the Dandenong Ranges.

VIEW 1	DISCUSSION
<p>DD07</p> 	<p>This image shows the current preferred built form envelope established by DD07. It shows a predominant maximum height of 4 storey in the core area while 2 to 3 storey forms in surrounding areas within the Activity Centre. It shows that the most prominent built forms would be the 3 storey forms which frame the foreground of this view. Views to the Dandenong Ranges are not significantly impacted by the DD07 provisions.</p>
<p>DRAFT BRS 2019</p> 	<p>This image shows the proposed built form envelope proposed by the Draft BRS, which also shows maximum heights of 10 storey buildings (dark blue) at main junction. Similar, to the previous Hansen testing, these heights are considered acceptable due to the topography, and do not represent a significant impact on Dandenong Ranges.</p>
<p>Urban Structure Report 2021</p> 	<p>This image shows the proposed built form envelope recommended by Hansen in 2019. It shows maximum heights of 10 storey buildings (dark blue) at the intersection of Boronia and Dorset Road. Due to topography these heights are not the most dominant in the skyline profile. Whereas 4 storey built forms in the foreground have the most impact on the visual extent of the national park, however, it is considered that the impact on Dandenong Ranges is acceptable.</p>

View 2 was taken from most trafficable area of Tormore Reserve looking east across the playing field towards the Dandenong Ranges.

VIEW 2	DISCUSSION
<p>DD07</p> 	<p>This image shows the current preferred built form envelope established by DD07. It shows a predominantly 2-3 storey forms in on lower lying land to the east and south of the oval. Views to the Dandenong Ranges are not significantly impacted by the DD07 provisions.</p>
<p>DRAFT BRS 2019</p> 	<p>This image shows the proposed built form envelopes proposed by the draft BRS, which also comprises 10 storey building (dark blue) at the main junction. Similar to the previous testing, these heights are considered acceptable due to the topography and do not represent a significant visual impact on the Dandenong Ranges.</p>
<p>Urban Structure Report 2021</p> 	<p>This image shows the proposed built form envelope recommended by Hansen in 2019. It shows maximum height of 10 storeys buildings (dark blue) at the intersection of Boronia and Dorset Road are effectively concealed from view by the 3 and 4 storey forms in the foreground.</p>

View 3 was taken from the western side of Boronia Park looking east towards the Dandenong Ranges.

VIEW 3	DISCUSSION
<p>DDO7</p> 	<p>This image shows the current preferred built form envelope established by DDO7. It shows a predominantly 3-4 storey forms line both sides of Boronia and Dorset Road to the west and south of the main junction. Views to the Dandenong Ranges are not significantly impacted by the DDO7 provisions.</p>
<p>Draft BRS 2019</p> 	<p>This image shows that the heights proposed within the draft BRS broadly accorded with those of the preceding Hansen work. It shows 10 storey form on the south-west corner of the Boronia and Dorset Road junction, which defines the skyline profile to the north of the Dandenong Ranges. Otherwise, it shows predominantly 5 storey forms along Dorset Road, in the foreground, which appropriately maintain views towards the Dandenong Ranges.</p>
<p>Urban Structure Report 2021</p> 	<p>This image shows the proposed built form envelope recommended by Hansen in 2019. It shows maximum height of 10 storeys buildings (dark blue) at the intersection of Boronia and Dorset Road define the skyline profile to the north, but that the 5 and 6 storey forms will allow the Dandenong Ranges profile to be maintained directly to the east, with heights tapering down to 4 storeys to the south (light blue).</p>

The images below provide an overview perspective to best illustrate the overall extent of the 3D massing model and the various building heights and street walls for the different scenarios.

OVERALL PERSPECTIVE

DD07



Draft BRS 2019



Urban Structure
Report 2021



Built form provisions

Planning Practice Note 60 directs how to implement preferred built form outcomes within Activity Centres. The practice note sets out criteria to determine whether discretionary or mandatory built form provisions are warranted for an Activity Centre and that any built form controls should provide for development that is 'in line' with a Structure Plan or Comprehensive Built Form Analysis. Built form controls may also be a combination of both discretionary and mandatory provisions.

Discretionary Controls

According to the Practice Note:

'The application of discretionary controls, combined with clear design objectives and decision guidelines is the preferred form of height and setback controls.'

As, discretionary controls are more likely to facilitate appropriate and flexible built form outcomes, rather than more rigid mandatory ones. Therefore, the provision of discretionary controls is recommended by the DEWLP, unless there are proven to be exceptional circumstances that would warrant mandatory provisions.

Mandatory Controls

Mandatory height and setback controls are built form controls which cannot be exceeded under any circumstance and can only be applied:

- where they are supported by a robust and comprehensive strategic work, or
- where there are exceptional circumstances.

If mandatory provisions are applied on the basis of strategic work, Council must undertake a review of the underpinning work every 5 years to ensure they are still aligned to any updated Census data or revisions to the Metropolitan Planning Strategy.

