

MINUTES



Strategic Planning Committee Meeting

Held at the
Civic Centre
511 Burwood Highway
Wantirna South
On
Tuesday 11 April 2023

The Agenda for the Strategic Planning Committee Meeting, Tuesday 11 April 2023, forms part of these Minutes and is attached in full at the end of the Minutes.

These Minutes are considered draft until adopted and confirmed at the next Strategic Planning Committee Meeting.

The meeting commenced at 7:00pm.

PRESENT:

<i>Cr M Timmers-Leitch (Chairperson)</i>	<i>Collier Ward</i>
<i>Cr Y Allred</i>	<i>Baird Ward</i>
<i>Cr J Dwight (Via Zoom)</i>	<i>Chandler Ward</i>
<i>Cr S Grasso</i>	<i>Dinsdale Ward</i>
<i>Cr M Baker</i>	<i>Dobson Ward</i>
<i>Cr S Laukens</i>	<i>Friberg Ward</i>
<i>Cr D Pearce (Via Zoom)</i>	<i>Taylor Ward</i>
<i>Cr N Seymour</i>	<i>Tirhatuan Ward</i>
<i>Mr B Dobson</i>	<i>Chief Executive Officer</i>
<i>Mr G Thorne</i>	<i>Director - Infrastructure</i>
<i>Mr M Kelleher</i>	<i>Director - City Liveability</i>
<i>Mr G Curcio</i>	<i>Director - Customer & Performance</i>
<i>Ms J Chalkley</i>	<i>Director - Connected Communities</i>
<i>Ms N Lorkin</i>	<i>Chief Financial Officer</i>
<i>Mr A Dowling</i>	<i>Manager - Governance & Risk</i>

Order of Business

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1 Apologies

Apologies were received from Councillor Cooper.

2 Declarations of Conflict of Interest

Nil.

3 Confirmation of Minutes

The Chairperson, Councillor Timmers-Leitch invited Councillors to raise any opposition to the Minutes of the Strategic Planning Committee Meeting held on Tuesday 14 March 2023. There being none, the Chairperson declared the Minutes be confirmed.

4 Considering and Ordering Upon Officers' Reports

4.1 ICT Capital Works

SUMMARY

The ICT Capital Works Report shows projects on Council's ICT Capital Works Program and indicates the monthly status of each project.

RECOMMENDATION

That the Committee receive and note the ICT Capital Works Report, as at 23 March 2023.

RESOLUTION

MOVED: Councillor Laukens

SECONDED: Councillor Allred

That the Committee receive and note the ICT Capital Works Report, as at 23 March 2023.

CARRIED

4.2 Capital Works Program Report

SUMMARY: Coordinator, Capital Works, John Bixby

The Capital Works Program Report shows projects on Council's Capital Works Program and indicates the status of each project as of 27 March 2023.

RECOMMENDATION

That the Committee receive and note the Capital Works Program Report, as of 27 March 2023.

RESOLUTION

MOVED: Councillor Seymour

SECONDED: Councillor Baker

That the Committee receive and note the Capital Works Program Report, as of 27 March 2023.

CARRIED

4.3 Knox Central Precinct Plan

SUMMARY: Manager City Projects, Nicola Ward

The draft Central Precinct Land Use Plan (CPLUP) is intended to inform and guide the future planning and development of the Central Precinct of the Knox Central Activity Centre. The Central Precinct is land owned by Council. The staged redevelopment of the Central Precinct over the next 20 years is pivotal to realising Council's vision for the Knox Activity Centre as a vibrant and modern mixed-use destination.

The CPLUP provides a framework for the future development of the land. A preliminary Business Plan has also been developed. The preliminary Business Plan is dependent on the final form of the CPLUP, and may change over the development timeframe. It is a Commercial in Confidence document and is not included in this report.

The CPLUP needs to be finalised and adopted by Council. Along with the Knox Central Structure Plan, it will inform the development of planning controls for the Central Precinct of the Activity Centre. Once the CPLUP is finalised the preliminary Business Plan and development approach can be confirmed, considered by Council and then implementation can commence.

Two stages of consultation are proposed. Stage 1 is initial consultation with key stakeholders such as government departments and Scentre Group (Westfield) and then the community. Stage 2 is the statutory consultation under the Planning and Environment Act 1987 and is connected to the future planning scheme amendment.

This report seeks Council endorsement to commence Stage 1 consultation with key stakeholders and then Stage 1 community engagement on the proposed CPLUP.

RECOMMENDATION

That the Committee:

1. Endorse the draft Central Precinct Land Use Plan (CPLUP) for the purposes of initial consultation (Stage 1) with key stakeholders, and engagement with the community.
2. Authorise the Chief Executive Officer (or their delegate) to make necessary editorial changes to the draft CPLUP in preparation for consultation.
3. Notes the outcome of Amendment C198knox that proposed to rezone land within the Central Precinct to the Mixed Use Zone and resolve that the amendment not proceed at this time.

RESOLUTION

MOVED: Councillor Grasso

SECONDED: Councillor Pearce

That the Committee:

1. Endorse the draft Central Precinct Land Use Plan (CPLUP) for the purposes of initial consultation (Stage 1) with key stakeholders, and engagement with the community.
2. Authorise the Chief Executive Officer (or their delegate) to make necessary editorial changes to the draft CPLUP in preparation for consultation.
3. Notes the outcome of Amendment C198knox that proposed to rezone land within the Central Precinct to the Mixed Use Zone and resolve that the amendment not proceed at this time.

CARRIED

5 Motions for Which Notice has Previously Been Given

Nil.

6 Supplementary Items

Nil.

7 Urgent Business

Nil.

8 Confidential Items

Nil.

MEETING CLOSED AT 7:19pm

Minutes of Meeting confirmed at the
Strategic Planning Committee Meeting
held on Monday, 8 May 2023

.....
Chairperson

The Agenda for this meeting is attached in full at the end of the Minutes.

AGENDA



Meeting of the Strategic Planning Committee of Council

To be held at the
Civic Centre
511 Burwood Highway
Wantirna South

On

Tuesday 11 April 2023 at 7:00 PM

This meeting will be conducted as a hybrid
meeting

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Bruce Dobson
Chief Executive Officer

1 Apologies

2 Declarations of Conflict of Interest

3 Confirmation of Minutes

Confirmation of Minutes of Strategic Planning Committee Meeting on Monday 14 March 2023

4 Considering and Ordering Upon Officers' Reports

4.1 ICT Capital Works

SUMMARY:

The ICT Capital Works Report shows projects on Council's ICT Capital Works Program and indicates the monthly status of each project.

RECOMMENDATION

That the Committee receive and note the ICT Capital Works Report, as at 23 March 2023.

1. INTRODUCTION

This report summarises Council's ICT Capital Works Program for the 2022/2023 financial year. The aim of this report is to provide a regular and succinct status summary of each project over the last month.

The ICT Capital Works Report is included as an attachment. Highlights of the ICT Capital Works Report include:

- The Asset Management Information System project is facing a number of challenges, including resource constraints within the Asset Strategy team, cost and scope pressures, which have resulted in a red health status. The team has been working hard to address these challenges and has been focused on developing an appropriate intervention plan to get the project back on track. The plan is expected to be completed by March 31st and will be submitted to the relevant governance bodies for approval. A commercial meeting with the vendor CEO is scheduled for the 5th April to negotiate contractual terms, and address challenges in resourcing and timelines. Despite the challenges, the team remains committed to delivering a successful outcome for the project.
- The Intranet project: The project Business Case has been approved by the ICT Steering Committee, allowing for contract negotiations with the preferred vendor for the build phase. Pending the successful contract signing, the kick-off date with the vendor is tentatively scheduled for 23rd March. Additionally, both the replacement Project Manager and Content Writer have been successfully recruited and onboarded to the project.
- Cloud Migration: A workshop was held on 3 March 23 to determine the project scope with key stakeholders. However, the resignation of two key project resources has impacted project progress, including the completion of the Project Initiation Document.

2. CONFIDENTIALITY

Confidential information is contained in Attachment 1 in the confidential agenda, in accordance with Sections 3 and 66 of the *Local Government Act 2020* as the information relates to contractual matters; and the premature disclosure of the information could be prejudicial to the interests of Council or other persons.

Report Prepared By: Project Centre lead, Elly Liu

Head of IT PMO, Shona Richards

Report Authorised By: Chief Information Officer, Scott Coleman

Attachments

1. Coucil Report SPC April [4.1.1 - 5 pages]

Project Name & Status	Status
In progress - On track	
<p>Asset Management Information System</p> <p>Council's current Asset Management Information system 'Lifecycle' is a critical tool to manage Council Assets. This project is to replace the current Lifecycle system with 'Confirm' a contemporary, modern, well supported and compliant system equivalent that meets Council's current and future needs. The 'Confirm' solution is market leading, innovative, and flexible in managing the broad range of Council asset classes and provision of services in the most effective and efficient manner. In order to deliver incremental value to the Council, the project has been separated into two distinct phases, with each phase consisting of several workstreams. The first phase was completed in December 2022, with the implementation of the Parks and Works Departments onto Confirm and discontinuation of their usage of Lifecycle. The second phase will cover the implementation of the remaining Infrastructure departments, these being Facilities, Plant and Fleet. Included in the second phase will also be the implementation of Asset Renewals, Strategic Asset Management, and the decommissioning of Lifecycle.</p> <p>The project has continued with Phase II and is completing the business process design, for the Facility's business area. A key focus has also been addressing the challenging issues the project faces with extended timelines and a fixed price contract, and is drafting an appropriate intervention plan. This plan will be completed by 31 March, and submitted for approval to governance bodies. The project RAG indicator will remain Red until the vendor, resourcing, cost, and scope issues have been addressed.</p>	Red
<p>Corporate Reporting Solutions</p> <p>The Corporate Reporting project will replace Interplan with a new system, Pulse, to manage strategic, risk and audit reporting, improving transparency, efficiency and ability to make data and risk-based decisions. Pulse will also give better visibility of the delegations and policies that apply to staff. Pulse will be rolled out in 2023 in the following phases: Audit - February, Corporate Reporting - April, Risk - June, Corporate Indicators - July and Polices & Delegations - August.</p> <p>The Audit and Risk Committee (ARC) expressed appreciation of the layout, content and presentation of the new Audit report that we are now able extract from Pulse with minimal effort. The next module, Corporate Reporting, is progressing well with user testing nearing completion and rollout to end users to occur in the first two weeks of April. Q3 Council Plan reporting to EMT and Council will be produced from Pulse. Design and configuration is underway for the third module, Risk, and risk owners have been asked to do a thorough risk review in March to ensure all data in Interplan is up to date before it is migrated over to Pulse in April.</p>	Green
<p>DCCT Program - Ph-2 Intranet Redevelopment</p> <p>This project replaces the current staff intranet with a contemporary digital solution, enabling staff to efficiently connect with colleagues, information, ideas and systems across Council. The project will be delivered in three stages: Stage 1 due September 23, includes rewriting content and provision of core functionality such as staff directory, news hub, and the ability for staff to access the intranet without having to log into Council's network. Stage 2 due December 23, includes improvements to complex forms and movement of information from obsolete functionality. Stage 3 due March 24, includes staff collaboration functionality.</p> <p>Content workshops with various business areas are nearing completion. The project Business Case was approved by the ICT Steering Committee, enabling contract negotiations with the preferred vendor for our build phase to be finalised. Kick-off with the vendor is tentatively scheduled for 23 March pending successful contract signing. Recruitment of replacement Project Manager and Content Writer were successfully undertaken, and both resources have now been onboarded to the project.</p>	Green
<p>Early Years Platform</p> <p>The Early Years Project will review service requirements, ensuring the correct solution is in place to meet process and technical requirements whilst delivering a better experience for our Kindergarten and</p>	Green

Project Name & Status	Status
<p>Childcare communities. The Project delivered the core system for the ongoing Early Years solution (Phase 1) in late 2022. A second phase will deliver Sign In / Sign Out and the decommissioning of existing systems will conclude the project outcomes in mid-2023.</p> <p>Implementation of EnrolNow is now complete. The project has been completed under budget and ahead of time. Decommissioning activities for legacy systems, KEYS and KN Enrol, are underway and is targeted to complete by 30 June 2023. Discussing with Corporate Information team about the Audit Trail record requirements. The extracted data from KNE enrol are ready for user verification.</p>	Green
<p>Enterprise Integration Platform</p> <p>To develop an organisational capability which can enable the sharing of data easily between systems, reducing the risk of integration failure and disruption to business, and enabling Knox City Council's transformation and customer experience goals. The project conducted a Proof of Concept in 2022, which proved the use of the Mulesoft Platform for complex integration between two core legacy systems (Document Management KX and Pathway).</p> <p>A Best and Final Offer process has completed for a Partner to assist with the rollout of the backlog of prioritised system integrations across Council. Responses are currently being reviewed and a vendor is planned to be selected in March 2023. A business case is underway in parallel to vendor selection which will be presented to governance bodies in a date to be determined.</p>	Green
<p>Project Management Office</p> <p>Project Management Office oversees quality aspects of the overall Portfolio of ICT. The PMO is used for PMO resource costs, and non-project specific charges, including annual leave and admin/team activities.</p> <p>The budget for this function continues to be managed according to plan.</p>	Green
<p>Project Management Office - ICT Governance</p> <p>This budget allocation is to cover costs associated with ICT governance including independent members of the ICT Governance Committee.</p> <p>The allocation continues to track to plan.</p>	Green
<p>On hold</p>	
<p>Cloud Migration</p> <p>This project aims to detail, prioritise and migrate systems from On-Premises to the Cloud. Cloud solutions increase operation and storage flexibility of our IT systems, improves business continuity risk, improves staff accessibility, and ensures ease of regular automatic updates. Cloud solutions reduces maintenance cost of hardware, software, resource, and energy costs. A review of network architecture was conducted in early 2022 as a precursor to the project.</p> <p>Workshop to determine project scope undertaken with key stakeholders on 3 March 23. Resignation of two key project resources will impact on project progress, including completion of Project Initiation Document.</p>	Green
<p>Master Data Management</p> <p>Master Data Management (MDM) is a cultural change program focused on the collaborative effort between service areas, people, systems and processes to form a common understanding of how the Council will maintain and support key datasets.</p> <p>Karen O'Shanesy started in February 2023 as the Data Enablement Lead to program manage the Master Data Management initiative, design and run data governance and data management. Once a draft data</p>	Red

Project Name & Status	Status
strategy is written and a new plan is in place for the MDM program (ETA 15 th May), a new baseline will be established and agreed with governance bodies, to return the project to Green status.	
<p>Spatial Capability</p> <p>Spatial information is all about the location of people, properties, and objects. Council uses spatial information to better understand its community, assets and resources and ensure that it provides the high-quality services, policies, and programs. This project centres on how to increase spatial capabilities across a range of functions across council. Existing GIS systems were successfully upgraded in June 20, with the business users now taking advantage of improved functionality for Intramaps and QGIS.</p> <p>In late 2022 vendor negotiations were finalised, and a new contract put in place to extend the current On-Premise Intramaps arrangement until June 2025. Recommencement of the spatial capabilities scope will now be transitioned to the ongoing Customer and Performance Enablement Roadmap.</p>	Red
Not started	
<p>Customer Relationship Management</p> <p>Customer Relationship Management refers to all strategies, techniques, tools, and technologies used by Council for effectively servicing our community-based customers.</p> <p>This project is now due to commence in line with the completion of the Customer Experience Strategy. Commencement of the CRM project will now be considered in the context of the C&P Enablement Roadmap which is in development.</p>	Grey
<p>DCCT Program - Ph-3 Integration Phase</p> <p>This phase will expand on earlier delivery of the Digital program, with the implementation of a secure portal to Knox staff, a Knox business hub and additional integration with Knox systems.</p> <p>The phase will commence later in 2023.</p>	Grey
<p>Facilities Booking Solution - Phase 2 Community Facilities Booking Solution</p> <p>This project is the second phase of the facilities booking project. Phase 1 deployed the Primavira solution and this second phase will be to extend the booking solution to the community for facilities booking, including access to 300+ facilities such as halls, pavilions, ovals etc.</p> <p>This project will commence when resource capacity becomes available from the Asset Management Project over the next 12 months.</p>	Grey
Completed	
<p>Business Intelligence</p> <p>The Business Intelligence Project aims to build and continually improve Council's business intelligence capability, and work with the business to develop BI solutions which provide crucial insights to drive improved strategy development, evidence-based planning and business improvement.</p> <p>This project was completed in 2021. The Business Intelligence (BI) Project has finalised its set objectives to enable Council teams with BI and Analytics capability by implementing a structured approach to address BI and data related requests. Through the project implementation a total of 16 use cases across 11 departments were delivered over the last 12 months. Power Users were identified and provided with advanced training on BI tools. The Strategy and BI team will continue to support business on BI and Analytics requirements following project closure in July 2021.</p>	Green

Project Name & Status	Status
<p>Community Engagement Platform</p> <p>Assisting Strategy and Business Intelligence to deliver a centre-led community engagement approach, which includes effective processes, tools, data management and technology integration. This will be supported by a new community engagement digital platform to facilitate external and internal engagement. Together the project will deliver improved outcomes to the community, by ensuring that the community voice is included in decisions made by Council.</p> <p>This project was completed in February 2021, when the Knox "Have Your Say" platform went live. The solution underpins the policy and framework for Knox's engagement with the community on decision making that affects them. Additional staff awareness sessions and on-demand training are available to support the ongoing use of the tool.</p>	Green
<p>DCCT Program - Ph-1 Website Redevelopment</p> <p>Digital Customer Channels Transformation Program. The project replaced the existing website, with a new digital solution which delivers a quick, convenient and rewarding digital interactions with Council. Content on the site was refreshed and a new operating model agreed to ensure the website meets Community expectations into the future.</p> <p>This project was completed in June 2021 following the successful deployment of Council's new website. Ongoing support has been handed over to the newly established Digital Experience Team. All final project tasks including the decommissioning of the old website have been completed.</p>	Green
<p>Facilities Booking Solution - Phase 1 Staff Room Bookings</p> <p>The project has successfully implemented a contemporary facilities booking solution called Primavira, to facilitate staff bookings of Civic Centre function rooms, fleet vehicles, staff meeting rooms and staff meeting rooms in Knox Community and Leisure Centres (50+ additional rooms available for staff reservation).</p> <p>This project was successfully completed in 2019.</p>	Green
<p>HR Systems</p> <p>The Enhancing our People Systems project is made up of three work packages 1. PageUp Recruitment, Learning, Variations and Onboarding (delivered in 2020), 2. Humanforce Time & Attendance and (delivered in 2021) 3. PageUp Performance and Succession (delivered in 2021)</p> <p>This project was completed in 2021. New systems are in place and formal handover has occurred with People & Culture.</p>	Green
<p>Pathway Program</p> <p>This program delivers enhancements to the Pathway system, which manages customer requests and enquiries, rates, payments, infringements, animal registrations and permit and renewal applications. The key outcomes include developing online services with an improved customer experience, enable seamless integration between systems, and optimise the use of available functionality within Pathway such as dashboards and electronic document delivery.</p> <p>The ICT funding for Pathway enhancements has concluded and ongoing development transitioned to BAU operations in September 2021. The program has delivered significant benefits to Council. IT will continue to support Pathway and ePathway development as a core application at Knox.</p>	Green
<p>Removed</p>	
<p>Active Aging System Platform</p> <p>This project reviewed Carelink Plus, the key system, and related processes currently used by Community</p>	Green

Project Name & Status	Status
<p>Access and Support, to assess their experience and optimise the data shared with other systems.</p> <p>Initiation phase found the Carelink Plus application is broadly meeting business needs and is now used by only a small number of users. An upgrade is required and some improvement opportunities were identified for the Community Transport team. A change request was endorsed by the ICT Steering Committee in November to descope this project from the ICT program and instead manage delivery of the changes by Technical Services as part of their regular upgrade cycle.</p>	

4.2 Capital Works Program Report

SUMMARY: Coordinator, Capital Works, John Bixby

The Capital Works Program Report shows projects on Council's Capital Works Program and indicates the status of each project as of 27 March 2023.