The criteria for mandatory controls based on strategic work is as follows:

- Consistency with state and regional policy;
- Currency of work; and
- Capacity to accommodate growth within the activity centre.

The considerations for exceptional circumstances are summarised as follows:

- Sensitive coastal environment;
- Significant landscape precincts;
- Significant heritage places;
- Significant physical features
- Sites of recognised State significance; and
- Helicopter and aeroplane flight paths.

Assessment of appropriate built form controls

The following table documents an assessment as to whether or not discretionary or mandatory built form controls are most appropriate and warranted for the Boronia MAC.

Built Form Controls	Criteria	Assessment	Finding
Mandatory Provisions - Based on strategic work			
Consistency with state and regional policy	A Council will need to be able to demonstrate that any proposed controls are visionary in nature and propose a preferred future character for the activity centre that aligns with the aspirations of the Metropolitan Planning Strategy and State and regional policies included in the VPP.	The draft BRS is a visionary strategic Council strategy which seeks to encourage increased heights within the MAC and diversity of housing choices. It aligns with the Metropolitan Planning Strategy and current State policies.	Complies with criteria.
Currency of work	Any supporting Structure Plan or comprehensive built form analysis should be no more than five years old. A Council will need to be able to demonstrate that the built form analysis undertaken to support any proposal for mandatory height or setback controls is contemporary, takes account of recent trends and has been subject to a program of public consultation.	The supporting built form work was undertaken in 2019 and has been reviewed and updated in 2021, it is therefore current. The Urban Structure report is a comprehensive document and it has considered the recent development trends within Boronia and the draft BRS underwent a significant program of public consultation.	Complies with criteria.
Capacity to accommodate growth within the activity centre	Planning for the Activity Centre must ensure sufficient opportunity is provided for commercial (retailing, office, fringe retailing and other uses such as entertainment) activities needed over at least a 15-year time frame and then into the 30-year horizon as well as anticipated housing growth over the same timeframes. This should include: <ul style="list-style-type: none"> ▪ The role of the activity centre in the broader Activity Centre network for the municipality. ▪ The location of the centre and its access to services, such as public transport. ▪ Potential for redevelopment having regard to urban form, lot sizes and topography. ▪ Any existing and proposed land uses and identification and analysis of key sites within the Activity Centre that can accommodate more intense 	The capacity analysis undertaken confirms that the proposed future preferred built form heights and massing arrangements will afford considerable development capacity within the Boronia MAC and in particular within the 'core' MAC area. Based on current development demand the proposed built form has allows for development capacity beyond the next 15 year horizon. The draft BRS and Urban Structure report are broadly consistent with Council's Housing Strategy, dated January 2015. The discrepancies only relate to minor refinements to the Boronia MAC boundary. An update Economic Analysis report was prepared in 2021.	Complies with criteria.

	<p>development when compared with the remainder of the activity centre.</p> <p>In addition to this, where mandatory height and setback controls are proposed over most or the entire Activity Centre, rigorous strategic justification has to be provided and should include:</p> <ul style="list-style-type: none"> ▪ a Housing Strategy which examines the city's future housing needs and the role of activity centres (including neighbourhood activity centres) in accommodating these needs ▪ an Activity Centre/Economic Strategy which examines the role of the Activity Centre as part of a network of centres. 		
Mandatory Provisions - Based on exceptional circumstances			
Sensitive coastal environment	Where exceeding an identified height limit will unreasonably detract from the significance of the coastal environment	The Boronia MAC is not near the coast.	Does not comply with criteria.
Significant landscape precincts	Such as natural waterways, regional parks and areas where dense tree canopies are the dominant feature	The Boronia MAC is in close proximity to the Dandenong Ranges and abuts the Dandenong Foothills Area, which is dominated by dense tree canopies.	Does not fully accord with criteria
Significant heritage places	Where other controls are demonstrated to be inadequate to protect unique heritage values	The Boronia MAC comprises limited heritage fabric.	Does not comply with criteria.
Significant physical features	Such as views to or from the Activity Centre or topography, where it can be demonstrated that discretionary controls would be inadequate to deliver the desired built form objectives or outcomes for the Activity Centre	The backdrop to the Boronia MAC is the Dandenong Ranges a significant topographic features which defines the eastern edge of urban Melbourne. However, subject to the drafting of the objectives, discretionary controls may be sufficient to protect views to the Dandenong Ranges from key public vantage points.	Does not fully accord with criteria
Sites of recognised State significance	Where building heights can be shown to add to the significance of the place, for example views to the Shrine of Remembrance and major waterways	There are no sites of State significance within the Boronia MAC.	Does not comply with criteria.
Helicopter and aeroplane flight paths	Helicopter and aeroplane flight paths and other aeronautical needs.	There are no specific helicopter or aeroplane flight paths impacting the Boronia MAC.	Does not comply with criteria

Findings

The above 3D massing model confirms that there is negligible difference between the existing DDO7 control and preceding strategic piece of work (Draft BRS 2019 and 2021 Urban Structure report) in terms of their visual impact on the Dandenong Ranges, from the three defined important public vantage points.