RECOMMENDATION

That the Committee receive and note the Capital Works Program Report, as of 27 March 2023.

1. INTRODUCTION

This report summarises Council's Capital Works Program for the 2022/23 financial year.

The aim of this report is to provide a regular and succinct status summary of each project over the last month. The Capital Works Report, as of 27 March 2023, is attached as Attachment A.

Highlights of the Works Report as of 27 March 2023 include:

- Water Sensitive Urban Design of the Starlight wetland civil work completed.
- Knox Regional Netball Centre Extension - Construction of the new facility is complete and refurbishment works of the existing facility are progressing. This includes an upgrade of the existing netball centre's administrative areas, foyer, amenities and installation of a lift.
- Modular Building Program, Marie Wallace Modular completed with handover expected by end of March and Marie Wallace Junior Football Pavilion refurbishment expected to be completed/handover by End of April. Gilbert Park Modular Pavilion completed. Contractor has commenced on existing Pavilion refurbishment with completion expected by end of May.
- Reta Matthews Reserve, Ferntree Gully - Tennis Court Renewals completed.

Council has a number of projects well progressed and nearing completion. Several projects are presently out to quote/tender and under construction, with expectation of reaching completion in the April period which is positive. It is noted that many projects were delayed due to wet weather, material and labour shortages.

2. CONFIDENTIALITY

There are no items of a confidential nature in this report.

Report Prepared by: Acting Coordinator – Capital Works, John Bixby

Report Authorised by: Director Infrastructure, Grant Thorne

Attachments

1. Capital Works Program - Works Report as at 11 April 2023 - Attachment A [4.2.1 - 17 pages]

Knox City Council Project Status Report

27-Mar-2023

Project Number	Project Name	Total Adjusted Budget
1	Bridges Renewal Program	\$855,820
All Wards	Bridge maintenance package has been awarded and will commence shortly. Brenock Park Drive Pedestrian Bridge continuing.	
4	High Risk Road Failures	\$300,000
All Wards	The program is still on track to be delivered April/May.	
7	Road Surface Renewal Program	\$4,187,200
All Wards	The road resurfacing program has recently resumed with works occurring at various locations across the municipality. The program is expected to be completed late May.	
8	Drainage Pit and Pipe Renewal Program	\$2,600,000
All Wards	Francis Crescent renewal works has commenced and progressing on track. Full budget has been expended / allocated so all other high priority projects have been postponed.	
9	Footpath Renewal Program	\$2,430,850
All Wards	Several contractors are working simultaneously on this program with footpath renewal works occurring at various locations across the municipality. We anticipate completion of the program by the end of May.	
10	Bicycle and Shared Path Renewal Program	\$688,000
All Wards	Shared path renewal works are continuing along Ferny Creek Trail. Shared path resurfacing works will occur at various other locations during April/May.	
16	Building Renewal Program	\$3,959,251
All Wards	Expenditure is on track. Inspections are ongoing to finalise program of kitchen/bathroom refits and floor covering replacements with intention of going to the Builders Panel for RFQ by late March. Contractors appointed for painting program for commencement in late March/early April. Quotes for minor renewal works requested from Facilities Management Contractor, with intention of raising work orders over the month of March. Other works expected to be completed or nearing completion by end of March include Knox Leisureworks pool plant renewals, Kings Park Pavilion building remediation, HVAC renewal at Rowville Community Centre, Marie Wallace Cricket Pavilion renewal works and Gilbert Park Softball Pavilion renewal works.	
17	Playground Renewal Program	\$1,509,500
All Wards	Knox Playspace Renewal 2022-23: Second round of community consultation is expected to commence April. Stud Park Playground renewal tender has closed and in evaluation, construction estimated to commence in May. Draft concept design being prepared for Tim Neville Arboretum Playground Renewal with consultation scheduled for April.	
22	Fire Hydrant Replacement Program	\$147,000
All Wards	Expenditure is not likely required until late June.	

Knox City Council Project Status Report

27-Mar-2023

Project Number	Project Name	Total Adjusted Budget
24	Carpark Renewal	\$560,000
All Wards	Works at the western Mountain Gate Shopping Centre carpark and the Dobson Reserve carpark will commence within the coming weeks. Concrete kerb & channel renewal works will be undertaken in preparation for asphalt resurfacing during April/May.	
25	Plant & Machinery Renewal Program	\$2,260,000
All Wards	Fleet renewal program underway. Expected delays due to ongoing supply issues across manufacturing. To date Council has 46% of funds committed and 26% of funds expended.	
26	Street Tree Replacement Program	\$524,519
All Wards	Program funds fully committed with majority of bulk tree planting completed.	
31	Stamford Park Redevelopment	\$6,000,000
Tirhatuan	Construction - Additional work crews have been employed to fast track the earthworks. Works are now ahead of schedule.	
104	Roadside Furniture Renewal Program	\$100,000
All Wards	Harnett Street retaining wall design work continuing. Anticipate construction to commence in May.	
147	Energy Retrofits for Community Buildings	\$150,000
All Wards	Car Park lighting upgrades, insulation upgrades and heat pump projects are expected to be completed by June.	
229	Building Code Australia Compliance	\$40,000
All Wards	BCA Compliance Budget has been utilised for Defect Notes from Fire Services Inspections at both Early Years Hubs, Stamford House and the Operations Centre as well as defects from Annual Essential Safety Measure Reports (AESMR) for other Council buildings.	
345	Asbestos Removal	\$40,000
All Wards	Small asbestos removal jobs completed or nearing completion at Scoresby Reserve Tennis, Rosa Benedikt, Dobson Park Pavilion and Gilbert Park Softball Pavilion. Program expected to be completed by mid June.	
347	Miscellaneous Industrial Roads - Pavement Rehabilitation	\$200,000
All Wards	Program on track for delivery during April/May.	
409	Parks Furniture Renewal	\$72,000
All Wards	Awaiting delivery of furniture for ongoing renewals.	
410	Parks Signage Renewal	\$10,000
All Wards	Program Completed for 2022/2023.	

Knox City Council Project Status Report

27-Mar-2023

Project Number	Project Name	Total Adjusted Budget
412	Water Sensitive Urban Design Renewal	\$155,000
All Wards	Starlight wetland civil work completed in March, revegetation planned for Spring. The scope for Juniper Road was issued in March, quotes due early April. Juniper works to be completed late April-early May.	
441	Significant Municipal Site Renewal	\$313,559
All Wards	Construction and installation of frames for climbing roses at Tim Neville Arboretum rotunda - completed.	
443	Reserves Paths Renewal	\$75,000
All Wards	Scoping further works.	
492	Food Act Compliance - Kitchen Retrofitting	\$25,000
All Wards	Minor works required for Kings Park Baseball Pavilion, scheduled for April. Refit for HV Jones Soccer Pavilion kitchen to utilise remainder of budget. Contractor expected to be appointed by late April for completion by late May.	
536	Parkland Asset Renewal	\$74,995
All Wards	Scoping works for remainder of financial year.	
537	Roadside Plantings Renewal	\$62,005
All Wards	Roadside Garden Bed Mulching program underway.	
566	Artwork Renewal	\$80,000
All Wards	Renewal projects planned FTG Placemaking Totem, Tiriki Onus restoration and reinstallation, Alley Oop, Knox Skate Park Restoration. Budget will be fully expended 30 June.	
576	Emergency Warning Systems in Early Years Facilities	\$100,000
All Wards	All intended projects expected to be complete by end of April. Awaiting internal transfer from Scoresby West Preschool Renewals for the EWS/Electronic Locking System to close of the project.	
675	Public Art Project	\$317,000
All Wards	Variety of major public art project scheduled for delivery in 22/23, including contingency and contributions to major public artwork contract including: FTG placemaking project, Erica Ave Public Art Project, Knox Library Façade Artwork, Stamford Park and two major commissions, Boronia Library Mural, Boronia Light boxes. This allocation also funds the two Council Plan Items - Public Art Trail and Arts Link. Some projects are held up by the delays in infrastructure projects (public art is the last item for installation). May to June will see major public art spending for Stamford Park, Knox Regional Netball Centre and FTG Village contracts.	
708	Cricket Run Up and Goal Square Renewal Works	\$70,000
All Wards	On track to spend all funds by June 2023.	

Knox City Council Project Status Report

27-Mar-2023

Project Number	Project Name	Total Adjusted Budget
717	Knox Central Package	\$300,000
Dinsdale	The purchase of the parcel of land to enable the future road corridor has been finalised. The review of the masterplan will confirm the nature and location of the road corridor.	
746	Revegetation Plan	\$100,000
All Wards	Continuation of site preparation (spraying) for priority revegetation sites. Planting to occur in May/June/July.	
755	Talaskia Reserve, Upper Ferntree Gully - Masterplan Implementation Stage 2	\$60,000
Dobson	Talaskia Masterplan Implementation works completed.	
834	Oversowing of Sports Fields	\$70,000
All Wards	Oversowing to commence in late March.	
837	Westfield Library (Permanent) - Design and Fitout	\$3,444,205
Dinsdale	Fit out still on hold waiting contract signing. Further Quantity Surveyor cost report provided and under review.	
867	Knox Regional Netball Centre Extension	\$4,010,722
Dobson	Construction of the new facility is complete and refurbishment works of the existing facility are progressing. This includes an upgrade of the existing netball centre's administrative areas, foyer, amenities and installation of a lift.	
868	H V Jones, Ferntree Gully - Masterplan Implementation Stage 3	\$805,000
Friberg	Delivery of Stage 3 of the HV Jones Masterplan includes upgrades to the netball courts and extension of the existing carpark. Construction has commenced.	
869	Gilbert Park, Knoxfield - Masterplan Implementation Stage 3	\$40,000
Friberg	Consultation on the draft design has now concluded. Currently consolidating the findings from the consultation. The consultant will then develop a final concept before moving onto tender documentation phase.	
871	Energy Performance Contract Implementation	\$218,065
All Wards	Construction stage of all projects completed and implemented. Fine tuning and final Operations and Maintenance Manuals are currently being prepared (expected in late March). The final stage of the project will involve comprehensive Measurement and Verification process.	
935	Scoresby (Exner) Reserve - Tennis Court Renewals	\$38,900
Tirhatuan	(1) Discussions and negotiations with original contractor and Council's insurer continuing around surface defects issue. Insurance claim on surface issues submitted and accepted by Council's insurer. Officers are now investigating remedial treatment proposals and costing with Contractor in accordance with recommendations from independent industry expert with proposals to be presented to Council's insurers for approval. Separate plumbing investigations continuing in attempt to find source of minor water supply leak; (2) Courts 4 & 5 - Detailed Design completed.	
941	Knox Regional Netball Centre - Court Renewals	\$129,600

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Knox City Council Project Status Report

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Project Number	Project Name	Total Adjusted Budget
Dobson	On target to complete by June 30.	
944	Knox Central (Former Operations Centre)	\$350,000
Dinsdale	The final report has been drafted and is under review by the Auditor.	
948	Modular Building Program	\$1,677,000
All Wards	1) Lakesfield Reserve Carpark: Funding shortfall addressed and Contractor appointed. Project combined with Rowville Recreation Reserve Carpark. Works have commenced and anticipate completion to occur around late April. 2) Marie Wallace Modular completed with handover expected by end of March and Marie Wallace Junior Football Pavilion refurbishment expected to be completed/handover by End of April. 3) Gilbert Park Modular Pavilion completed. Contractor has commenced on existing Pavilion refurbishment with completion expected by end of May.	
950	Family & Childrens Services Buildings & Facilities	\$350,000
All Wards	Project is completed, expecting handover by end of March.	
951	Community Toilet Replacement Program	\$277,000
All Wards	Chandler Reserve toilet block expected to proceed to request for quotes in late April 2023 with contractor appointed by late May 2023.	
995	Peregrine Reserve, Rowville - Masterplan Implementation Stage 2	\$411,126
Taylor	Construction of the new Junior BMX pump track and outdoor gym equipment now complete and officially open.	
997	Llewellyn Reserve, Wantirna South - Masterplan Implementation	\$31,606
Scott	Works schedule for the 22/23 FY have been completed. Any future masterplan implementation works will occur subject to the budget process.	
999	Lewis Park, Wantirna South - Masterplan Implementation - Stage 1 - Waterways	\$1,000,000
Dinsdale	Construction - Melbourne Water has commenced delivery of these works.	
1003	Wantirna Reserve, Wantirna - Masterplan	\$30,000
Collier	Urban Initiatives revised the Draft Master Plan to capture comments from internal stakeholders and reissued updated plan on 22/03/2023.	
1054	Knox Regional Sports Park - Stages 2 and 3 (VARMS)	\$1,528,456
Scott	The expansion of the State Basketball Centre is being managed by the State Government through Sport and Recreation Victoria (SRV) and Development Victoria (DV) on behalf of stakeholders including Council as project partner. The new VARMS (Victorian Association of Radio Model Soaring) clubhouse and runway are complete and in operation. The new Stud Road left turning lane into the site is in the final stages with asphaltting and line marking expected to be completed in April.	
1119	Wantirna Reserve, Wantirna - Tennis Court Renewals	\$1,646,389
Collier	Contract works essentially complete. Practical Completion inspection and testing of lighting	

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Project Number	Project Name	Total Adjusted Budget
	to be scheduled imminently. Minor clean-up works to follow after that with final handover to club anticipated to occur early April.	
1123	Public Tennis / Netball / Basketball Court Renewals	\$100,000
All Wards	Project Completed.	
1124	Sportsfield Fencing Renewals	\$50,000
All Wards	On track to complete all works by 30 June.	
1162	Templeton Street, Wantirna - Linemarking and Intersection Treatments	\$39,557
Collier	Construction work is complete.	
1163	Renou Road, Wantirna South - Intersection Treatments	\$106,577
Collier	Construction work is complete.	
1173	Quarry Reserve, Ferntree Gully - Masterplan Implementation Stage 3	\$527,428
Dobson	Quarry Reserve Toilet Block: Construction of the new toilet block has been completed, with the toilet block open for Christmas. Quarry Reserve City Skyline Lookout: A contractor has been appointed for the design & delivery of the project. Geotechnical survey work has been completed. Final detail design works are currently being undertaken to comply with the requirements of Building Control. Once Building Control have received and approved all the requested information they will issue the required approval to allow construction works to progress.	
1176	Solar in Community Facilities	\$130,000
All Wards	Awaiting quotes for a number of sites. Installation expected in April/May	
1180	Forest Road to Koolunga Reserve, FTG - Wetland Construction	\$386,000
Chandler	Stormwater Quality Study currently in draft, to be completed in the next few weeks.	
1184	Egan Lee Reserve - Wetland Construction	\$35,000
Scott	Modelling report received - report findings to inform design of wetland.	
1238	BAMP Facility Upgrades	\$50,000
All Wards	Project brief being developed for fee proposals to be submitted mid-late April. Project Priority listing to be provided as part of consultancy report recommendations by end of June.	
1262	Cultural Facilities - Knox Pop Up Events Trailer & Kit	\$2,000
All Wards	Ongoing renewal of Council's community event trailer and kit for use by Community and Council run events. Damaged gear has been replaced, some items to be tagged and tested, and purchase of storage boxes to improve logistics of the kit will see full spend by EOFY. This is an ongoing renewal budget requirement to support safe use of the kit and protection of Council assets.	
1265	Park Crescent Children and Family Centre, Boronia - Refurbishment Scoping	\$50,000
Baird	Concept plan is completed. Detailed design is expected to be completed by April if project proceeds.	

Knox City Council Project Status Report

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Project Number	Project Name	Total Adjusted Budget
1267	Early Years Facilities - Landscaping Upgrades	\$100,000
All Wards	Liberty Avenue Play Space upgrade to be completed by March. Schedule Scoping continues for lower priority works to remove unsafe outdoor playspace structures with works to be completed in April School Holidays.	
1269	Rosa Benedikt Community Centre, Scoresby - Minor Upgrade	\$52,288
Tirhatuan	This project is now fully completed.	
1281	Ferntree Gully Road, Knoxfield (O'Connor Road and Henderson Road)- Shared Path	\$40,000
Tirhatuan	Consultation is being sought with the private landowners.	
1297	Amesbury Avenue, Wantirna - Intersection Treatments	\$43,094
Collier	Construction work is complete.	
1300	Parking Management Plan Implementation	\$50,000
All Wards	Parking surveys for The Basin, Mountain Gate and Rowville have been conducted by the consultant in early February. We have received their report for The Basin and Mountain Gate and expect the Rowville report shortly.	
1308	Kevin Ave, Ferntree Gully Flood Investigation - Scoping	\$200,000
Dobson	Currently investigating the benefits of including an additional main drain outfall into the design.	
1309	1825 Ferntree Gully Road - Flood Mitigation Works	\$136,390
Friberg	Consultant appointed to investigate alternatives to improve flooding issues south of Burwood Highway.	
1310	Flood Mitigation Reactive Complaints Upgrade Works	\$100,000
All Wards	Viewgrand Rise, Lysterfield - Reviewing scope of works. Conyers Street, The Basin - Consultant assessing benefit of proposal. Quotes for McDonald Crescent and Augusta Road being sought.	
1311	Major Roads LED Streetlight Replacement	\$126,587
All Wards	All inefficient streetlights on major roads in the Boronia Postcode have been changed over to LED lights. There's been a delay in obtaining design approval for 8 new lights (on existing power poles) along Dorset Road between Oak Ave and Olive Grove. These lights are expected to be installed by June.	
1315	Fairpark Reserve - Pavilion Upgrade (incorporating U3A extension)	\$8,363,296
Baird	Construction update - brickwork continues, window framing installed and window installation has commenced. Services rough in are nearing completion with plastering to follow. Delivery	

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Project Number	Project Name	Total Adjusted Budget
	of steel work for the outdoor canopy is expected early next month with erection to follow.	
1316	Rowville Recreation Reserve - Car Park Upgrade	\$317,736
Taylor	Funding shortfall addressed and Contractor appointed. Contract works combined with Lakesfield Reserve Carpark. Construction has commenced mid-March with completion anticipated around mid-May.	
1319	Gilbert Park Reserve, Knoxfield - Batting Cage Renewal	\$121,175
Friberg	Works to be completed by the end of April.	
1320	Eildon Park Reserve, Rowville - Tennis Court Renewals	\$445,104
Taylor	Contractor appointed and works underway. Works were delayed due to investigation of court lighting issues, which appears now to be resolved. Completion of tennis court renewal expected to occur by late July 2023.	
1322	Glenfern Park (FTGTC) - Tennis Court Renewals	\$85,206
Dobson	(1) Courts 5 & 6 - Contract works have now reached Practical Completion with final acrylic layer constructed. Practical Completion Inspection has occurred and minor defects identified. (2) Courts 1 - 4 - Detailed Design completed with minor modification to be included followed by final review	
1363	Lupton Way Shared Zone Construction and Public Art Lighting	\$336,528
Baird	All civil works are complete. Contractor is painting anti-graffiti paint on buildings.	
1386	Parks - New Tractor	\$120,000
All Wards	Tractor now due for arrival in May/June.	
1389	Egan Lee Reserve Renewal - Top Oval Renewal	\$1,380,000
Scott	Currently being re-designed to include sportsfield lighting and natural turf pitch.	
1391	Knox Hockey Facility Development	\$3,270,000
Collier	Construction - The Base Works stage is complete with sign off. Pavements stage has started, beginning with asphalt. Fencing, lightpole installations and concrete works are in progress.	
1406	Miller's Homestead - Upgrade	\$141,061
Chandler	Stage one works are in progress and expected to be completed by end of April.	
1411	Mountain Hwy, Bayswater, (Scoresby Road to Jersey Road) - Shared Path	\$172,605
Baird	Construction work is complete.	

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Project Number	Project Name	Total Adjusted Budget
1413	Kings Park Reserve, Upper Ferntree Gully - Masterplan Implementation	\$40,000
Dobson	Consultation on the draft masterplan has now closed. Currently in the process of consolidating feedback from the consultation. Soon to commence report for Council endorsement.	
1414	Cardiff Street - Flood Mitigation Works	\$688,000
Baird	Flood modelling assessment underway.	
1415	Olivebank to Underwood & Alexander Reserve, FTG - Wetland Treatment - Scope & Analysis	\$40,000
Dobson	Engineering feature survey and service proving to be carried out in April.	
1422	Gilbert Reserve - Wetland (Scoping & Analysis)	\$35,000
Friberg	Input from Open Space Team received, amending plans to integrate recommendations on interface with the skate park upgrade.	
1426	The Basin Triangle Masterplan	\$5,000
Chandler	Project on-hold while the Basin Parking Management Plan project is being conducted. Council Officers will re-engage with the community for both projects once they are ready for consultation.	
1437	1000 Steps Car Parking and Shared Use Path Bridge	\$0
Dobson	Engaging with Federal Government to close out the project, as the bridge is not viable. Working with Communications Team regarding community notification	
1439	Mossfield Avenue, Ferntree Gully - Construction	\$375,000
Baird	Construction delayed due to lead-time delay in supply of drainage pipes. Construction is now well underway, around 20% complete and anticipated to be completed by end May. Temporary road closure in place to accelerate construction progress.	
1440	Mountain Gate Drive, Ferntree Gully - Construction	\$615,000
Friberg	Construction works nearing completion and now only awaiting asphalt works to occur. This has been delayed due to unavailability of asphalt supplier and is now expected to take place in mid-April.	
1441	Studfield Shops, Rear Laneway, Wantirna South - Construction	\$375,000
Dinsdale	Construction works around 85% complete and awaiting availability of asphalt sub-contractor. Works anticipated to be completed by mid-April.	

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Project Number	Project Name	Total Adjusted Budget
1442	Avalon Road, Rowville - Construction	\$835,000
Tirhatuan	Construction now well underway following delay in pipe supply - and approximately 30% complete. South side significantly advanced with kerb & channel works completed. Drainage pipes have arrived and temporary road closure in place in order to accelerate construction. Construction anticipated to be completed around early June.	
1444	Adele Avenue, Ferntree Gully - Construction	\$370,000
Friberg	Works completed - Practical Completion Inspection to follow.	
1445	Marlborough Road, Bayswater - Construction	\$160,000
Dinsdale	Works nearing completion with only asphalt works remaining. Asphalt works has been delayed due to unavailability of supplier and is now expected to occur in mid-April.	
1448	Fairpark Reserve, Ferntree Gully - Netball Court Renewals	\$181,826
Baird	Project Completed.	
1450	Reta Matthews Reserve, Ferntree Gully - Tennis Court Renewals	\$592,747
Baird	Contract works completed. Testing of lighting still to occur and Practical Completion inspection to follow.	
1455	Talaskia Reserve, Upper Ferntree Gully - Cricket Net Renewal	\$194,477
Dobson	Project is completed.	
1456	Dobson Park, Ferntree Gully - Cricket Net Renewal	\$194,477
Baird	Project is completed.	
1459	Lewis Park, Wantirna South - Oval 1 Floodlighting	\$129,666
Dinsdale	All light poles are now operational, aiming works rescheduled for late March. Lux report to be completed by end of March . Project completion expected by early April.	
1460	Templeton Reserve, Wantirna - Floodlighting Upgrade	\$128,101
Collier	All light poles are now operational, aiming works rescheduled for late March. Lux testing/report will be completed by end of March. Project completion expected by early April.	
1461	Kings Park, Upper Ferntree Gully - Oval 1 - Floodlighting	\$171,337
Dobson	All light poles are now operational, aiming works rescheduled for late March. New floodlighting switching enclosure installed within pavilion. Old light towers are still operational, and will be cut over when new lights are lux tested which will be completed by end of March. Project completion expected by early April	
1462	Knox Athletics, Knoxfield - New Shade Structures	\$95,874
Friberg	Shade Structure is a component of larger refurbishment project, including track renewal and lighting. The project will be carried forward to next financial year while the tender submissions are considered.	

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Project Number	Project Name	Total Adjusted Budget
1464	Schultz Reserve, Wantirna - Pavilion Refurbishment	\$75,000
Collier	Tendered works to both ground and first floor have been completed.	
1465	Knox Park Athletics, Knoxfield - Lighting to Track	\$382,400
Friberg	Track lighting is a component of larger refurbishment project, including shade structure and lighting. The project will be carried forward to next financial year while the tender submissions are considered	
1466	Schultz Reserve, Wantirna - Shade Structure	\$50,000
Collier	The building permit has been approved and the shade structure is currently in production, with installation to take place early April.	
1467	Fairpark Reserve, Ferntree Gully - Safety Netting (Southern End)	\$50,000
Baird	Design finalised. Footings have been poured with the poles and netting to come April.	
1470	Electronic Entry to Sporting Pavilions.	\$60,000
All Wards	We will be attributing \$20k to each of Gilbert Park and Marie Wallace Pavilions for the Electronic Locking component of the renewal works currently underway. Both will be completed by end of May. The remaining funds will be attributed to Liberty Avenue Reserve Pavilion, to be completed in April/May.	
1472	Wally Tew Reserve, Ferntree Gully - Car Park Upgrade	\$77,295
Dobson	Project Completed.	
1476	Community Placemaking Program - Murals and Lighting	\$55,000
Dobson	FTG Creative Placemaking Plan is in implementation stage. Complemented with funding through DJPR \$110,000 (grant expenditure over two years until June 2024). Artworks include murals, lightboxes and creative elements for retail and train station precinct, laneways and parklets. Budget fully expended (slight overspend of \$165.00, will be offset by underspend in Public Art Project No. 675).	
1478	Locker Program - Council Kindergartens	\$43,000
All Wards	Project has fully completed.	
1479	Liberty Avenue, Rowville Kindergarten - Verandah Replacement	\$100,000
Taylor	Project complete.	
1492	Francis Crescent, Ferntree Gully - Footpath Construction	\$20,000
Dobson	Construction work is complete.	
1494	1726 Ferntree Gully Road, Ferntree Gully - Footpath Scope	\$15,000
Friberg	Initial scoping discussion has occurred and resident consultation to be carried out. On hold until the land is sold and/or redeveloped. Once consultation is completed and scope confirmed design will commence. It is likely that consultation will not be resolved this year.	

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Project Number	Project Name	Total Adjusted Budget
1495	Ferntree Gully Road, Scoresby - Footpath Construction	\$49,765
Tirhatuan	Works scheduled for a start date in April.	
1496	Short Street, Boronia - Footpath Construction	\$51,785
Baird	Construction work has started.	
1499	Buckingham Drive, Rowville - LATM Treatment	\$120,000
Taylor	Construction has started.	
1500	Liberty Avenue, Rowville - LATM Installation	\$250,000
Tirhatuan	Speed humps have been installed. The line marking and signage will be completed in conjunction with Buckingham Drive LATM.	
1505	Mountain Highway, Boronia - Shared Path - Design	\$76,255
Chandler	Currently seeking quotes for detailed design. Delayed waiting for comments from Department of Transport.	
1514	Carrington Park, Knoxfield - Masterplan Implementation	\$150,000
Friberg	The delivery of the path connections will begin in mid-April.	
1515	Major Crescent Reserve, Lysterfield - Landscape Plan	\$25,000
Taylor	Draft detailed design documentation for landscape features is expected to be completed mid-April.	
1518	Schultz Reserve, Wantirna - Landscape Plan	\$25,000
Collier	Draft detailed design documentation for landscape features is expected to be completed mid-April.	
1521	Erica Avenue Streetscape Renewal	\$598,971
Baird	Construction of Stage 1 (north eastern side of the street) has been completed, with line marking to be delivered shortly. Preparation of the Stage 2a&b tender being prepared. Estimated construction commencement delayed to June due to finalisation of service connections with service providers.	
1522	Essex Court - Design	\$20,000
Dinsdale	Detailed Design essentially completed and review underway.	
1523	Harley Street North - Design	\$35,000
Friberg	Geotech investigation and survey completed. Detailed Design underway and 95% complete with review to follow. Review planned for March 2023.	
1524	Harley Street - Design	\$34,000
Friberg	Detailed Design 90 % complete and nearing completion. Finalising Drainage Design and commencing plan drafting. Plan review to follow.	

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Project Number	Project Name	Total Adjusted Budget
1525	Allister Close - Design	\$33,000
Friberg	Geotech investigation and survey completed. Detailed Design essentially completed and reviewed. Minor modification to design required as a result.	
1526	The Haven - Design	\$15,000
Dinsdale	Detailed Design nearing completion and 95% complete. Review planned for late March.	
1527	Richards Avenue - Design	\$90,000
Friberg	Detailed Design nearing completion and 90 % complete. Finalising Drainage Design. Plan review to follow.	
1528	Chandler Road - Design	\$48,000
Chandler	Direction received from Boronia Renewal Strategy panel. Project scope identified and now includes 'Green Spine' shared path project between Tormore Reserve and Albert Avenue, along with road renewal from Dorset Road to Albert Avenue. Survey nearing completion and expect to be completed late March. Design work will then commence once survey data has been received. Aim is for Design work to be completed by September 2023 in order to submit Grant application to State Government for potential construction funds.	
1529	Knox Athletics Track Renewal & Upgrades	\$3,250,000
Friberg	The project will be carried forward to next financial year while the tender submissions are considered	
1531	Guy Turner Reserve - Sportsfield Renewal	\$1,425,000
Dinsdale	Works underway with minor carry forward required for turf establishment.	
1532	Batterham Reserve Oval 1 - Sportsfield Renewal	\$20,000
Chandler	Draft design being reviewed.	
1533	Kings Park 1 - Sportsfield Renewal	\$20,000
Dobson	Draft design being reviewed.	
1534	Bayswater Oval - Sportsfield Renewal	\$20,000
Dinsdale	Draft design to be completed by the end of March.	
1535	Templeton Reserve - Fencing Renewal	\$37,000
Collier	Project completed.	
1536	Knox Gardens Reserve Oval 1 - Fencing Renewal	\$55,000
Scott	Project completed.	
1537	Bayswater Oval - Cricket Net Renewal	\$350,000
Dinsdale	Internal/club discussions to confirm the scope of works.	

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Project Number	Project Name	Total Adjusted Budget
1538	Guy Turner Reserve - Cricket Net Renewal	\$336,000
Dinsdale	Construction is nearing completion.	
1539	Schultz Reserve - New Cricket Nets	\$250,000
Collier	Construction is nearing completion.	
1540	Pickett Reserve - Cricket Net Renewal	\$11,000
Baird	Project completed.	
1541	Golf Practice Nets	\$40,000
All Wards	Project is completed.	
1543	Sportsfield Infrastructure program replacement	\$0
All Wards	Funds transferred to the Guy Turner Cricket Net Renewal project.	
1544	Irrigation Infrastructure Program Replacement	\$60,000
All Wards	Ongoing irrigation reactive/renewal replacement program.	
1545	Walker Reserve - extension of safety netting	\$10,000
Scott	Scope and cost investigations progressing, redesign in progress.	
1546	Rowville Recreation Reserve - DDA and Baby Change Facilities Upgrade	\$20,000
Taylor	Meeting held with the clubs in late March to discuss an acceptable option. Council will appoint architect late March and commence design phase to be completed by end of June.	
1547	Kings Park (Baseball) - Floodlighting Upgrade	\$400,000
Dobson	Developing Project Plan to prepare tender docs and scheduled to advertise tender in April. Tender evaluation in May and appoint contractor in early June. Anticipate to complete project in 23/24 requiring majority of funding to be carried forward.	
1548	Guy Turner Reserve - Floodlighting Upgrade	\$300,000
Dinsdale	Developing Project Plan to prepare tender docs and scheduled to advertise tender in April. Tender evaluation in May and appoint contractor in early June. Anticipate to complete project in 23/24 requiring majority of funding to be carried forward.	
1549	Boronia Bowls Club - Green Lighting	\$120,000
Dinsdale	Works continue to remain on schedule with an end of April completion date expected.	

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Project Number	Project Name	Total Adjusted Budget
1550	Park Ridge Reserve Existing Pavilion Refurbishment - Design	\$50,000
Taylor	Project brief has been prepared with Architect to be engaged in May. Develop concept design, detailed design and drawings by end of July 2023.	
1551	Knox Community Art Centre Theatre Equipment Renewal	\$15,186
Dinsdale	Variation approved for underspend to offset contract overspend for Seating Bank Upgrade Project #1552. Minor piano microphone purchase planned for May before spending complete.	
1552	Knox Community Arts Centre - Seating Bank Upgrade	\$204,814
Dinsdale	Contract signed and 40% deposit paid in preparation for installation in May..	
1553	FW Kerr Bathroom Upgrade	\$10,000
Dobson	First draft of concept design is ready for providing feedback. Final version of concept design is expected to be completed by end of March.	
1554	The Basin Community House - portico	\$25,000
Chandler	Scope of works changed, design works are expected to be finished by Mid April.	
1555	Community Facilities Signage - Upgrades	\$60,000
All Wards	Delivery and installation anticipated to occur June.	
1556	Rose Street - Footpath Design & Construction	\$45,000
Dobson	Works with Knox Construction Group. Start is anticipated in April when contractor is available.	
1557	Sundew Avenue, Iris Crescent and Herbert Street, Boronia - LATM Treatment Design	\$15,000
Tirhatuan	Consultation with residents is now completed and surveys are being reviewed.	
1558	Napoleon Road Stage 4 - Shared Path Construction	\$330,000
Taylor	Consultant has been engaged to prepare construction plans. Awaiting plans prior to programming works with contractors.	
1559	Upper Ferntree Gully Rail Link - Shared Path Construction	\$150,000
Dobson	A full Metro Trains Melbourne /VicTrack engagement and approval process is needed through a works application submission. Preliminary planning works on the information needed for the application has now started.	
1560	Liverpool Road west side Salvation Army to Retarding Basin - Shared Path Design	\$160,000
Chandler	Project is being designed.	
1561	Harold Street Onroad Bicycle Facilities - Design	\$0
Collier	Design of cycle link and path to be reviewed with attention to pedestrian / motorist conflict points. We are currently seeking a quote for a survey to determine the use of existing nearby cycle links.	

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Project Number	Project Name	Total Adjusted Budget
1562	Meridian Parade - Onroad Bicycle Facilities - Construction	\$40,000
Taylor	Arranging an authorisation of works for the section of path between Meridian Parade and High Street Road where there is a steeper grade.	
1563	Stud Road Onroad Bicycle Facilities - Design	\$45,000
Taylor	Concept design completed and presented to Traffic & Transport. Awaiting outcome of consultation with owners/stakeholders, including Department of Transport. Once completed, feedback to be provided and detail design will commence.	
1564	Victoria Road - school crossing kerb outstands	\$60,000
Dobson	Works scheduled for Easter school holidays.	
1565	Napoleon Rd - Electronic 40km/h signs at school crossings	\$80,000
Dobson	Community consultation (Have your say) is complete. Review of responses to be carried out in April.	
1566	Brenock Park Drive Footpath and Bus Stop works	\$30,000
Dobson	Awaiting advice from Department of Transport regarding possibility of modifying the bus indent.	
1567	193 Forest Rd, Boronia Stormwater Upgrades - Scope	\$5,000
Dobson	Quote received for feature survey and service proving. Awaiting additional funding to carry out investigation.	
1568	EV Charging stations in Council facilities for fleet charging	\$50,000
All Wards	Quotes due early April for expansion of EV charging stations for fleet charging at Knox Civic Centre. Installation to be completed by June.	
1569	Knox Regional Netball Centre, Ferntree Gully - Masterplan Implementation	\$15,000
Dobson	The carpark works have been completed as part of the Netball Centre upgrade works.	
1571	Lewis Park, Wantirna South - Masterplan Implementation - Stage 2 - Sport & Play Hub	\$500,000
Dinsdale	Design - The concept design is being finalised following additional consultation with stakeholders and the public.	
1572	Community Gardens Facility - scope	\$120,000
Dinsdale	Preparation for site investigation works and detailed design is underway.	
1573	Lupton Way Future Public Art Lighting	\$100,000
Baird	Earmarked fund for public art lighting along Lupton Way, State Government commitment. Unable to deliver 22/23 until Erica Ave redevelopment is complete, and the Boronia Station Masterplan timeline and scope is understood. Keen to locate works on Council owned land to avoid Vic Track sites.	

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27-Mar-2023

Project Number	Project Name	Total Adjusted Budget
1574	Fairpark Reserve, Ferntree Gully - Cricket Net Renewal	\$13,000
Baird	The design has been pushed back as the pavilion will not be demolished until July/August. The cricket nets are being installed where the pavilion currently sits. Funds will need to be carried forward.	
1575	Templeton Reserve, Wantirna - Cricket Net Renewal	\$13,000
Collier	Draft design in review.	
1576	Ambleside Homestead Upgrade Review	\$45,000
Dobson	Concept Design consultant selected with concept and detailed costing work commencing shortly.	
1577	Tormore Reserve Pavilion - Concept Design	\$120,000
	Tormore pavilion concept design has started in March with an architect engaged.	
		Total: \$78,303,376

4.3 Knox Central Precinct Plan

SUMMARY: Manager City Projects, Nicola Ward

The draft Central Precinct Land Use Plan (CPLUP) is intended to inform and guide the future planning and development of the Central Precinct of the Knox Central Activity Centre. The Central Precinct is land owned by Council. The staged redevelopment of the Central Precinct over the next 20 years is pivotal to realising Council’s vision for the Knox Activity Centre as a vibrant and modern mixed-use destination.