Given the criteria within Planning Practice Note 60 in relation to the provision of discretionary or mandatory building height provisions, it is considered that the Boronia MAC could warrant mandatory controls to ensure protection of key public views to the Dandenong Ranges. However, a combination of mandatory overall height limits and discretionary street wall provisions is considered a more appropriate 'shandy' control.

However, discretionary controls could successfully protect the views to the Dandenong Ranges from inappropriate and excessive development. The current DDO7 comprises more restrictive discretionary controls and to date has protected Boronia from too tall forms. Provided the Design Objectives within the future control are strong and clearly define the built form tests a discretionary control should suitably guide for development forms within the Boronia MAC and protect the identified public views towards the Dandenong Ranges from inappropriate development.

Strategic Opportunity Site Review

Background

The Draft Boronia Renewal Strategy identifies the following sites as Strategic Opportunity Sites, noting that these sites are 'suitable for redevelopment for a mix of uses, as well as higher density residential development.'

The Draft Boronia Renewal Strategy also states that these sites were identified based on the following criteria:

- Ownership
- Size
- Planning Scheme controls
- Context/location; and
- Activity/land use

However, the previous report does not explain what attributes or values were attributed against these various criteria to determine whether or not a site should be considered an SOS.

Also, the Figure 4, identifies SOS site as either being a pink or orange colour. However, it is unclear (within the document) what this colour distinction means. Council has confirmed that 'pink' site was considered to be 'Prime' sites (being the largest and most prominent sites, generally positioned within the core area of the Activity Centre) and that the 'orange' sites were considered to be 'Secondary' sites (being smaller, less notable and generally located outside of the core area of the Activity Centre).



Extract – Draft Boronia Renewal Strategy – Figure 4: Strategic Opportunity Sites

The Draft Boronia Renewal Strategy identified 22 Strategic Opportunity Sites, comprising 10 'pink' Prime Sites and 12 'orange' Secondary Sites.

Assessment

Hansen undertook an assessment of the Strategic Opportunity Sites (SOS) as found within the draft BRS.

Given that the proposed future maximum heights within the Boronia Activity Centre are determined by the need to maintain key views towards the Dandenong Ranges, it is not possible for Council to offer any extra height (beyond the defined maximums) in order to further encourage development of these 'key sites'. It is therefore, unclear what the status or benefit of being designated a Strategic Opportunity Site means from a development or yield 'bonus' expectation.

Instead, we understand that the intention is that these site's are the ones which Council considers to be the largest and most important sites where development is encouraged to implement the future vision of the Boronia Renewal Strategy. Council would be keen to collaborate with the landowners of these sites to realise their built form potential.

It was also discovered that within the Draft Boronia Renewal Strategy that the designation of Strategic Opportunity Sites was inconsistent. The overall Strategic Opportunity Sites maps (Figure 4) did not accord with the various individual Precinct Plans contained further into the document. These more detailed Precinct Plans generally identified other or additional Strategic Opportunity Sites, beyond those shown on Figure 4.

For Example, within Precinct 2 the following additional sites were identified:

- 289-291 Dorset Road;
- 284 Dorset Road (EmployEase);
- 282 Dorset Road (Dorset Consulting Centre);
- Station car parks north of Chandler Road (VicTrack land);
- 13-15 Chandler Road; and
- 59 Boronia Road (Boronia Church of Christ).

While the position of the black triangles on the Precinct Plan do not fully accord with the parts of 159 and 163 Boronia Road, whereby on the SOS the Dan Murphy's and Grocer Store are shown as SOS, in the Precinct map it is their associate surface car park areas that appear to be designated as SOS.

We also note that there are a number of notable sites within Boronia that have not been given an SOS designation due to their strata titled ownership.

However, given that an SOS status is purely meant to identify the key sites that Council seeks to encourage redevelopment of, it is considered important to include those with multiple ownerships in order to clear signal to the owner groups that their site's have considerable development potential and to encourage pre-application discussions with Council. Therefore, the large sites within the 'core' area with multi owners should be given a SOS designation.



Extract – Draft Boronia Renewal Strategy – Figure 4: SOS



Extract of draft BRS – Precinct 2 with SOS known by black triangle

SOS Criteria

The Draft Boronia Renewal Strategy identified that SOS sites were determined by the following criteria:

- Ownership
- Size
- Planning Scheme controls
- Context/location; and
- Activity/land use

A review of the underpinning Council strategic work revealed the following parameters.

- Ownership:
 - Is the site under single or contiguous ownership?
 - Does the site have potential to be consolidated easily?
- Size:
 - Is the site greater than 1000m² in lot size and outside the 'core area'?
 - Is the site greater than 700m² in lot size and inside the 'core' area?
 - Does the site have dimensions that make an efficient development parcel?
- Planning Scheme controls:
 - Is the site located in a zone that permits commercial, mixed use, or residential development?
 - Is the site constrained by a Heritage Overlay?
 - Is the site constrained by flooding impacts?
 - Is the site constrained by vegetation protection?
- Context/location:
 - Does the site front a main road or is it within a strategic transport corridor – PPTN?
 - Does the site have dual frontage/access points?
 - Is the site within 400m walkability of the train station?
 - Is the site at a strategic location?
- Activity/land use:
 - Does the site already contain medium or high-density residential development?
 - Does the site comprise fragmented ownership and tenure arrangements?
 - Is the site's existing development underperforming or not achieving its potential or represents an inefficient use of the land?
 - Does the site have the capacity to accommodate higher density development above Ground Floor?
 - Does the site support ongoing business activity and does not create displacement issues?