The CPLUP provides a framework for the future development of the land. A preliminary Business Plan has also been developed. The preliminary Business Plan is dependent on the final form of the CPLUP, and may change over the development timeframe. It is a Commercial in Confidence document and is not included in this report.

The CPLUP needs to be finalised and adopted by Council. Along with the Knox Central Structure Plan, it will inform the development of planning controls for the Central Precinct of the Activity Centre. Once the CPLUP is finalised the preliminary Business Plan and development approach can be confirmed, considered by Council and then implementation can commence.

Two stages of consultation are proposed. Stage 1 is initial consultation with key stakeholders such as government departments and Scentre Group (Westfield) and then the community. Stage 2 is the statutory consultation under the Planning and Environment Act 1987 and is connected to the future planning scheme amendment.

This report seeks Council endorsement to commence Stage 1 consultation with key stakeholders and then Stage 1 community engagement on the proposed CPLUP.

RECOMMENDATION

That the Committee:

- 1. Endorse the draft Central Precinct Land Use Plan (CPLUP) for the purposes of initial consultation (Stage 1) with key stakeholders, and engagement with the community.**
- 2. Authorise the Chief Executive Officer (or their delegate) to make necessary editorial changes to the draft CPLUP in preparation for consultation.**
- 3. Notes the outcome of Amendment C198knox that proposed to rezone land within the Central Precinct to the Mixed Use Zone and resolve that the amendment not proceed at this time.**

1. INTRODUCTION

Knox Central is the municipality’s largest activity centre with a wide range of land uses including: retail, office, commercial/industrial, residential, education, Government/Civic and open space/recreation. Council has long-held aspirations for the future development of Knox Central.

Knox Central serves a broad community; both within Knox and across the eastern suburbs of Melbourne. It has a local and regional role as a shopping, civic, entertainment and employment focus for Knox residents. Knox Central plays a significant role in the overall planning framework for the municipality and the Knox Housing Strategy 2015 identifies the Activity Centre as the focus for higher density residential development.

The Knox Central Structure Plan (KCSP) is the overall strategic plan that provides the vision, objectives and actions for the future of the Knox Central Activity Centre. The KCSP was implemented through Amendment C149 to the Knox Planning Scheme following public exhibition in late 2016. It guides changes to land use, built form (including building heights), transport networks and public spaces and sets the planning framework to achieve positive economic, social and environmental outcomes in the Knox Central Activity Centre.

Objective 1 of the KCSP is *“To enhance Knox Central’s role as the civic and public heart of the municipality where communities connect and congregate”*.

Objective 1 included the following actions:

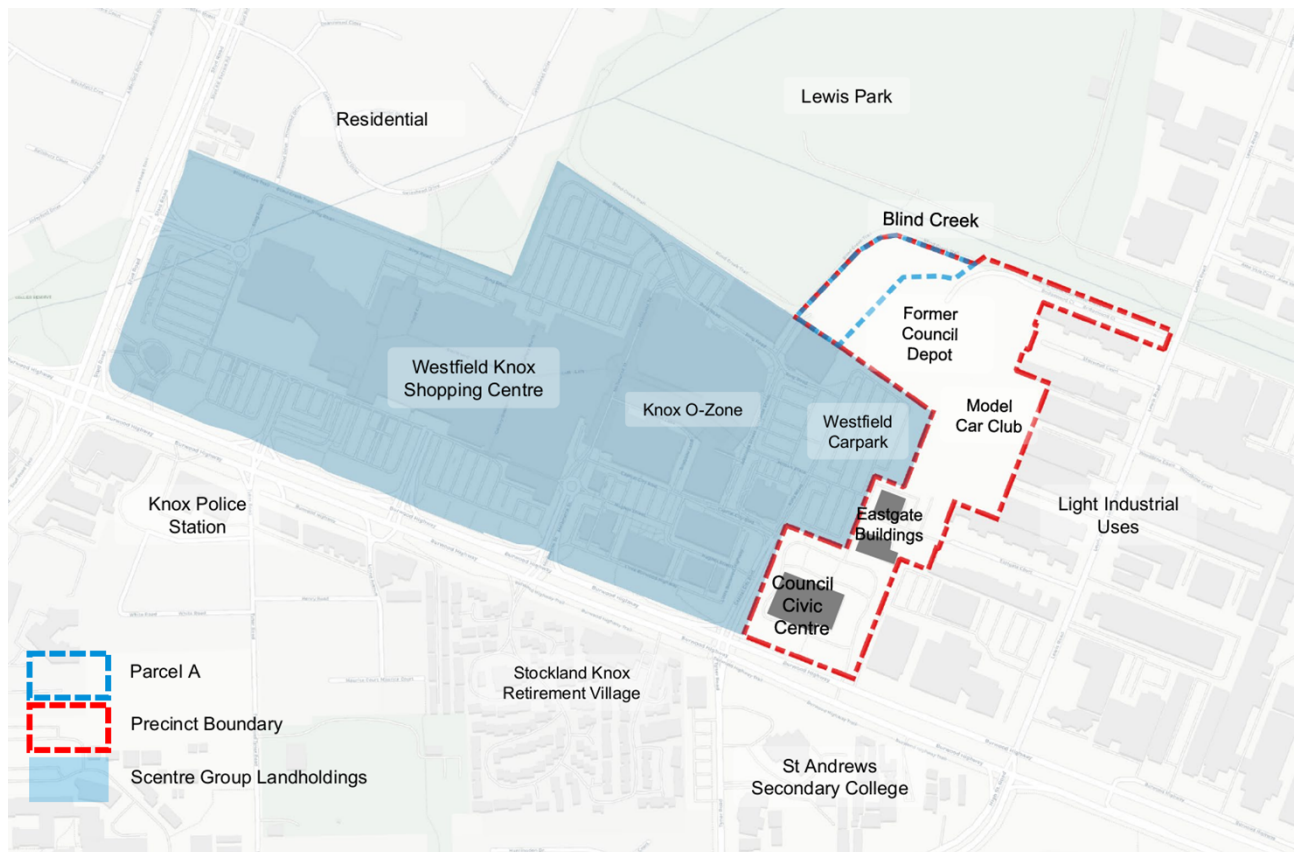
- *Continue investigations into the development of appropriate arts and cultural facilities in Knox, within the context of the South/Eastern region.*
- *Commence the acquisition of land to facilitate Lewis Park frontage and road links for the Civic/Community precinct.*
- *Develop a master plan for the future civic precinct and Council’s land holdings, which includes:*
 - *Proposed road network and lot layout*
 - *Building envelopes*
 - *Indicative land uses*
 - *Pedestrian and cycle paths*
 - *Public/civic space*
 - *Connections to surrounding land uses including Lewis Park*
- *Following scoping and master planning, undertake the design process for the future civic buildings.*
- *Investigate innovative options for funding the future Civic Precinct (including public/private partnerships).*
- *Proceed with the relocation of the Knox City Council Operations Centre.*

Dot point 1 is ongoing. Dot point 2 was achieved with the purchase of Scentre Group (Westfield) properties (see Parcel A in Figure 1 below). Dot Point 6 is complete with the move of the Operations Centre and clean-up of the land, along with the relocation of the SES. Dot point 3 (underlined) is the direction giving carriage to the CPLUP.

These actions collectively have led to the current position where Council’s land holding of developable land in the heart of the Knox Central Activity Centre has significantly increased (see Figure 1 below) and is becoming more development-ready. Other significant changes include the adoption by Council of the Lewis Park Masterplan, the decision by Melbourne Water to daylight Blind Creek and the renewal works being undertaken at the Knox Westfield Shopping Centre.

The draft Central Precinct Land Use Plan (CPLUP) is the next step in the process to potentially realise value from Council’s land holdings for reinvestment into community facilities, and directly responds to Dot Point 3 of the Structure Plan. A Precinct Plan, rather than a Master Plan, provides more flexibility for the development of the Precinct to evolve.

Figure 1: Council's landholdings in the Central Precinct of the Knox Central Activity Centre



Technical work to underpin the draft CPLUP is now complete. This includes:

- Cultural Heritage Management Plan
- Native Vegetation assessment
- Geotechnical investigations
- Principal Property Advisory
- Architectural Services
- Landscape design
- Traffic and Transport
- Contaminated Land Assessment.

On 6 March 2023 Councillors received a briefing report on the CPLUP and requested further information on the proposed community engagement. A Community Engagement Plan has been developed, with a summary provided at the Consultation section of this report. This report presents the key timelines for Stage 1 consultation. The objective of the Stage 1 consultation is to obtain high level feedback on the CPLUP from key stakeholders being state government agencies and Scentre Group, and then from the broader community.

This report also flags indicative timelines for the adoption by Council of the draft CPLUP and then statutory exhibition of the Planning Scheme Amendment (Stage 2 consultation) that will set the planning controls for the Central Precinct to underpin future development of the site.

2. DISCUSSION

The draft CPLUP (Attachment 1) will inform and guide the future planning and development of Council's land holdings. The staged redevelopment of the Precinct over the next two decades is pivotal to realising the future vision for the Knox Activity Centre as a vibrant and modern mixed-use destination. It is anticipated that, over time, development of the Central Precinct will support and stimulate the gradual growth and renewal of the Knox Central Activity Centre, including the existing light industrial uses along Lewis Road. The expected 20-year development horizon is necessary to ensure that new dwellings can be absorbed by the market, a development transition can occur that might be less confronting for the community, and to allow the market to mature so that apartment development becomes viable.

By preparing this draft CPLUP, Council is sending a signal it is seeking to partner with private developers to develop its landholdings in a manner that optimises urban design, built form, open space, housing and broader community and economic outcomes for the municipality. To achieve this outcome the draft CPLUP sets out the Precinct context, opportunities and guiding principles, anticipated development outcomes and indicative delivery and implementation considerations.

The CPLUP seeks to deliver primarily medium to high density residential and integrated commercial uses to accommodate people and jobs close to nearby retail, transport and natural amenity. In addition, the Plan identifies opportunities for new Council offices, open spaces that complement the Lewis Park Masterplan and Blind Creek upgrades and community facilities such as a future community hub, library and performing arts centre (subject to need, feasibility and funding). These uses offer the potential for iconic and catalytic anchor developments for the precinct capable of accelerating the process of renewal.

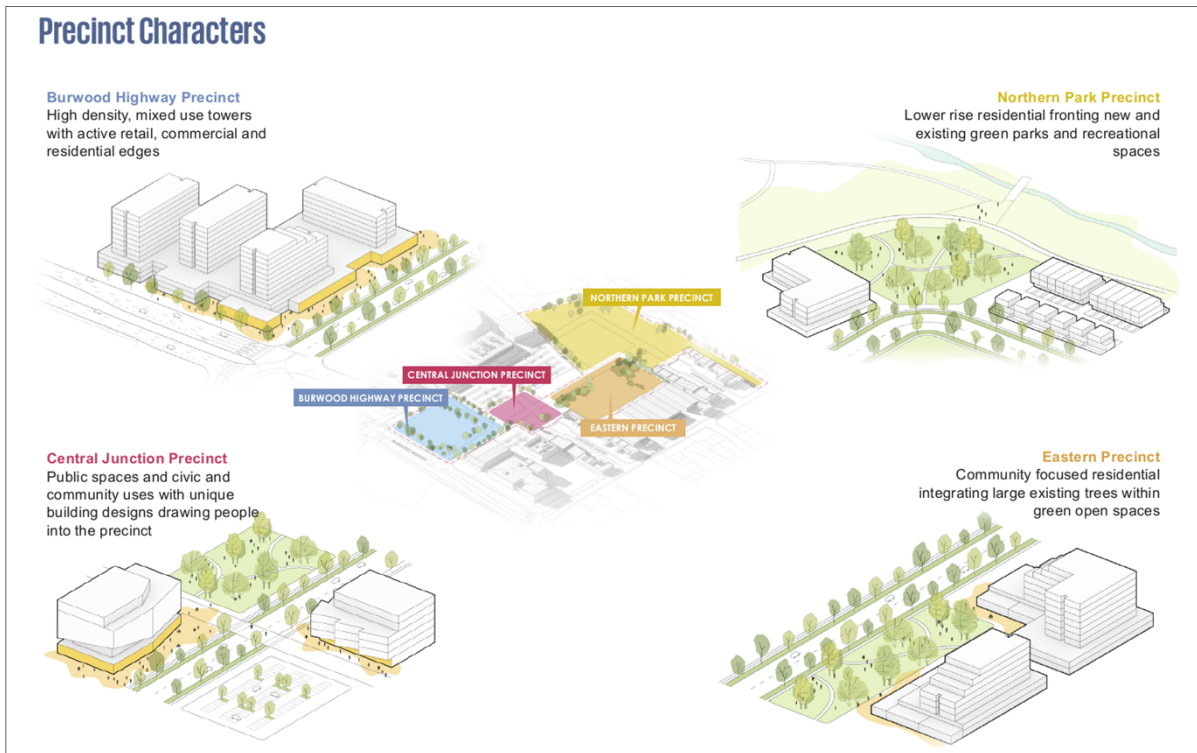
The CPLUP examines the main elements of the future development of the precinct including

- Access and movement;
- Land use and built form;
- Open space
- Development staging; and
- Implementation.

Importantly, the CPLUP provides for pedestrian, cycle and road access directly from Burwood Highway, access to Lewis Road from Sherwood and Eastgate Courts as well as a permeable network of open spaces with pedestrian and cycle links between the built forms and into Knox Westfield.

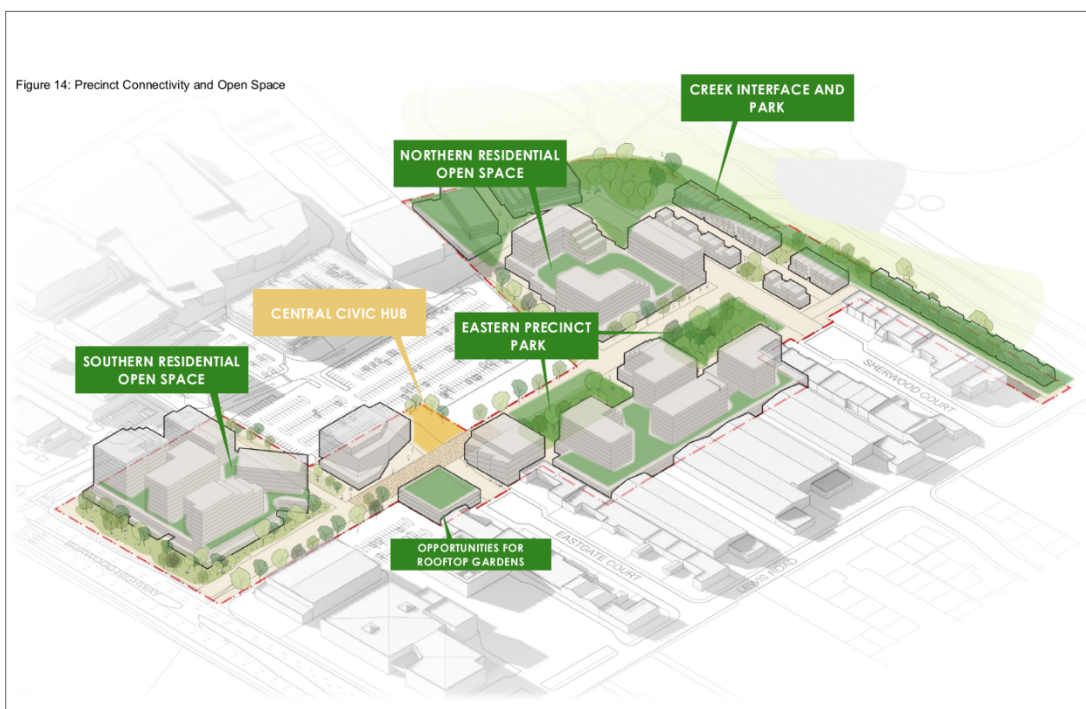
The Central Precinct is divided into four sub precincts related to the proposed uses and stage of development as shown Figure 2 below. Character and design principles are outlined for each precinct along with the building heights previously set by the KCSP.

Figure 2. Precinct Characters and Design Principles



The open space network provides non-vehicular connectivity between the sub-precincts and buildings, an interface with Lewis Park and Blind Creek and provides for the retention of two significant areas of remnant vegetation in the Eastern sub-precinct (Figure 3 below). This approach is supported by the Cultural Heritage Management Plan which includes a condition to retain and protect this remnant vegetation.

Figure 3: Precinct Connectivity and Open Space



Implementation of the Central Precinct Land Use Plan through the Knox Planning Scheme

The CPLUP recommends that the development of the land be implemented over a 20-year period in nine stages; commencing with Bridgewood Court and concluding with the Burwood Highway frontage.

A planning scheme amendment will be required to enable the Plan. It is envisaged that the Precinct will be included in a Development Plan Overlay (DPO) and eventually the land rezoned to a Mixed Use Zone (MUZ). The DPO will **incorporate** the essential elements of the CPLUP movement and access, built form and open space.

Currently, the Central Precinct has four land use zones (Figure 4):

- Public Use 6 (Local Government);
- Industrial 1 Zone;
- Commercial 1 Zone; and
- Mixed Use Zone.

Figure 4: Central Precinct Zones



Implementing a consistent Zone in the Central Precinct is an essential step to support the change in land uses envisaged across the site. The Public Use Zone (PUZ) on the former Operations Centre and the Civic Centre and Eastgate site effectively limits any use of the land to a local government purpose. This has the potential to constrain the KCSP's object of encouraging entertainment, leisure, recreation and commercial uses in what it proposed to be the Civic and Community Precinct in the CPLUP. The PUZ is at odds with the KCSP's inclusion of the Civic Centre and Eastgate in the Lewis Road Mixed Use Precinct. Finally, the Industrial 1 Zone is inappropriate for the high amenity land fronting Blind Creek and it prohibits residential and some commercial uses.

On 8 August 2022 the Strategic Planning Committee (SPC) considered (and endorsed) a report which proposed to rezone all the land in the Precinct to a MUZ as part of Amendment C198knox. However due to difficulties in the timing of the authorisation of the Amendment request and conditions imposed by the then Department of Environment, Land, Water and Planning (DELWP), the amendment did not proceed. Such a request will be reinitiated upon the adoption of the CPLUP.

The MUZ provides the flexibility that would allow a variety of uses including residential and small office without a permit, a range of commercial (including recreational and entertainment) uses as well as larger offices with a permit. It is important to note that Council would require a permit to build a new Civic Centre on land zoned MUZ. Further work will be undertaken on the proposed Zone and will be a key focus of consultation with the Planning Division in the Department of Transport and Planning that has been identified as a key stakeholder.

If adopted in its current draft form, the CPLUP will require some consequential changes to the Planning Scheme and the Knox Central Structure Plan.

Stage 1 consultation with key stakeholders including government agencies will indicate whether there is broad support for what the draft CPLUP proposes including initial testing of the proposed Zone changes. If broad support is apparent, early work can commence on drafting the planning controls whilst the Phase 1 community engagement is underway.