In addition to the above SOS selection criteria, the following other influences were also considered:

- Other factors:
 - Is the site relied on to meet statutory obligations or that there are alternate means of meeting these requirements?
 - Is the site constrained by established infrastructure currently in use and that cannot be easily moved or reconfigured (Telstra building, substation, overhead powerlines, drainage ROW, train line below, etc.)

We reviewed the above underpinning criteria rationale and Council's assessment process and find it to be appropriately rigorous.

Audit of Draft BRS SOS

Hansen undertook a review of the SOS designated in the draft BRS. This review or audit is documented in the below table:

ID	Address	Ownership	Size	Planning Scheme controls	Context/location	Activity/land use	Building Age	Status
1	202-210 Dorset Road & 103-109 Boronia Road		2,228m ²	C1Z, DD07, VPO3	Corner site at key junction, pedestrian laneway along northern boundary, no existing vehicle access	Chandler Arcade – comprising single storey retail tenancies	1970s	Retain as SOS
2	218-224 Dorset Road		886m ²	C1Z, DD07, VPO3	Mid-block position, frontages to both Dorset Road and Dorset Square, no existing vehicle access	AEC Arcade – comprising single storey retail tenancies	1970s	Retain as SOS
3	230 Dorset Road		884m ²	C1Z, DD07, VPO3	Mid-block position, frontages to both Dorset Road and Dorset Square, no vehicle access	6 single storey shops, 3 fronting Dorset Road and 3 fronting Dorset Square	1970s	Retain as SOS
4	236-238 Dorset Road		880m ²	C1Z, DD07, VPO3	Mid-block position, frontages to both Dorset Road and Dorset Square, pedestrian laneway along northern boundary, no vehicle access	2 storey restaurant, bar and takeaway premises with function room.	1970s	Retain as SOS
5	260 Dorset Road		667m ² (small)	C1Z, DD07, VPO3	Mid-block position, frontages to both Dorset Road and Dorset Square, no vehicle access	Dorset Arcade - 2 storey commercial comprising ground floor retail tenancies and first floor commercial suites	1970s	Recommend removal – too small a site
6	87 Boronia Road		1026m ²	C1Z, DD07, VPO3	Corner site, frontages to both Boronia Road and Turner Road, existing vehicle access off Turner Road	Former Post Office building, now Aussie Disposals store,	1960s	Retain as SOS
7	112-112A Boronia Road		6399m ²	C1Z & MUZ, DD07, VPO3	Prominent, large corner site, frontages to Boronia Road, Maryville Way and Torrens Avenue, existing vehicle access off both Maryville Way and Torrens Avenue.	Zagame's – single storey restaurant, bar and pokies venue	1970s	Retain as SOS
8	121 Boronia Road		15597m ²	C1Z, DD07	Prominent, large corner site, frontages to Boronia Road, Dorset Road and Erica Avenue, north-eastern portion sits atop decked rail reserve, existing vehicle access off Boronia and Dorset Road, loading off Erica Avenue	Boronia Junction shopping centre, comprising Woolworths supermarket, BWS, Caltex petrol station, Bowling alley and retail tenancies. Subject to current application to remove bowling alley and	2000s	Retain as SOS

						replace with 3 storey office building and additional car parking.		
9	139-141 Boronia Road		372m ² (small)	C1Z, DD07	Corner site, frontages to Boronia Road and Erica Avenue, rear laneway access	Single storey retail premises	1970s	Recommend removal – too small a site
10	5-11 Erica Avenue	Consolidated	2592m ²	C1Z, DD07	Consolidated mid-block site, frontage to Erica Avenue and laneway abutting southern and western boundary	Single and double storey commercial premises – Approval for Aldi supermarket with upper level residential	1960s-1980s	Retain as SOS
11	31-39 Erica Avenue		2355m ²	MUZ, DD07	Mid-block site, frontage and vehicle access off Erica Avenue, located opposite Boronia Train station and bus interchange	2 storey gym – Busybodies, has planning approval for a 5 storey mixed use development (plus basement) comprising medical clinic, 615m ² of retail and 52 apartments	1960s	Retain as SOS
12	4 Sundew Avenue		1011m ²	GRZ4, DD07	Mid-block site, rear interface to rail reserve, vehicle access from Sundew Avenue	Single storey building used by the Country Women's Association (CWA)	1980s	Recommend removal – beyond 'core' area in residential street
13	5-7 Iris Crescent	Consolidated ownership	1945m ²	GRZ4, DD07	Consolidated mid-block site, vehicle access off Iris Crescent	2 detached brick single storey dwellings – Application lodged in 2020 for No.7 for 4 dwellings – approved.	1960s	Recommend removal – half site has a current approval
14	5-7 Genista Avenue	Not consolidated site	2918m ²	GRZ4, DD07	Consolidated mid-block site, vehicle access off Genista Avenue	2 detached brick single storey dwellings	1960s	Recommend removal – not consolidated
15	159 Boronia Road		2880m ²	C1Z, DD07	Irregular shaped parcel, fronts existing privately owned surface car park to south, vehicle access and loading off Orchid Avenue to rear	Dan Murphy's store, in former Safeway supermarket building	1960s	Recommend retain as SOS if consolidated with associated car park – preferred outcome
16	9/163 Boronia Road		1036m ²	C1Z, DD07	Site parcel within larger strata titled retail square development, existing vehicle and loading off Orchid Avenue	Farmer Joe's green grocer – single storey brick building	1970s	Recommend retain as SOS if consolidated with other shops and associated

								car park – preferred outcome
17	2 Langwith Avenue		2621m ²	MUZ, DD07	Frontage at end of Langwith Avenue, abuts Tormore Reserve (oval) to north, vehicle access off Langwith Avenue	Single storey commercial suites	1980s	Retain as SOS
18	264-268 Dorset Road	Not consolidated	1353m ²	C1Z, DD07, VPO3	Corner site, frontages to Dorset Road and Chandler Road, existing vehicle access from Dorset Road	My Car and 2 storey commercial building	2000s	Recommend removal – not consolidated
19	2-4 Rosella Avenue	Consolidated	1968m ²	GRZ4, DD07, VPO4	Consolidated mid-block site, vehicle access off Rosella Avenue	2 detached brick single storey dwellings – approval for 16 3 storey dwellings (currently under construction)	1950s-1960s	Recommend removal – is currently developing
20	280 Dorset Road	Consolidated	2076m ²	MUZ, DD07, VPO4	Corner site, fronts Dorset Road and Rosella Avenue, existing vehicle access off Rosella Avenue	2 storey commercial building	1980s	Retain as SOS
21	286-288 Dorset Road	Not consolidated	2275m ²	GRZ4, DD07, VPO4	Corner site, vehicle access off Dorset Road and Oak Avenue	The Smile Clinic to corner within converted single storey brick house. Also, considerable canopy trees around perimeter of site.	1960s-1980s	Recommend removal – not consolidated
22	267 Dorset Road		3673m ²	C1Z, DD07	Corner site, fronts Dorset Road and Chandler Road, existing vehicle access of both Dorset and Chandler Roads	McDonald's restaurant	1990s	Retain as SOS

The outcome of this table recommended that 14 sites are recommended to be retained as SOS.

The results of this audit are summarised on the following Figure 3.

The draft BRS identified Primary and Secondary SOS site, as designated by their pink or orange colour. It is not clear what this distinction relates to or if it will have implications of the future development potential or outcome for an SOS site.

- Legend**
- Boronia Activity Centre DDO7 Boundary
 - Proposed Boronia MAC Boundary
 - Activity Centre Core
 - Primary SOS
 - Secondary SOS
 - SOS from BRS to be maintained
 - SOS from BRS to be removed
 - Additional SOS to be included