Stage 2 consultation will be the statutory consultation under the *Planning and Environment Act 1987* as part of a planning scheme amendment. All key stakeholders and the community will be able to make submissions through that statutory process. By undertaking a more intensive Stage 1 consultation, including with key stakeholders, it is expected that any issues will have been identified and dealt with before the planning documents are formally exhibited through the (Stage 2) statutory process. This is discussed further below.

Next Steps to progress the Central Precinct Land Use Plan

The CPLUP provides a framework for the future development of the land. A preliminary Business Plan has also been developed, which is a Commercial in Confidence document that provides advice to Council on how to best manage the packaging and sale of its land holdings. The preliminary Business Plan is dependent on the final form of the CPLUP, and may change over the development timeframe.

The preliminary Business Plan is not part of the consultation process. Council will consider its approach to future development in due course.

The next step is for Council to endorse the draft CPLUP for the purposes of commencing Stage 1 consultation with key stakeholders and then Stage 1 community engagement, on the proposed CPLUP, consistent with Council's adopted Community Engagement Policy.

Following completion of the Stage 1 consultation a report to Council will advise on the comments received and recommend any changes to the draft CPLUP, if appropriate. At this point Council can formally adopt the CPLUP and commence the process to incorporate it into the Knox Planning Scheme. As noted previously, the statutory process for the planning scheme amendment will be a second opportunity for stakeholder and community feedback (Stage 2).

As these actions are taking place the preliminary Business Plan will be progressively reviewed with a view to it being adopted by Council once the CPLUP has been finalised through the planning scheme amendment. As advised, the business plan is commercial in nature and therefore confidential and will not form part of the community engagement process.

The indicative timeframe for progressing the CPLUP is set out in the table below.

Precinct Plan Stage	Approximate timeline
Council briefing on progress towards the draft CPLUP and preliminary business plan	September - October 2022 <i>(Completed)</i>
Council briefing (6/3/23) on the draft CPLUP and preliminary business plan	March 2023 <i>(Completed)</i>
Council report (11/4/23) for endorsement to commence key stakeholder and community engagement on the draft CPLUP (Phase 1 Consultation). 1:1 meetings with Councillors as required.	April 2023 <i>(11/4/23 SPC meeting)</i>
Consultation with state government agencies and Scentre Group (key stakeholders) on the draft CPLUP (Stage 1)	April/May 2023
Council briefing on the outcome of key stakeholder consultation. Depending on feedback, commence preparation of draft planning controls.	June 2023
Community consultation on the draft CPLUP including meeting with sports clubs, the model car club, business owners and tenants in the Lewis Road industrial estate (Stage 1)	July – September 2023
Council considers the feedback on the CPLUP and considers adopting the CPLUP and seeking Ministerial agreement to prepare a Planning Scheme Amendment.	October/November 2023
Exhibition and statutory consultation on the Planning Scheme Amendment (Stage 2)	February 2024 <i>(indicative only-relies on authorisation for the Amendment by the Minister for Planning)</i>

3. CONSULTATION

To progress the draft CPLUP Stage 1 consultation with key stakeholders is proposed to occur first. Key stakeholders are relevant state government agencies primarily the Department of Transport and Planning (DTP) and Melbourne Water. The Engagement Plan identifies three different areas of DTP to consult – VicRoads, Transport (for bus routes) and Planning. It is important to consult with state government agencies before engaging with the community to understand whether there are any issues that have not been picked up through the development of the draft CPLUP. Similarly, as a key and influential landholder in the Central Precinct and immediate neighbour of the Council, early engagement with Scentre Group (Westfield) is also prudent.

During consultation with key stakeholders, preparations for the Stage 1 community engagement will be undertaken including developing a website page on ‘Have Your Say’, and preparation for engagement with sports clubs, the model car club and the business owners and tenants in the Lewis Road industrial precinct. Pop-ups are also being considered.

As noted above, following Stage 1 consultation, Council will consider the feedback on the CPLUP and any officer-recommended changes. Council can then consider adopting the CPLUP and seeking Ministerial authorisation to prepare and exhibit an Amendment. The timing for seeking Ministerial authorisation will depend on the extent of any changes to the CPLUP and the feedback from state agencies and Scentre Group. The timeline in the table above is indicative only and assumes minimal changes required to the CPLUP and efficient drafting of planning controls.

The formal statutory notification and exhibition process as part of a Planning Scheme Amendment under the *Planning and Environment Act 1987* will be the Stage 2 consultation. Further information will be provided to Council once the outcome of Stage 1 consultation is clear.

4. CLIMATE CHANGE CONSIDERATIONS

The development of the Knox Central Precinct and careful drafting of planning controls will be considered in the context of climate change. The draft CPLUP includes generous open space and a focus on built form that supports active and public transport. The staged development of the precinct supports adaptive development of the residential area and planning and design of resilient infrastructure, all of which are relevant to the Knox Climate Response Plan 2021-2031. Implementation of the recommendation will:

- Positively impact upon the Community Net Zero 2040 target by providing the impetus for improved public transport to Knox Central. Increased densities support better provision of public transport.
- Positively impact upon Council’s exposure to climate risks by supporting sustainable development adjacent to a waterway including to mitigate against urban heat island and support flood management.
- Positively enhance the urban landscape by preserving biodiversity and allowing generous space for canopy trees contributing to urban forest and heat island outcomes.

5. ENVIRONMENTAL/AMENITY CONSIDERATIONS

The project will enhance the amenity and environmental values preserving and enhancing the existing remnant vegetation on the land.

6. FINANCIAL & ECONOMIC IMPLICATIONS

The costs associated with the CPLUP and rezoning process are allowed for within Council's operating budget.

7. SOCIAL IMPLICATIONS

The project will provide for more housing options close to a significant employment and commercial node.

8. RELEVANCE TO KNOX COUNCIL PLAN 2021-2025

Opportunity & Innovation

Strategy 1.1 - Maximise the local economy by supporting existing businesses and attracting new investment.

Neighbourhoods, Housing & Infrastructure

Strategy 2.1 - Plan for and support diverse housing to meet changing community needs.

Strategy 2.2 - Create, enhance and maintain places and spaces for people to live, work, play and connect.

Natural Environment & Sustainability

Strategy 3.1 - Preserve our biodiversity and waterways and enhance our urban landscape.

Connection, Resilience & Wellbeing

Strategy 4.3 - Honour and integrate First Nations Culture into actions and environments.

Civic Engagement & Integrity

Strategy 5.2 - Manage our resources effectively to ensure financial sustainability and improved customer experience.

Strategy 5.3 - Ensure our processes are transparent and decisions are accountable.

9. CONFLICT OF INTEREST

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

10. CONFIDENTIALITY

There is no content in this report that meets the definition of confidential information from the Local Government Act 2020.

Report Prepared By **Manager City Projects, Nicola Ward**
Report Authorised By: **Director City Liveability, Matt Kelleher**

Attachments

1. Attachment 1 - KC Draft Central Precinct Land Use Plan (CPLUP) [4.3.1 - 42 pages]



Knox Central Precinct Plan

(Land Use Plan)

November 2022



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*The City of Knox acknowledges that it sits on the traditional land of the Kulin Nation.
Knox City Council recognises, respects and shares in the customs of the people of Wurundjeri and the Bunurong.*



Executive Summary

Executive Summary

Purpose

The Knox Central Precinct Plan (**Plan**) is intended to inform and guide the future planning and development of the Knox City Council (**Council**) owned Knox Central Precinct (**Precinct**).

The staged redevelopment of the Precinct over the next two decades is central to realising the future vision for the Knox Activity Centre as a vibrant and modern mixed-use destination. Over time it is anticipated that the development of the Precinct will support and stimulate the gradual growth and renewal of the entire activity centre area, including existing light industrial uses along Lewis Road.

In preparing this Plan, Council is seeking to partner with private developers to develop its landholdings in a manner that optimises urban design, built form, open space and broader community and economic outcomes for the municipality.

Scope

The Plan sets out the Precinct context, opportunities and guiding principles, anticipated development outcomes, and indicative delivery and implementation considerations.

The Plan represents a view of “what could be” based on anticipated market demand and other considerations. Importantly, Council does not need to make definitive and detailed decisions now about the specific scale, design, use, location and transaction arrangements relating to the various development parcels. These decisions can be made at the time of divesting parcels to the market.

Key Objectives

The Plan seeks to deliver primarily medium to high density residential and integrated commercial uses to accommodate people and jobs close to surrounding retail, transport and natural amenity. In addition, the Plan identifies opportunities for new Council offices, open spaces that complement the Lewis Park Masterplan and Blind Creek upgrades, and community facilities such as a future community hub, library and performing arts centre (subject to need and funding). These uses offer the potential for iconic and catalytic anchor developments for the Precinct capable of accelerating the process of renewal.

Delivery Partners

Aside from any new community facilities, Council does not intend to be the developer of the Precinct. The Plan assumes that Council will control the staged release of surplus landholdings to the market to enable the viable delivery of the proposed activity centre uses. The appropriately staged and de-risked release of land to the market is anticipated to optimise financial returns to Council and community benefits for the municipality.

Medium to high density residential outcomes represent an emerging market for the area and will take time for the market to deliver. The extent of demand will need to be monitored throughout the Plan’s 20-year plus implementation phase.

The Plan also assumes that Council delivers certain critical transport, open space and other supportive infrastructure for the Precinct, to unlock the development opportunities and improve the viability of private sector investment in the Precinct.

The Plan has been informed by preliminary discussions with major adjoining landowner, Scentre Group. The integrated development of the Precinct and the Scentre Group landholdings will be critical to the overall success of the activity centre in meeting the needs of residents, workers, businesses, visitors and shoppers. The Plan has also had consideration of the current development of Knoxfield at 609-621 Burwood Highway by Development Victoria.

Next Steps

The community will be consulted on the Plan in 2023. Following consultation, the final plan will need to be endorsed by Council prior to implementation. Aspects of the Plan can start to be implemented immediately following Council approval.

It is expected that a Development Plan Overlay will be prepared by Council and applied to the Precinct via a Planning Scheme amendment. This will provide certainty to the market and the community as to what will be considered acceptable form and scale of development.

Other amendments to the Planning Scheme will also be required to rezone certain industrial and public use zoned areas in the Precinct to Mixed Use Zone and to ensure consistency between the Plan and existing planning controls.



Precinct Context

Local Context

Knox Central Precinct (**Precinct**) refers to the area shown in Figure 1. The Precinct is owned by Knox City Council (**Council**) and is approximately 9 hectares in size.

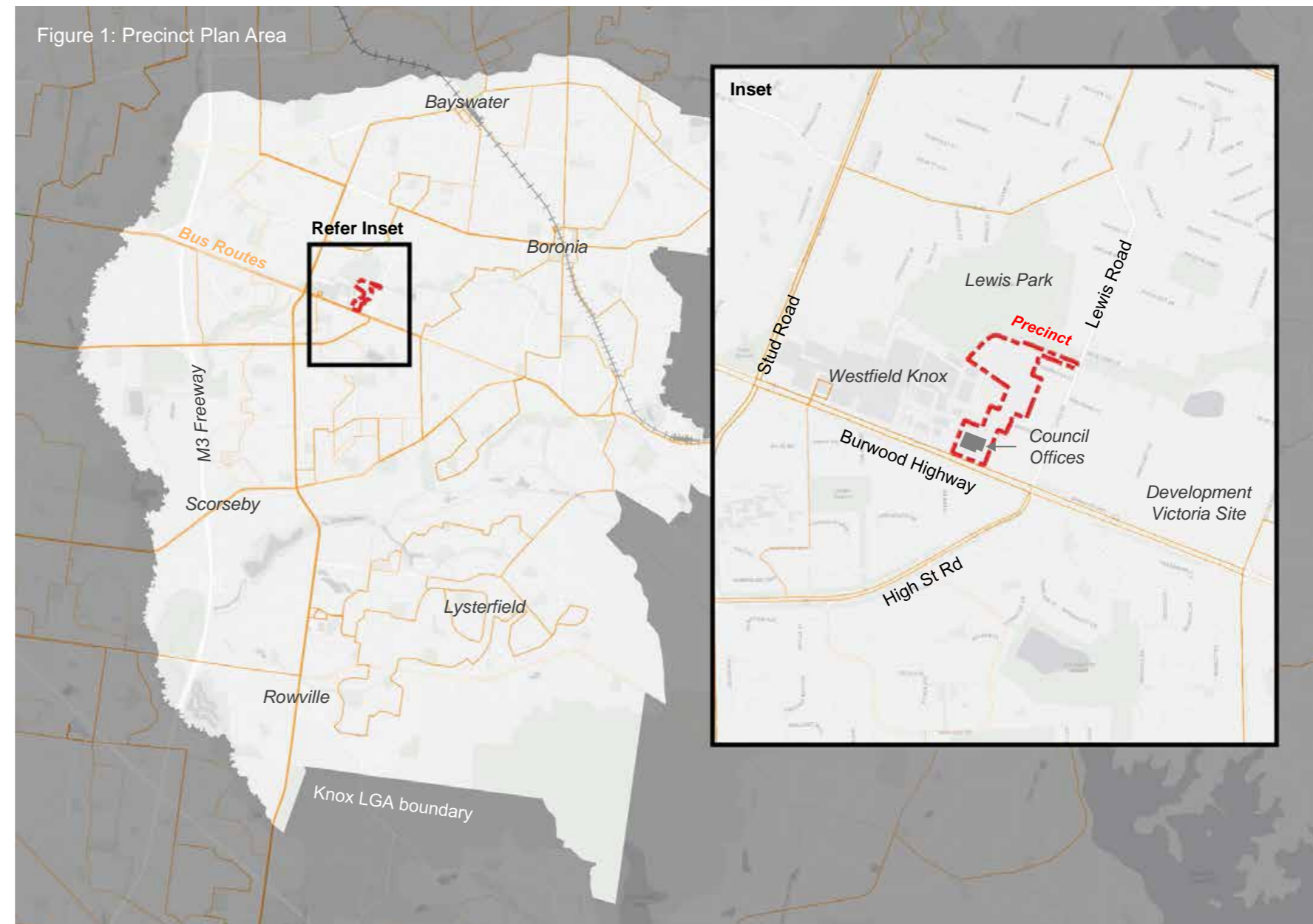
The Precinct is 25km west of Melbourne’s CBD, and 10km east of the Dandenong Ranges. The Precinct is well serviced by bus routes which provide access to other centres in Knox, as well as to the CBD and beyond. The nearest train station is Boronia Station, and is 4km from the Precinct.

The Precinct is home to Council’s Civic Centre and is surrounded by the Westfield Knox Shopping Centre to the west, light industrial / commercial uses including mechanics and bulky goods to the east, Lewis Park and Blind Creek to the north, and Burwood Highway to the south.

On the corner of Burwood Highway and Scoresby Road, approximately 1km from the Precinct, Development Victoria is delivering a 416 townhouse development, set to commence construction in 2023.

The population of the City of Knox is set to grow by 25,000 over the next 15 years, and the development of the Precinct presents an opportunity to support this growing community while delivering on several Council policy objectives.

Figure 1: Precinct Plan Area



Local Context

Westfield Knox

Westfield Knox is immediately west of the Precinct. It is a proud space for local businesses and has provided amenities to the wider community for 25 years. In the late 80's the redevelopment of Knox O-Zone provided an indoor/outdoor entertainment and hospitality strip just a minutes walk from the Precinct.

Blind Creek Trail

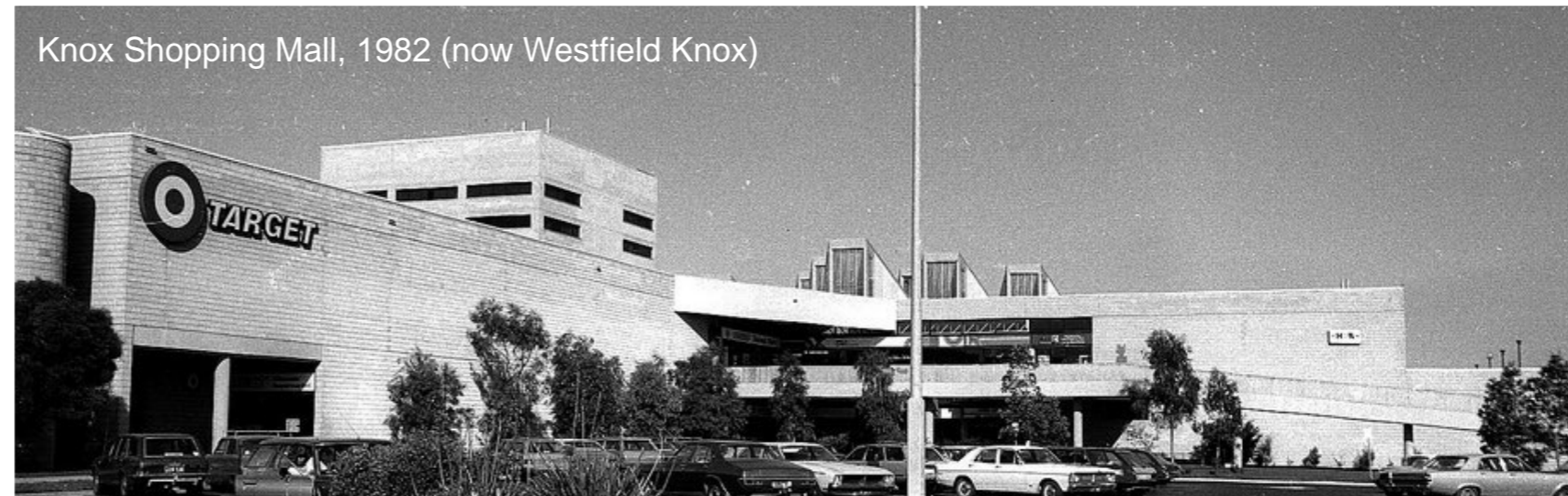
To the north of the Precinct, the Blind Creek Trail is a nature corridor and popular destination for cyclists, dog walkers and families. The trail has a strong community following including support from the Knox Environment Society and is undergoing several local council rejuvenation projects. The trail forms part of a broader wildlife corridor and is home to many species of native flora and fauna, and major upgrade works to the are scheduled to commence in early 2023.

Lewis Park Reserve

On the other side of Blind Creek, Lewis Park is host to a number of sporting events and clubs including the Lewis Park Disc Golf and the Lewis Park Pavilion, home of the local Eastern Lions Junior Football Club. The Lewis Park Masterplan was approved in 2019 and will deliver a new nature playground, multi-purpose courts and improved sports pavilion.

Knox Park

The Skate and BMX park is a joint community project run by the Knox City Council and Victoria YMCA and is a popular family-friendly recreation amenity located in Lewis Park.



Local Context

Existing Uses

The Precinct currently comprises three Council buildings – the Civic Centre, Eastgate North and Eastgate South. The existing Civic Centre is physically nearing the end of its useful life and will need to be replaced in the short to medium term. The Precinct is otherwise vacant or used for at-grade carparking.

The Council Depot has been decommissioned and the site is currently being remediated by Council.

A model-car club currently leases a small area of land from Council.

'Parcel A' is subject to a First Right of Refusal in favour of Scentre Group.

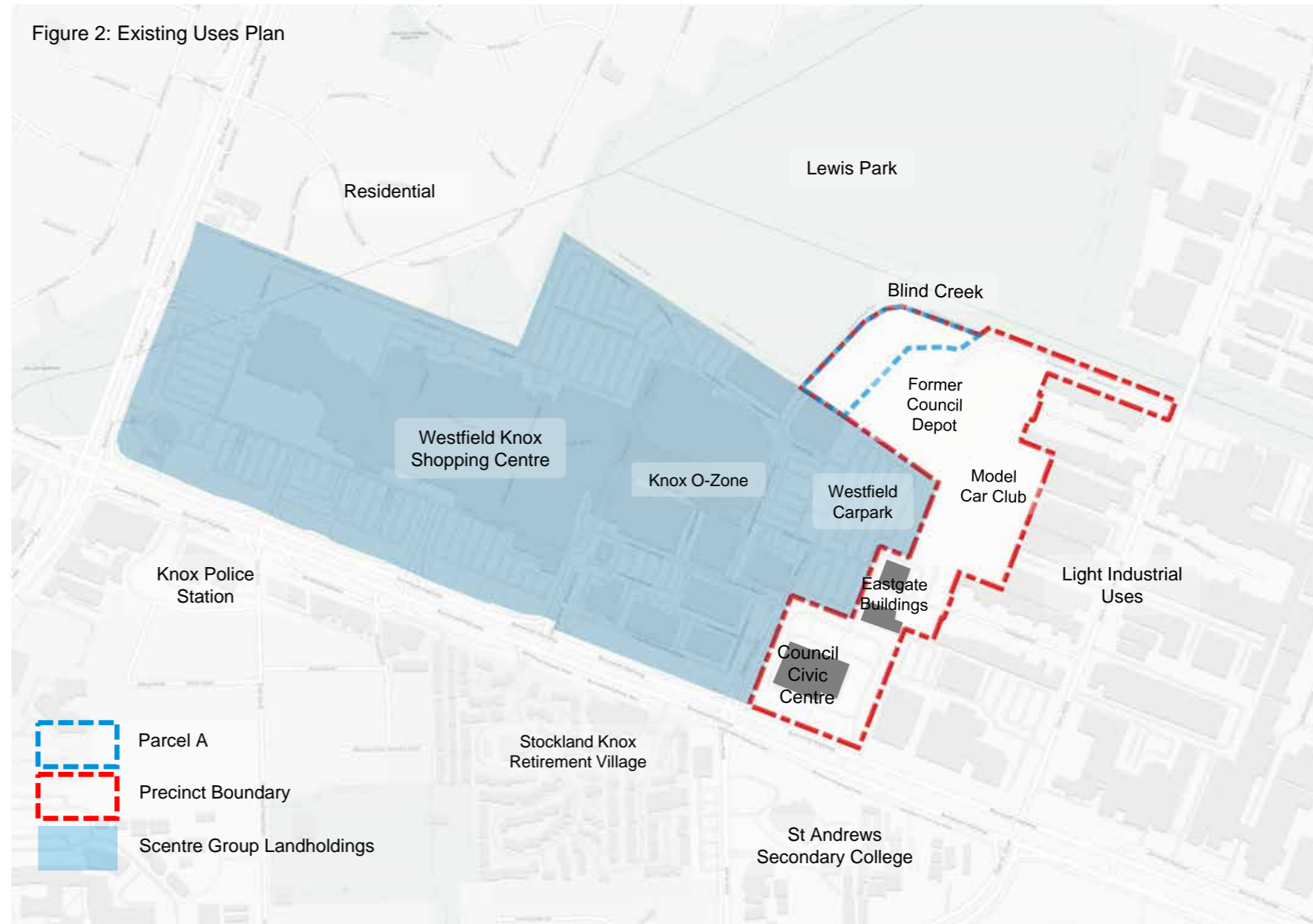
Scentre Group is currently underway with upgrade works to the shopping centre, including upgrading their retail core to create a more contemporary retail offering, as well as delivering sporting facilities within the shopping centre landholding and not immediately adjacent to the Precinct.

Scentre Group has in place a 2019 development application for additional retail floorspace in the shopping centre, along with road mitigation works, but has not currently moved forward with this.

Council is planning on entering a 20-lease for a library in the shopping centre commencing from 2023.



Figure 2: Existing Uses Plan



Planning

Strategic Planning

The Precinct is part of the Knox Central Activity Centre (KCAC) – the largest activity centre in the municipality.

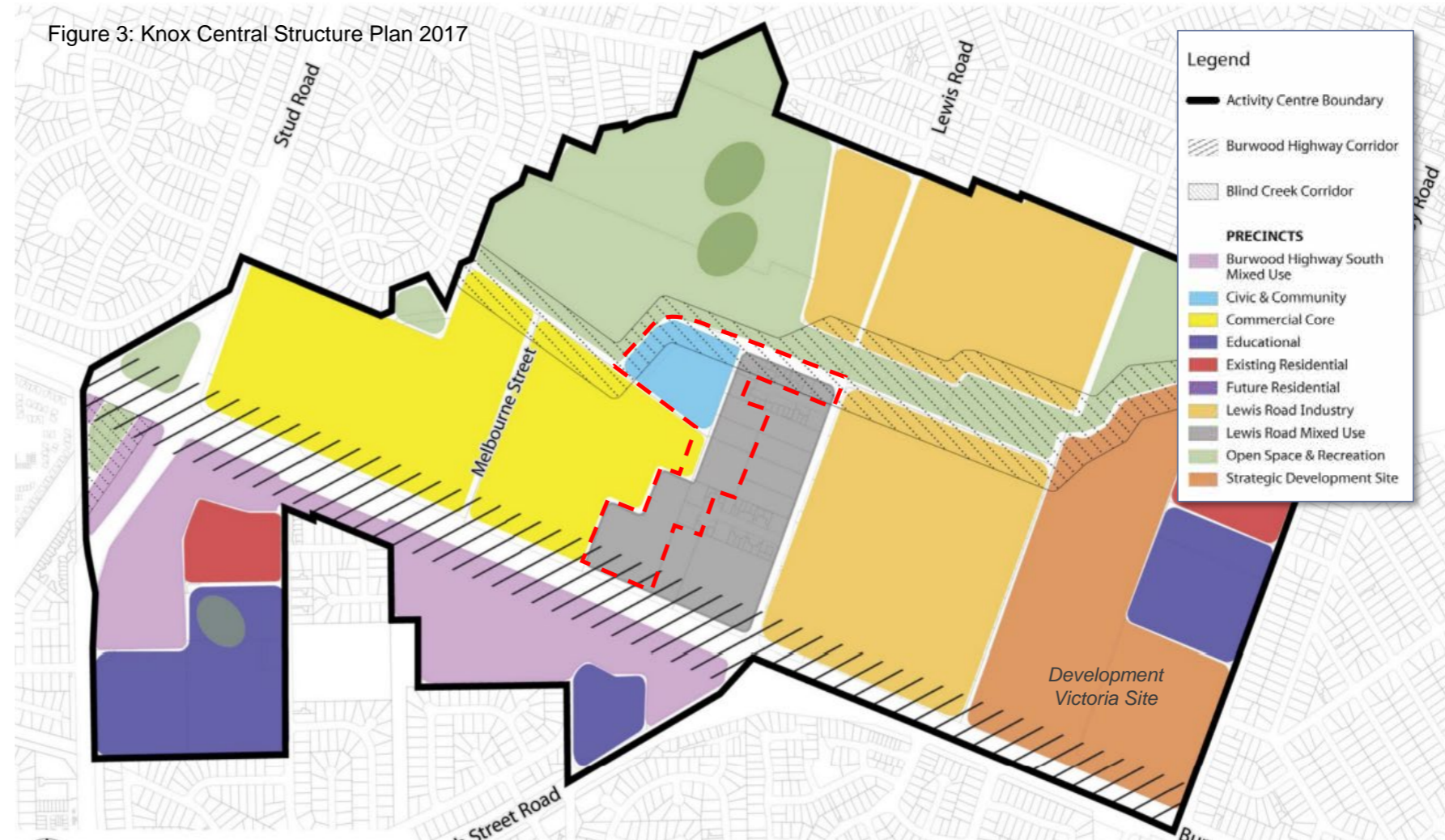
The Knox Central Structure Plan (2017) set out the vision for the KCAC to become a vibrant modern mixed-use activity centre that attracts residents, workers and visitors from across Melbourne’s east.

The Structure Plan promotes mixed-use, civic and community development at the Precinct. The yellow area designated as Commercial Core comprises the Westfield Knox Shopping Centre owned by Scentre Group.

Civic and community uses are notionally identified at the interface with Blind creek and Lewis Park.

Over time it is expected that the commercial / light industrial uses along the western side of Lewis Road transition to higher intensity mixed use outcomes.

Figure 3: Knox Central Structure Plan 2017



Quotes from the Knox Central Structure Plan (2017):

*“Knox Central’s physical form, encompassing a distinctive boulevard presence along Burwood Highway alongside the well-activated **Blind Creek Corridor and Lewis Park**, will provide a unique Activity Centre presence in Melbourne’s eastern suburbs”*

“the most **well-known and popular destination** in the east of Melbourne”

“a **busy and attractive urban centre** which has a strong connection to the natural environment”

“provide a focus for public life, **connecting people and communities**, and will be an attractive place to **live, work, and play**”

Planning

Zones

The Precinct currently comprises the Mixed Use Zone (**MUZ**), Public Use Zone 6 (**PUZ6**) and a small component of Industrial 1 Zone (**IN1Z**).

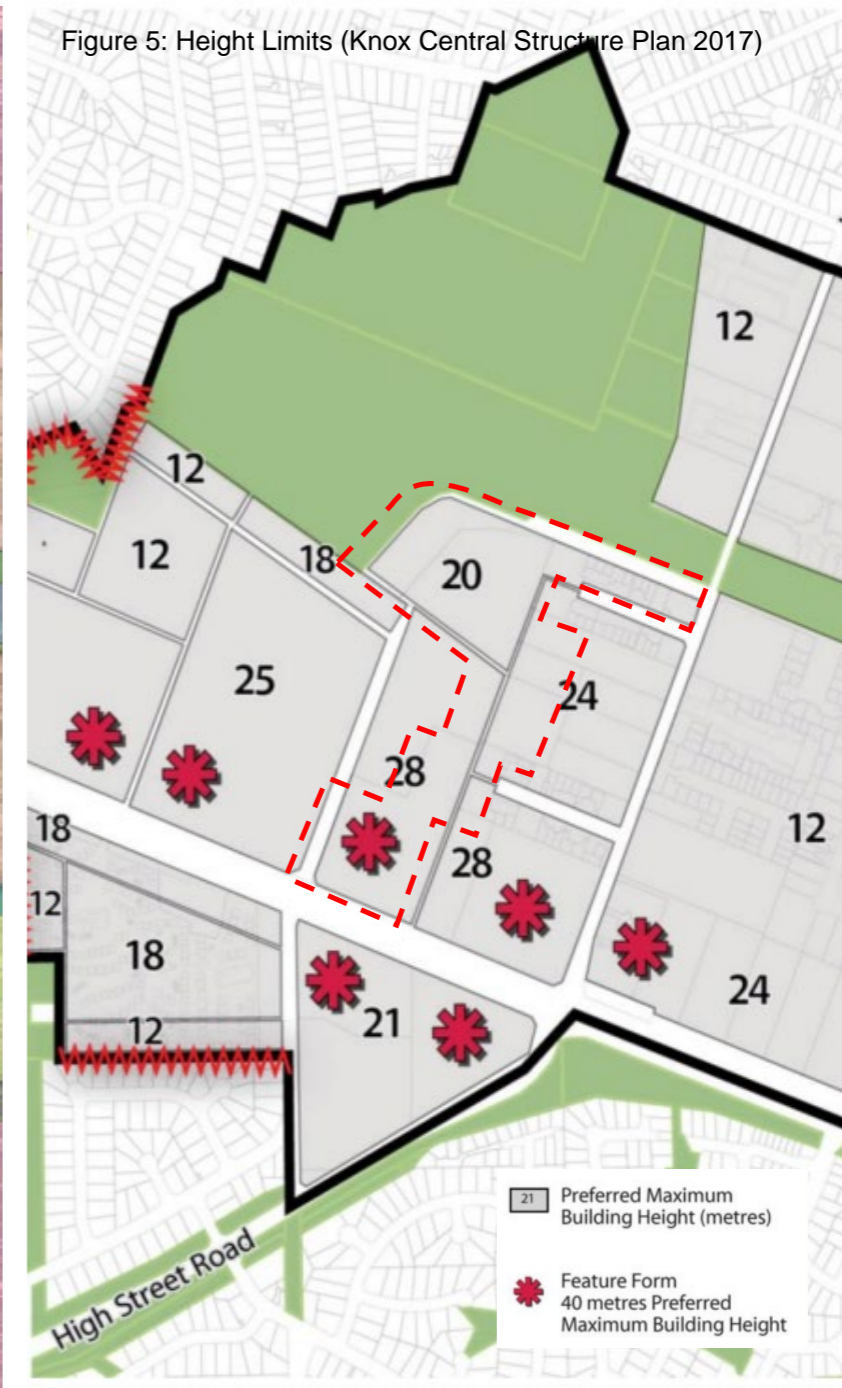
The MUZ parcels were rezoned in 2018 to facilitate renewal of the Precinct over time in line with the KCAC Structure Plan and the Precinct.

To further facilitate this transition, Council is seeking to rezone the entire Precinct to MUZ to provide planning uniformity and maximum flexibility for a range of future activity centre uses.

Building Heights

The Structure Plan established preferred height controls for the Precinct (refer Figure 5).

Preferred maximum building heights in the Precinct range from 20m (approximately 6-storeys) in the north to 40m (approximately 12-storeys) along the Burwood Highway frontage for 'feature' buildings.



Planning

Overlays

The entire Precinct is subject to the Design and Development Overlay (DDO) which has the effect of incorporating the Structure Plan into the Planning Scheme.

A Land Subject to Inundation Overlay (LSIO) covers areas to the north of the Precinct. A permit is required to construct a building within this area. It is understood that the LSIO is subject to review. Development in this area will be subject to engineering advice and detailed design.

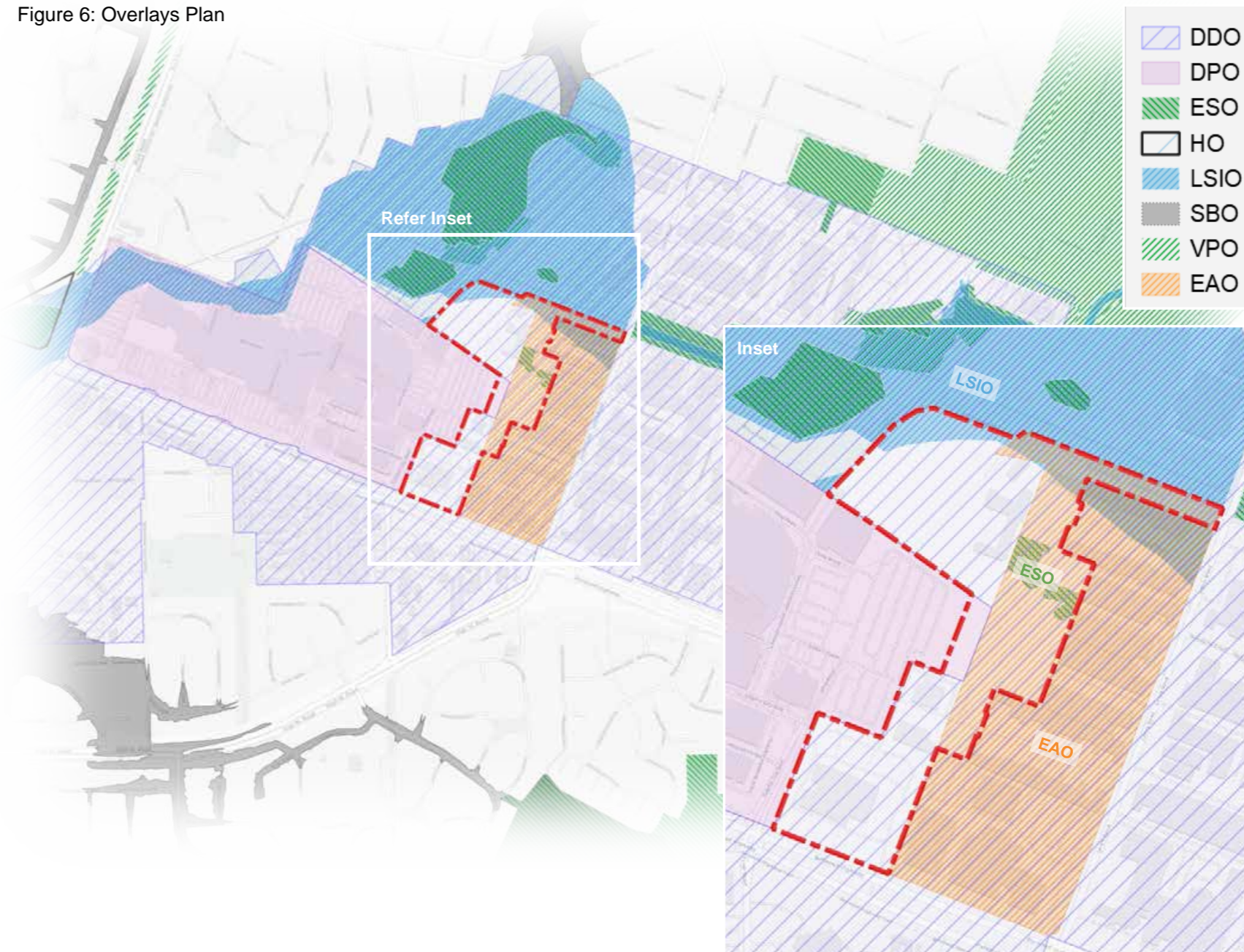
An Environmental Significance Overlay (ESO) is located in the Precinct in relation to existing biodiversity. Other areas of significant remnant vegetation exist in the Precinct (refer Figure 7).

An Environmental Audit Overlay (EAO) has been placed over the existing industrial areas in the east of the Precinct. The EAO will trigger an Environmental Audit for the delivery of sensitive uses (such as residential and child care uses) in these areas.

Cultural Heritage

A Cultural Heritage Management Plan (CHMP) is being prepared by Council to assess the potential impact of the Precinct on Aboriginal cultural heritage. The CHMP is nearing approval by the local Registered Aboriginal Party.

Figure 6: Overlays Plan



Natural Environment

Proximity to Natural Environment

The Precinct is uniquely located next to significant open space assets in the form of Lewis Park and Blind Creek, both of which are scheduled to undergo large upgrades.

Lewis Park upgrades in line with the Lewis Park Masterplan are scheduled to commence in late 2023.