* Sourced from Boronia Renewal Strategy 2019



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 Revision: B

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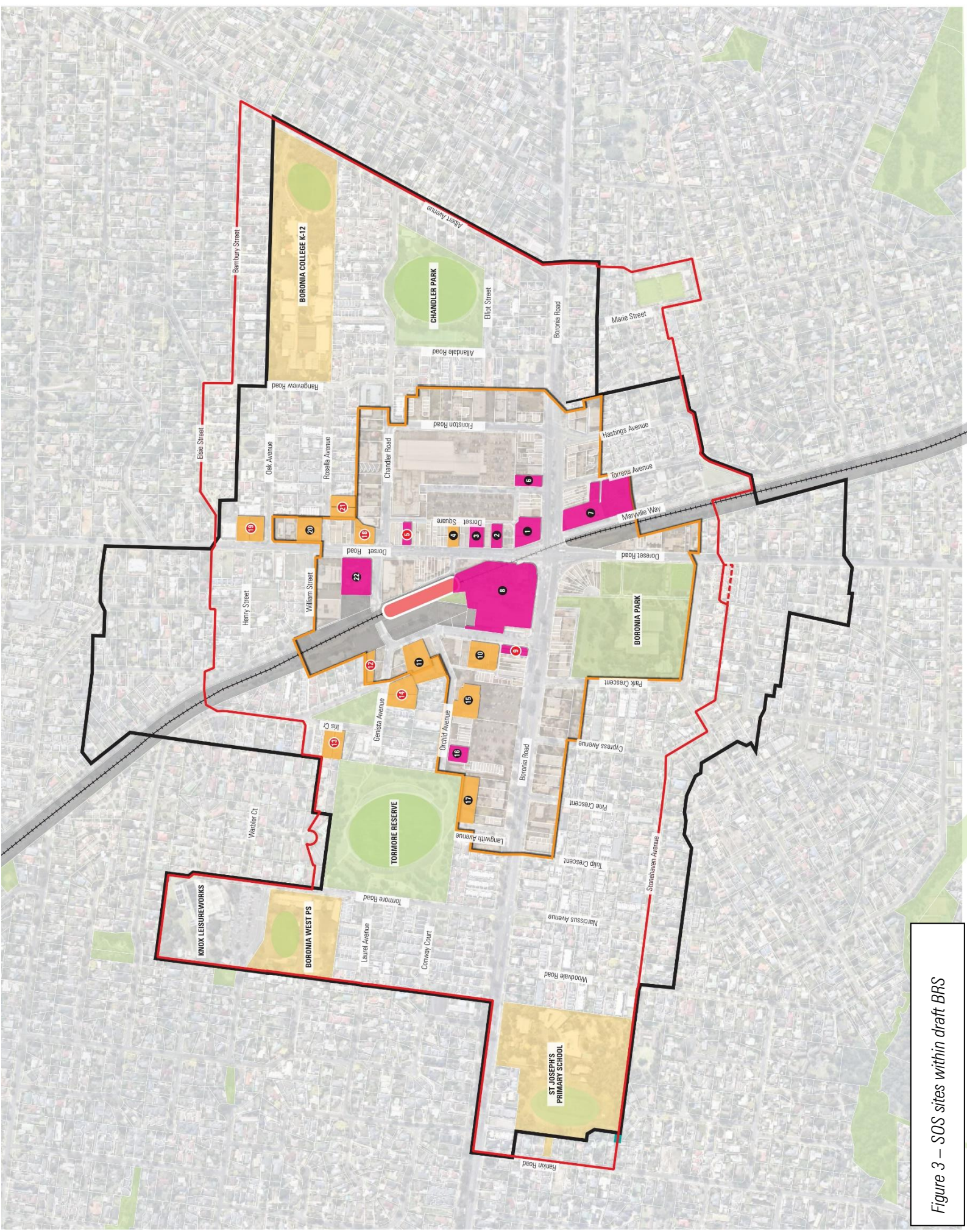


Figure 3 – SOS sites within draft BRS

Additional SOS sites recommended

Hansen undertook an independent review to determine if any additional sites within the Boronia MAC should be designated as SOS. It is recommended that 9 additional sites should be included as SOS sites, as detailed in the table and map below.

ID	Address	Ownership	Size	Planning Scheme	Context/location	Activity/land use	Building Age	Status
23	50 Dorset Square - Kmart		12,625m ²	C1Z, DD07	Large corner site with frontages to Chandler Road and Floriston Road and defining the north-east corner of the retail precinct centred around the Dorset Square car park.	Kmart, row of car park	1970s	Recommend SOS status
24	Boronia Mall	Stata titled	4,710m ²	C1Z, DD07	Distinctive multi level shopping mall with frontages to both Chandler Road and Dorset Square car park.	2 storey shopping mall, comprising approx. 50 individual ownerships.	1970s	Recommend SOS status
25	Coles multi-deck car park		7,850m ²	C1Z, DD07	Large site with frontages to Floriston Road and Dorset Square car park.	Coles and associated Liquor store, plus bakery and multi deck car park.	1970s	Recommend SOS status
26	159 Boronia Road	Strata titled	5,375m ²	C1Z, DD07, part VPO1	Surface car park associated with Dan Murphy's (former Safeway) and associated speciality shops, with prominent frontage to Boronia Rd and connection through to Orchid Ave.	Dan Murphy's car park		Recommend SOS status
27	163 Boronia Road	Strata titled	13,220m ²	C1Z, DD07, part VPO1	Individual shops and common property car park, with prominent frontage to Boronia Road and secondary frontage to Orchid Avenue	Boronia Village Shops	1970s	Recommend SOS status
28	194-198 Dorset Road		1,992m ²	C1Z, DD07, part PA01, VPO3	Abuts rail corridor, Dorset Road frontage subject to acquisition for road widening	Boronia RSL	1980s	Recommend SOS status
29	65 Boronia Road		2,090m ²	C1Z, DD07, VPO4	Large, vacant site with broad frontage to Boronia Road.	Vacant	-	Recommend SOS status
30	83 Boronia Road		1,000m ²	C1Z, DD07, VPO3	Is same dimensions as abutting 85 Boronia Road which is an SOS	Relationships Australia	1970s	Recommend SOS status
31	257 Dorset Road	Council	1,345m ²	PUZ6, DD07	Council owned land with frontage to Dorset Road and abuts train station. Site of former Community Hall	Temporary public space	-	Recommend SOS status

- Legend**
- Boronia Activity Centre DDO7 Boundary
 - Proposed Boronia MAC Boundary
 - Activity Centre Core
 - Primary SOS
 - Secondary SOS
 - Recommended SOS