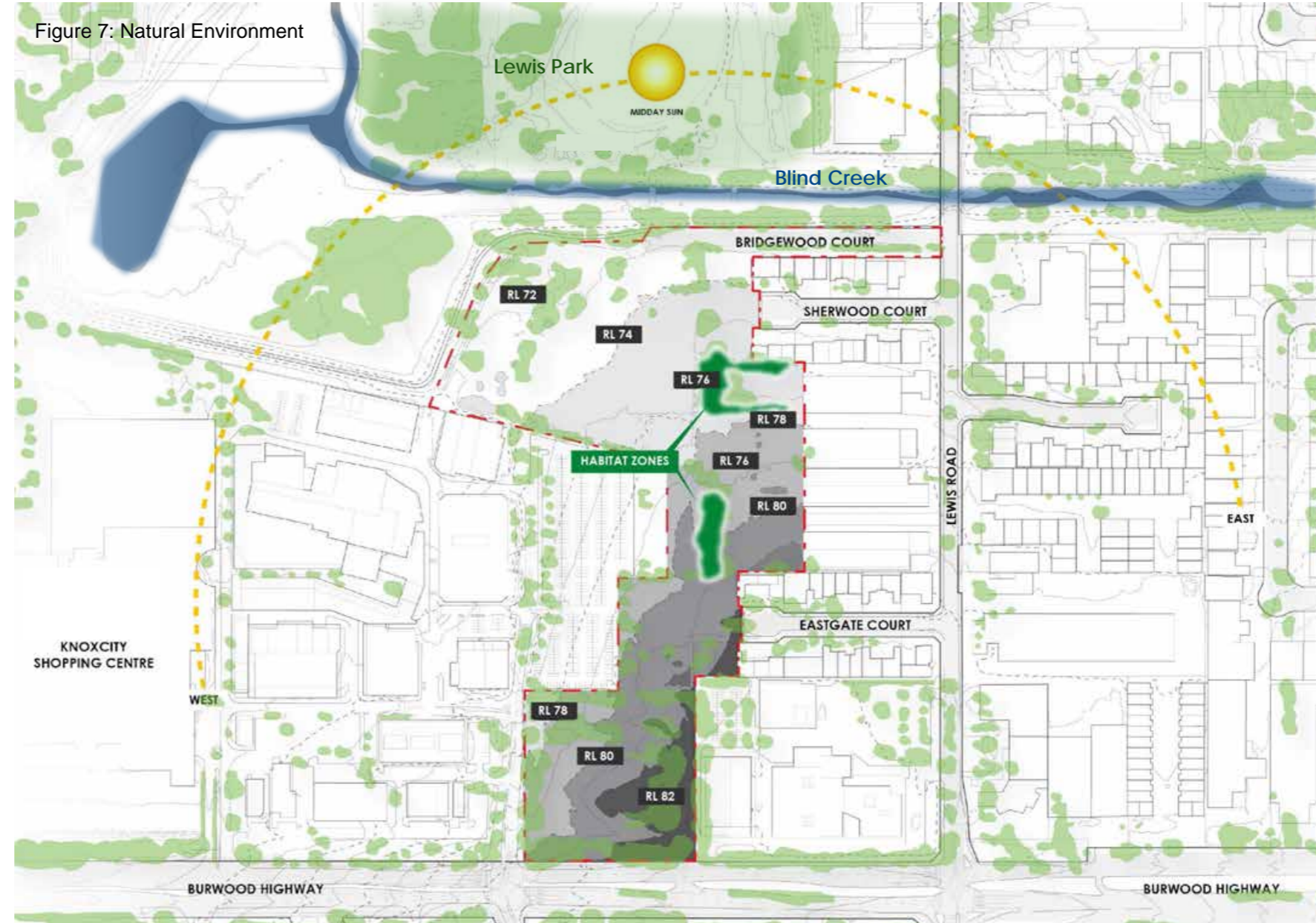
Blind Creek is undergoing daylighting - that is, opening up the buried Creek and restoring it to more natural conditions. This daylighting is occurring alongside the development of three new wetlands, 6,300m of new paths and 1,700 new trees. Construction for these upgrades are scheduled for early 2023.

Existing Tree Coverage

The Precinct has two designated Habitat Zones pursuant to Clause 52.17 of the planning scheme. The Zones are proposed to be protected by this Precinct Plan. Outside of these Zones, there is a generous tree coverage toward Burwood Highway as well as the north-east of the Precinct.

Topography

The Precinct is relatively flat, with a 10m decrease from the south-east to the north-west corner.



Existing Access & Infrastructure

Public Transport

The Precinct is well serviced by bus, with a major regional public bus interchange located at Westfield, approximately 600m to the west of the Precinct. There are no other public transport modes servicing the Precinct.

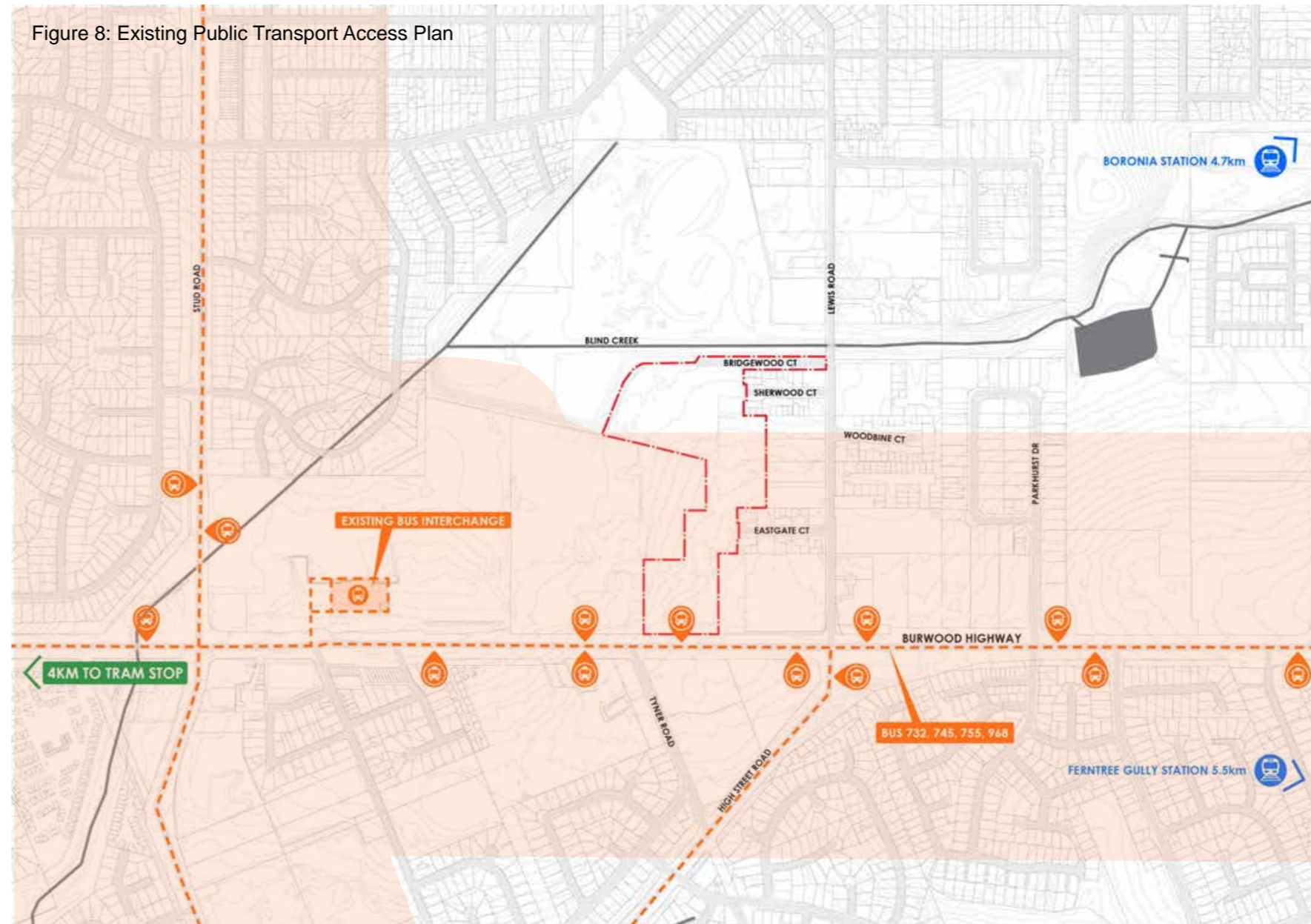
There are several bus services that stop at the existing interchange (routes 664, 681, 682, 732, 737, 738, 745, 755, 757, 758, 901 and 968) which can take commuters as far as Monash University (Clayton) or Frankston.

There are multiple bus stops located along Burwood Highway, including one in front of Council’s existing Civic Centre. Being located along this major bus corridor, the majority of the Precinct is within the Principal Public Transport Network (PPTN) – refer Appendix B. The PPTN permits a reduced statutory car parking rate for future development given the proximity to public transport.

At present, the route 75 tram along Burwood Highway terminates in Vermont South, approximately 5.7km west of the Precinct. Council is presently investigating extending the route further along Burwood Highway, terminating beyond the Precinct.

The nearest train station is Boronia, followed by Ferntree Gully.

Figure 8: Existing Public Transport Access Plan



Existing Access & Infrastructure

External Road Network

Travel to, from and around the activity centre is heavily car dependent.

Primary vehicular access to the Precinct is via an unsignalised fully directional intersection at Burwood Highway and Civic Access Road.

Cars can also currently access the Precinct via the privately owned (and signalised) Capital City Boulevard. Notably, Scentre Group is currently in the process of installing boom gates to each of their entry and exit points, including at the southern end of Capital City Boulevard.

Retaining direct access to the Precinct off Burwood Highway to achieve a standalone road network for the Precinct is critical.

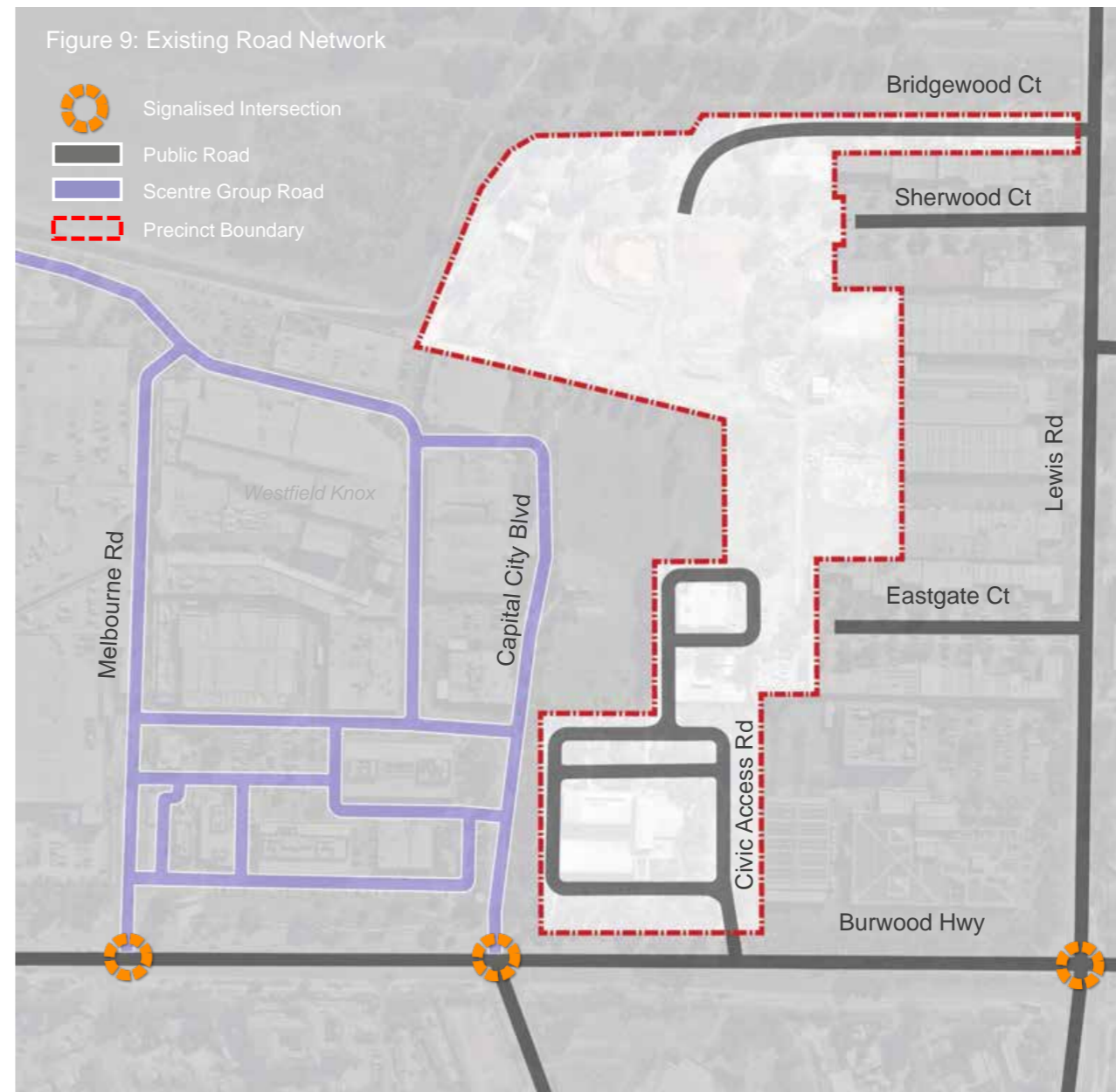
Internal Road Network

The existing road network within the Precinct is sparse and disconnected, lacking any meaningful north-south and east-west connections to facilitate ease of movement.

Infrastructure

An existing infrastructure audit was carried out in relation to the Precinct in 2019. The audit found that all services and utilities are readily available in close proximity to the Precinct with the exception of recycled water. That said, opportunities exist for localised stormwater harvesting and integrated water management.







Further detailed design, analysis and capacity assessments by relevant authorities will be required to support the delivery and implementation phase of the Precinct. This will determine the precise location of services upgrades needed at the Precinct, including the location of gas, sewers, and any new High Voltage electrical substations or kiosks.



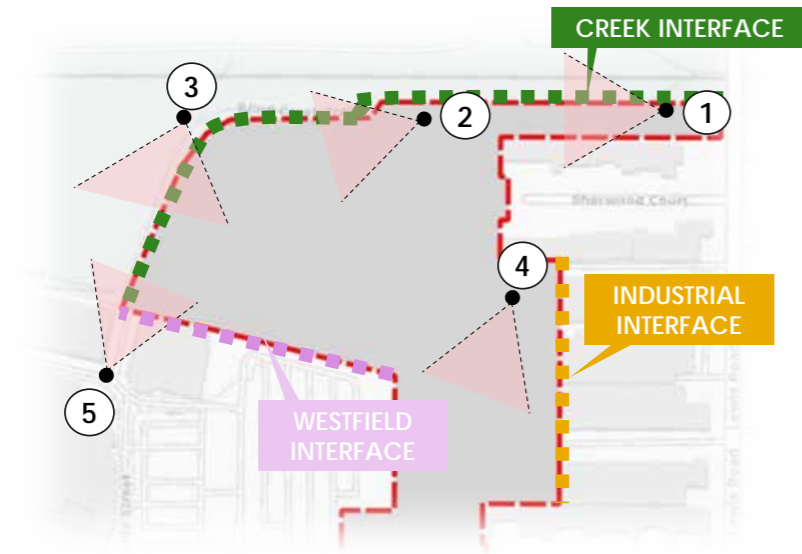
3 Opportunities & Guidelines

Design Guidelines

Based upon multiple visits to the Precinct and surrounds, and extensive context analysis (in Section 2), the following Design Guidelines were established to guide the preparation of the Precinct Plan. The Design Guidelines seek to enhance the key nodes, interfaces and existing amenity at the Precinct.

Guiding Principles		Details
	Enhance the community's pride and sense of place	<ul style="list-style-type: none"> The Precinct should serve as the community's priority location for major activities, celebrations, history, arts and culture, and for the creation of a sense of community identity. The future character of the Precinct should reflect the area's indigenous and post-contact history and values.
	Strengthen Knox Central Precinct as a hub for community	<ul style="list-style-type: none"> The Precinct should serve as a primary hub for community organisations and services facilities. These facilities have the potential to create iconic, landmark and catalytic anchor developments to attract and stimulate further investment.
	Create inviting streets, open spaces and destinations	<ul style="list-style-type: none"> A network of diverse open spaces should provide passive and active recreational options for a range of community groups, while complementing the extensive work underway at both Lewis Park and Blind Creek. The streets and footpaths should be designed to create a desirable and balanced environment for pedestrians, cyclists, and drivers, creating a complete road network.
	Expand Knox Central Precinct's role as a mixed-use centre	<ul style="list-style-type: none"> The Precinct should provide a balanced mix of housing and employment opportunities, creating a convenient mixed-use environment, that promotes the vision to increase the vitality of the centre and attract residents, workers and visitors. Council should pursue employment growth through attracting new industries and supporting the expansion of existing major employers.
	Create development opportunities and housing options	<ul style="list-style-type: none"> A range of housing options should be provided within the Precinct. Dwelling diversity should cater for different social groups, allowing for an inclusive, socially and culturally rich neighbourhood, all of which will contribute to a richer and more vibrant mixed-use activity centre.
	Strengthen partnerships to achieve common goals	<ul style="list-style-type: none"> Strong partnerships and physical connections with Westfield Knox Shopping Centre and other major landowners need to be fostered to benefit all users and ensure the Precinct and its landowners can operate harmoniously to achieve commonly held goals.

Key Interfaces



1
Bridgewood Court / Blind Creek
 Existing road to be reconsidered to accommodate a direct built form interface to Blind Creek / Lewis Park



2
Bridgewood Court
 Strong potential for links to high-quality parklands on north-facing lots



3
Lewis Park and Blind Creek
 Opportunity to leverage investment in, and create residential interface to, Blind Creek and Lewis Park allowing great views and amenity for residents.

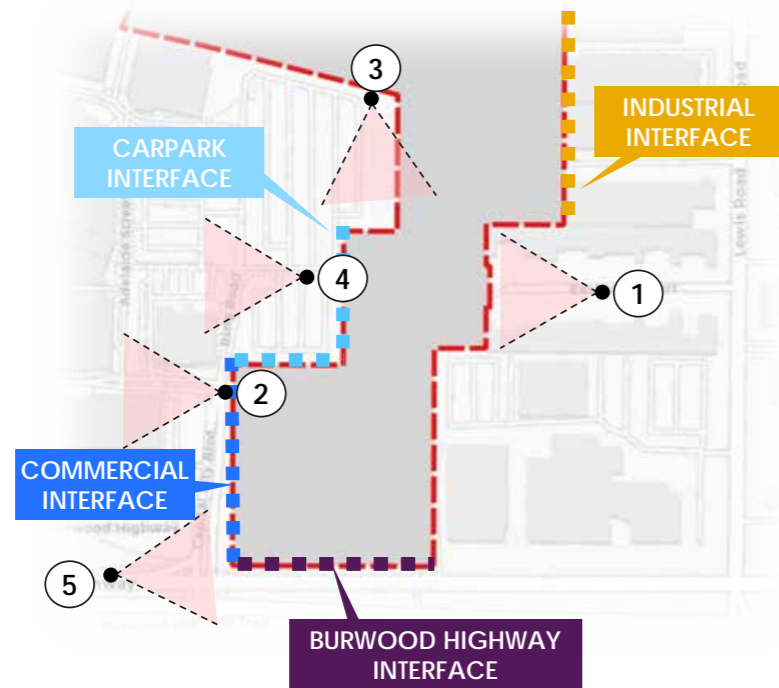


4
Existing Trees & Habitat Zones
 Large canopy trees and native vegetation across the Precinct need to be incorporated and designed around.