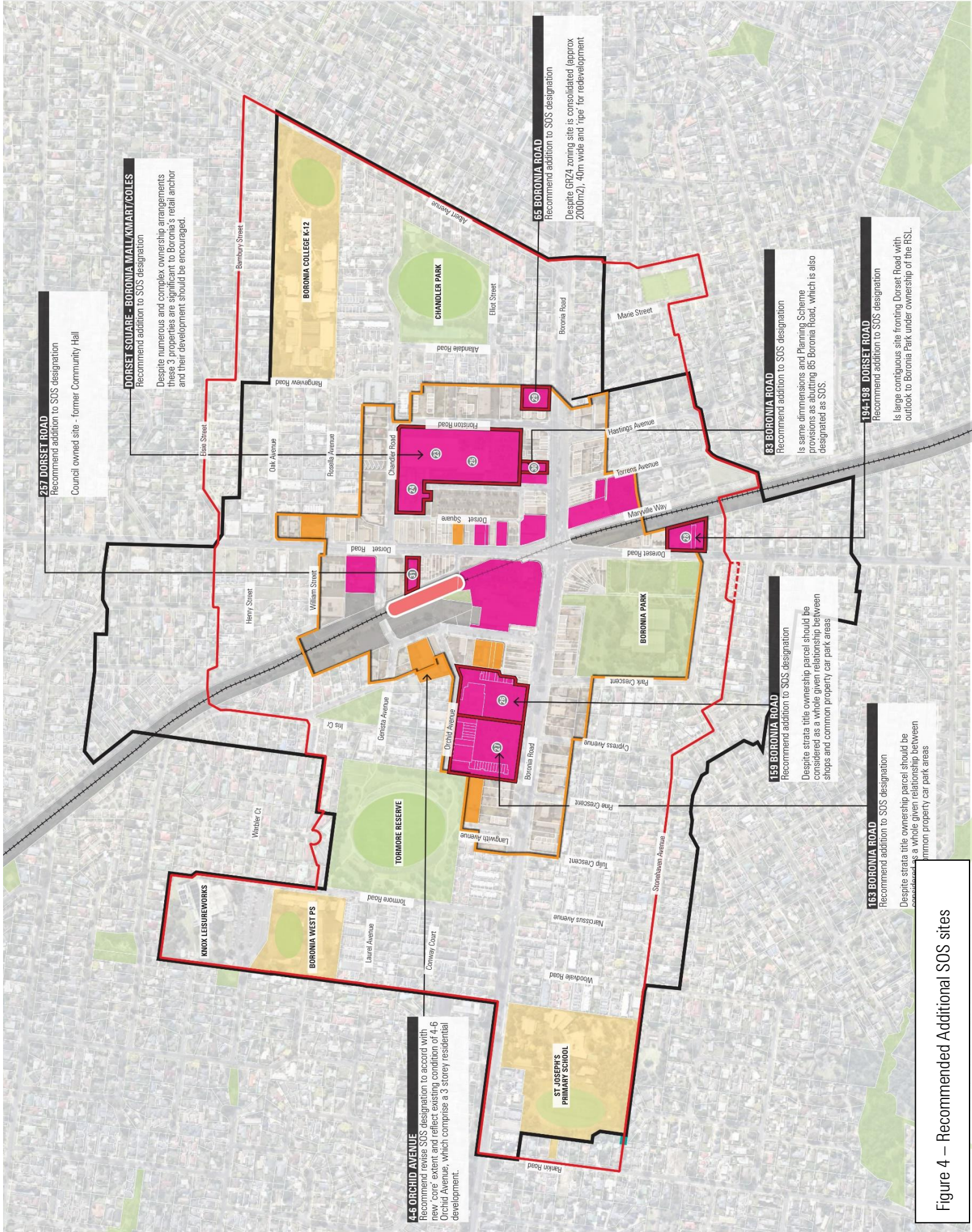


Figure 4 – Recommended Additional SOS sites

Preferred outcomes for SOS sites

These additional SOS sites are the larger, more prominent parcels located within the Boronia MAC's core area.

They are the sites that Council is keen to encourage the redevelopment of to realise the built form intensification sought by the draft BRS and set the development trend and design benchmark for other sites to follow. Therefore, Council is willing to encourage and work collaboratively with landowners to best advise of the desired built form outcomes and help guide development applications. Such assistance can incorporate Pre-Application meeting(s) and discussions with owners of SOS sites to explain Council's vision, preferred outcomes and explain the maximum preferred building envelopes available.

Summary of SOS Findings

Following the review, it is considered that a total of **21 SOS sites** within the Boronia MAC should be identified as SOS sites. These are listed below and shown in Figure 5 below.

The review also found no meaningful distinction between the Primary and Secondary designation of SOS sites. It is therefore recommended to simplify the SOS site designation and just identify all SOS sites as SOS sites.

Recommended SOS sites

The following is a list of the recommended 21 SOS sites, with their reference numbers:

- 1 - 202-210 Dorset Road & 103-109 Boronia Road;
- 2 - 218-224 Dorset Road;
- 3 - 230 Dorset Road;
- 4 - 236-238 Dorset Road;
- 6 - 87 Boronia Road;
- 7 - 112-112A Boronia Road;
- 8 - 121 Boronia Road;
- 10 - 5-11 Erica Avenue;
- 11 - 31-39 Erica Avenue;
- 15 - 159 Boronia Road;
- 16 - 9/163 Boronia Road;
- 17 - 2 Langwith Avenue;
- 20 - 280 Dorset Road;
- 22 - 267 Dorset Road;
- 23 - 50 Dorset Square – Kmart;
- 24 - Boronia Mall;
- 25 - Coles multi-deck car park;
- 26 - 159 Boronia Road;
- 27 - 163 Boronia Road;
- 28 - 194-198 Dorset Road;
- 29 - 65 Boronia Road;
- 30 - 83 Boronia Road; and
- 31 - 257 Dorset Road.

Legend

- Boronia Activity Centre DDO7 Boundary
- Proposed Boronia MAC Boundary
- Activity Centre Core
- Recommended SOS

* Sourced from Boronia Renewal Strategy 2019

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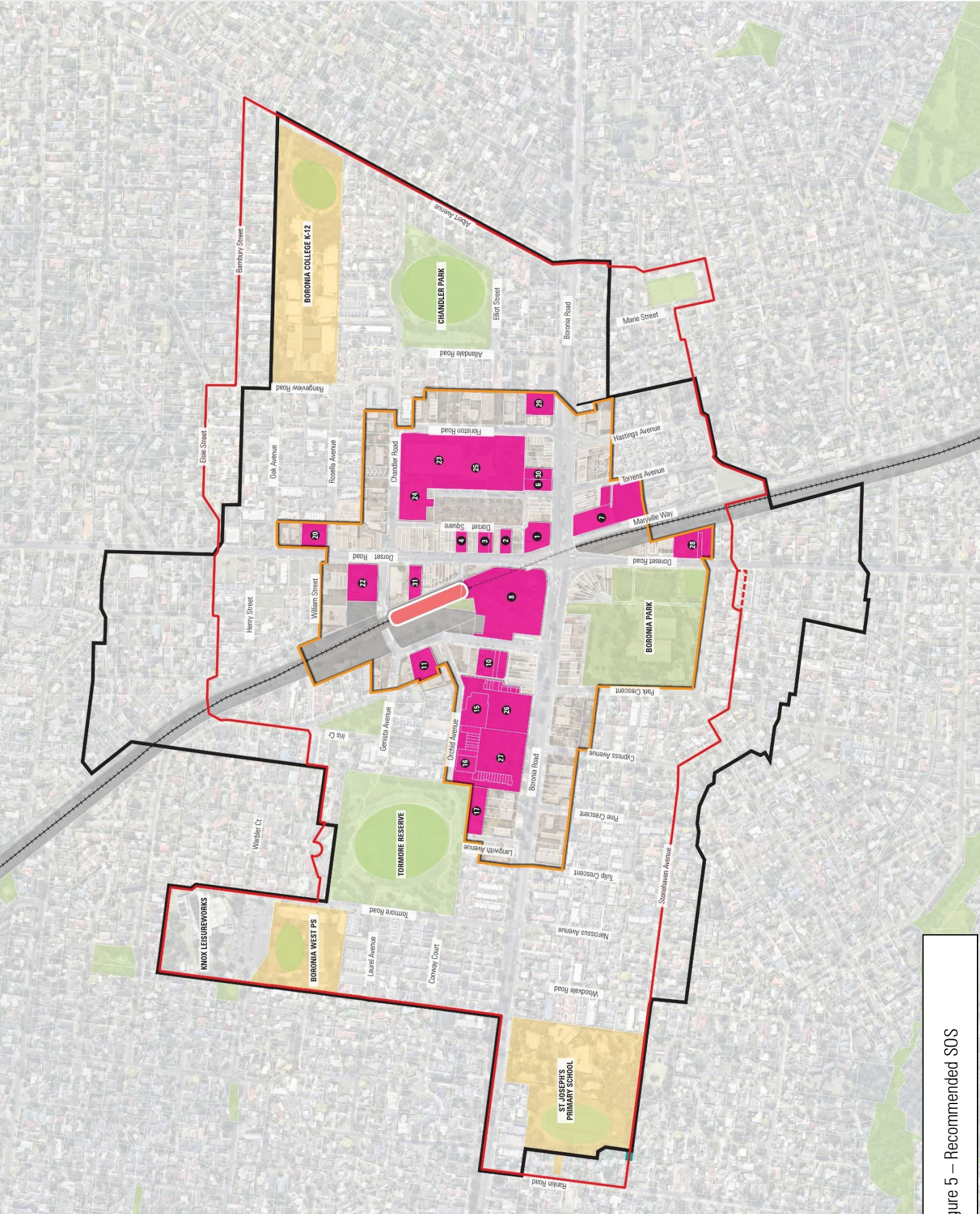


Figure 5 – Recommended SOS