5
Laneway Connection to Precinct
 Key access point for pedestrian and potentially vehicles to the Precinct and Blind Creek from the Shopping Centre.

Key Interfaces



1 Connection to Eastgate Court
 Opportunity to enhance, create and future proof east-west pedestrian and vehicle connections across the precinct and beyond.



2 Capital City Boulevard
 South western edge of Precinct interface with Westfield presenting opportunities for integration with shopping centre amenity and Westfield-owned roads.



3 Existing Westfield-owned Carpark
 Consideration of the existing abutting car park and understanding its impact now and into the future.



4 View to Knox Retail Precinct
 Visual line of sight to Knox Ozone presents a strong active corridor opportunity.



5 Burwood Highway Frontage
 Burwood Highway frontage and access capable of supporting intensive mixed-use development at the Precinct.



Access and Movement

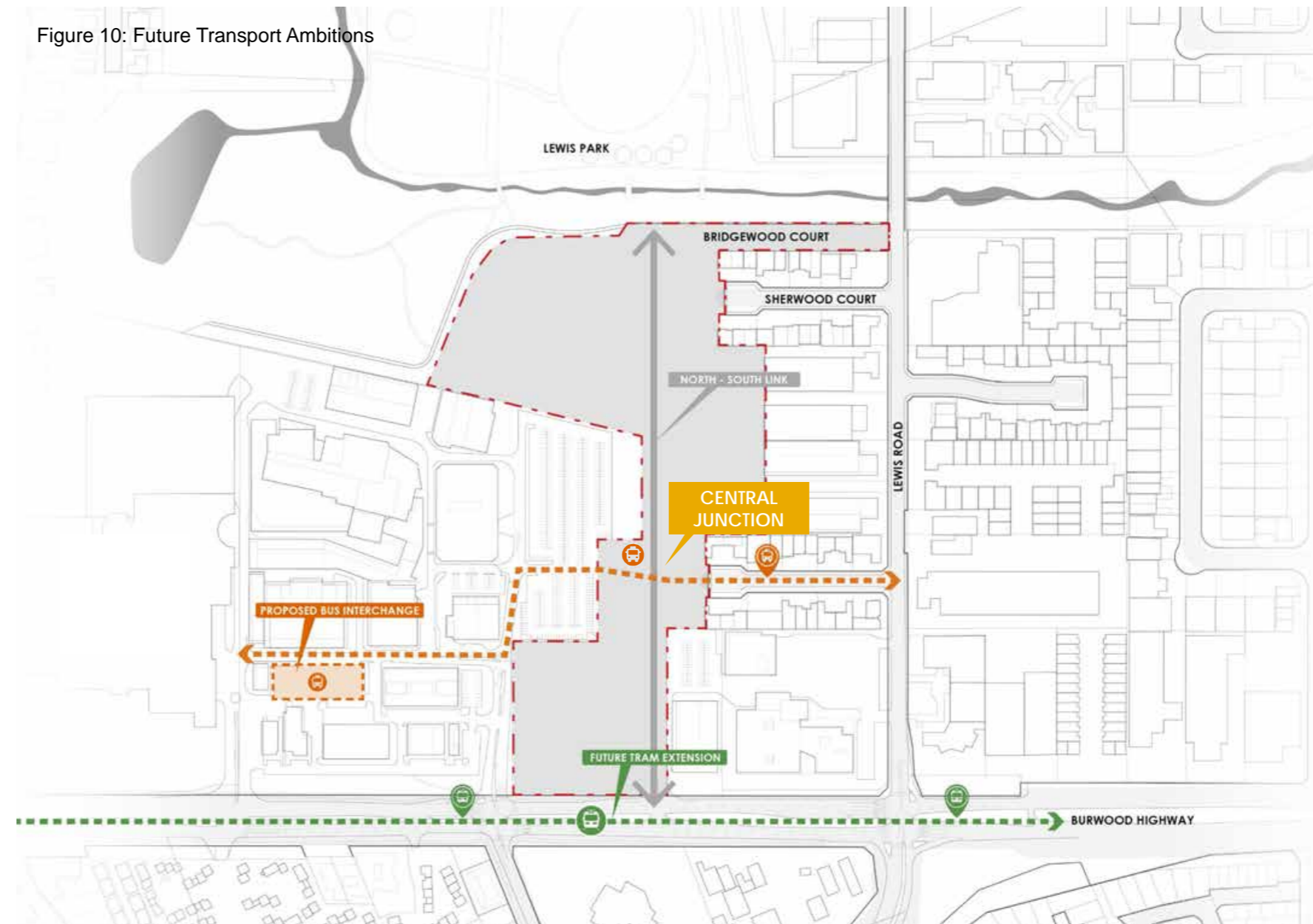
Public Transport Key Moves

Council is seeking to deliver several key public transport moves over the short, medium and long term:

- the relocation of the regional bus interchange east, much closer to the Precinct;
- a new east-west bus service through the Precinct; and
- the extension of the existing route 75 tram west along the Burwood Highway.

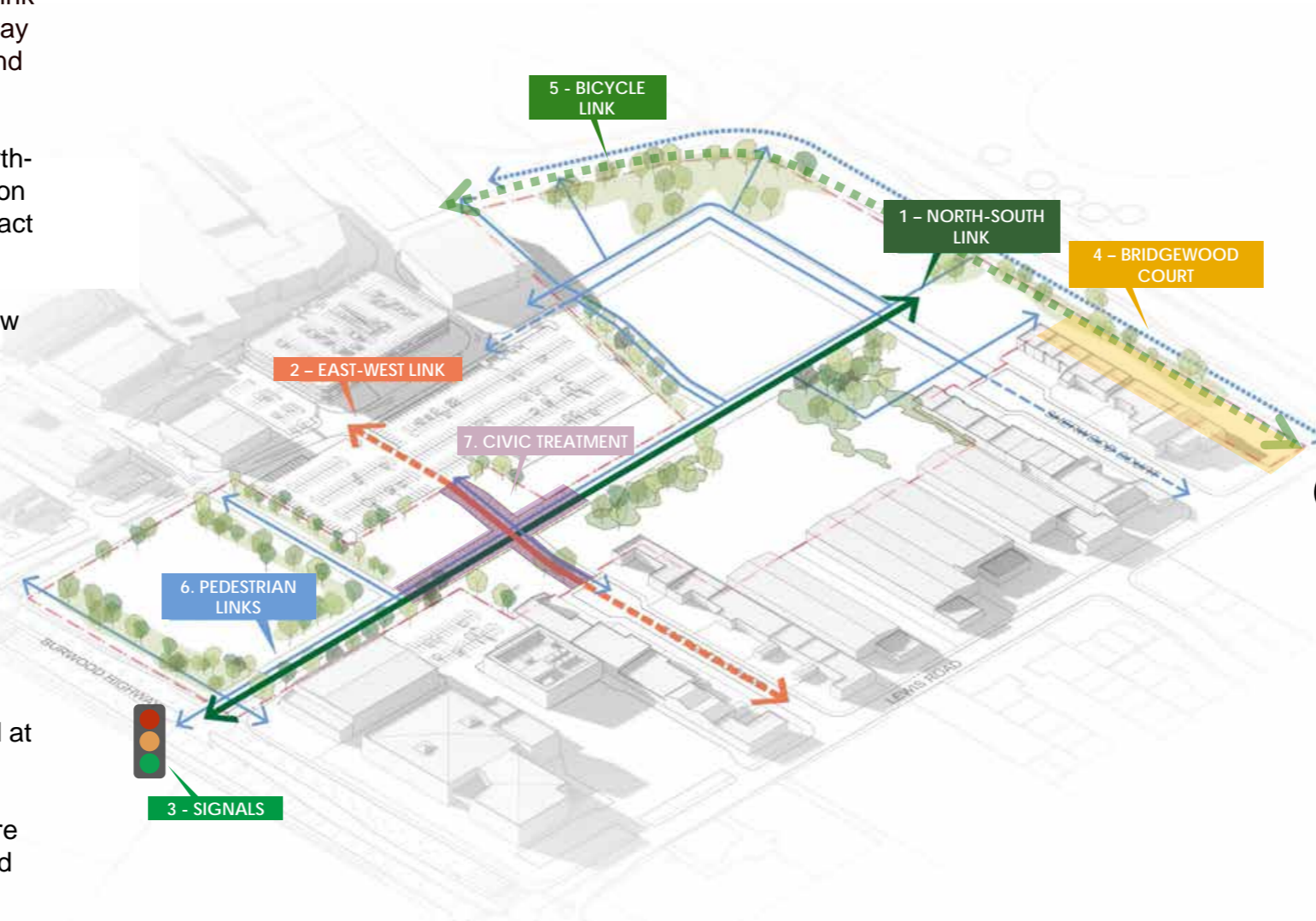
The creation of a legible north-south and east-west road spine through the Precinct will support the proposed public transport moves and culminate in a highly accessible central node capable of supporting community, commercial, retail and residential activity.

Figure 10: Future Transport Ambitions



Proposed Road and Pedestrian Connections

- 1 North-South Link**
Creation of a strong link from Burwood Highway toward Lewis Park and Blind Creek provides destination-based access. The core north-south spine connection will minimise the impact of service and utility relocations and maintain drainage flow paths through the Precinct
- 2 East-West Link**
Creation of a clear east-west link from Lewis Road through to Westfield Knox
- 3 Signals**
Signals are proposed at Civic Access Road / Burwood Highway to improve safety, ensure long-term access, and manage traffic generation. Minor line-work and phasing changes are required at Lewis Road / Burwood Highway



- 4 Bridgewood Court**
Explore reduction of the existing road reserve to accommodate a built form interface to Blind Creek / Lewis Park
- 5 Active Transport Links**
Priority given to safe walking and cycling infrastructure along the North-South and East-West corridors
- 6 Pedestrian Links**
Strong access to all corners of the Precinct via footpaths, linking together high quality open space and civic access for pedestrians
- 7 Civic Treatment**
To facilitate a safe, vibrant, and interactive civic centre for the Precinct, the road network will prioritise pedestrians through the use of appropriate road treatments, speeds, materials, and traffic controls to enable shared use and activation

Proposed Road Connections

A mix of public and private road links are proposed for the Precinct.

These all seek to encourage low traffic speeds to provide an accessible and safe street system for all users.

Similarly, the road network will provide for integrated walking, cycling, vehicle and public transport routes to connect surrounding areas.

Figure 11: Indicative Cross Sections



Figure 12: Proposed Road Ownership





Land Use and Built Form

Precincts

Burwood Highway Precinct

High-density mixed-use towers with active retail, commercial and residential edges.

Central Junction Precinct

Public spaces and civic and community uses with unique building designs drawing people into the Precinct. The built form will be exemplar and showcase sustainable materials and functionality.

By locating these uses in the centre, the Central Junction Precinct provides a 'heart' for the community with strong access from Burwood Highway and opportunities to fully integrate with the range of residential, office, retail and other functions at the Precinct.

At the same time, the location of these uses in the Central Junction Precinct enables strong residential activation and interfaces between the Precinct and Blind Creek and Lewis Park.



Eastern Precinct

Community focused residential integrating large existing trees within green open spaces.

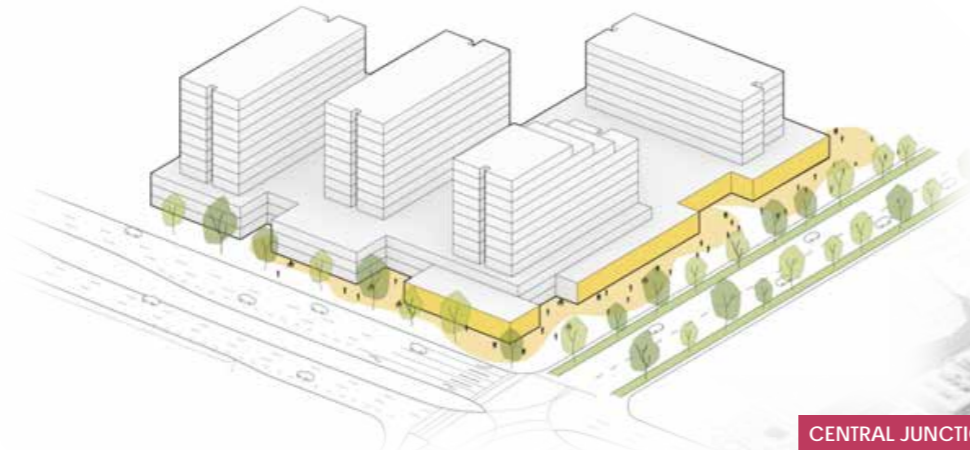
Northern Park Precinct

Medium density residential fronting new and existing green parks and recreational spaces.

Planning provisions should be applied to ensure built form in this location engages with Lewis Park and Blind Creek, and maximises passive surveillance to both the north and south.

Precinct Characters

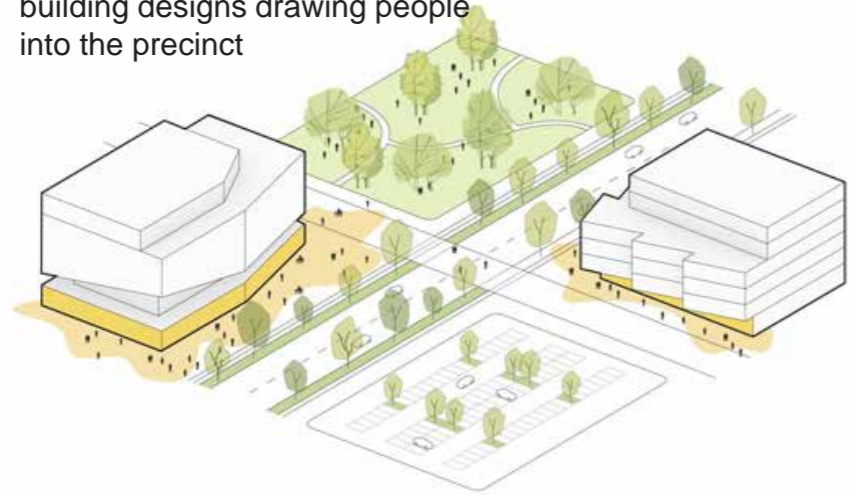
Burwood Highway Precinct
High density, mixed use towers with active retail, commercial and residential edges



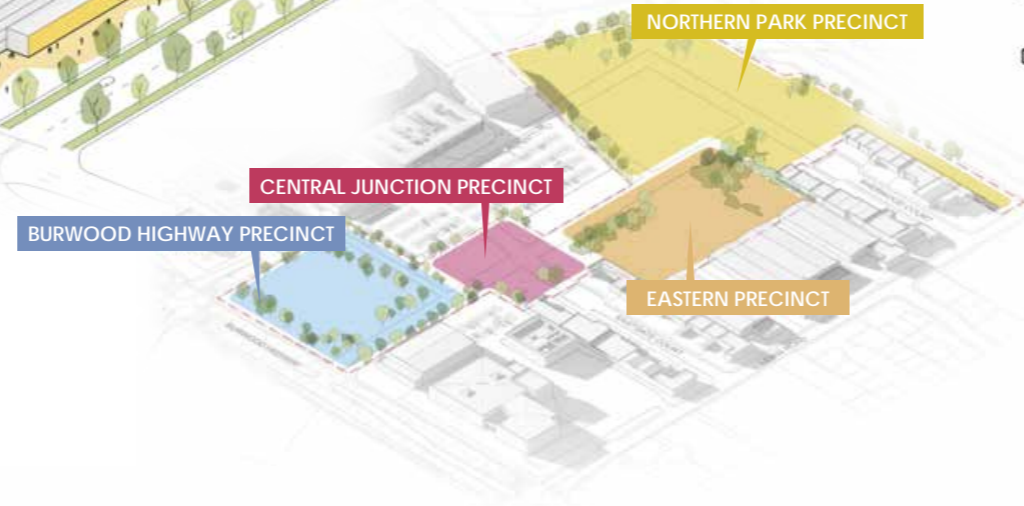
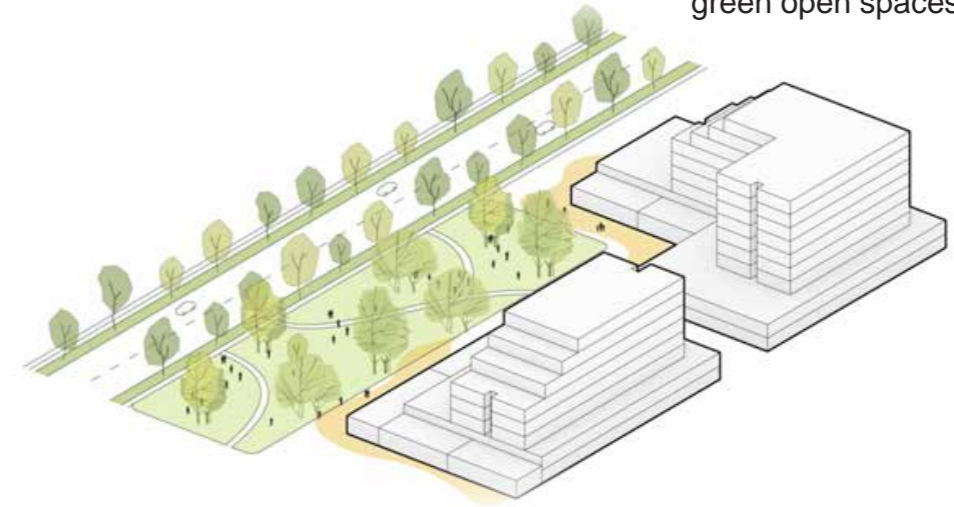
Northern Park Precinct
Lower rise residential fronting new and existing green parks and recreational spaces



Central Junction Precinct
Public spaces and civic and community uses with unique building designs drawing people into the precinct



Eastern Precinct
Community focused residential integrating large existing trees within green open spaces

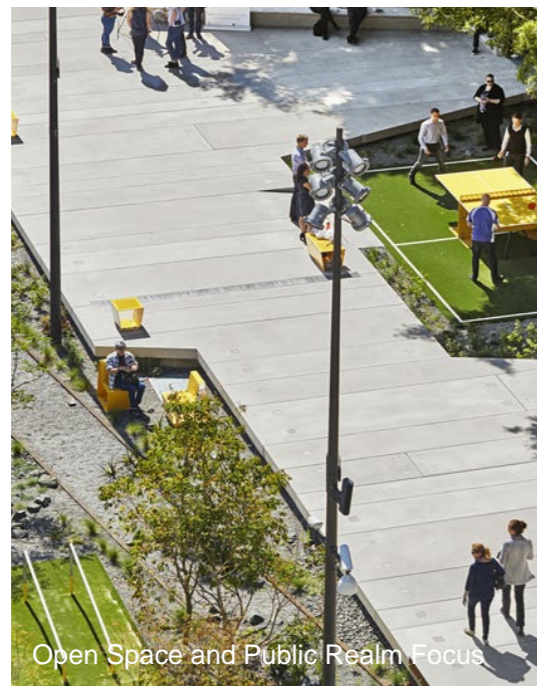
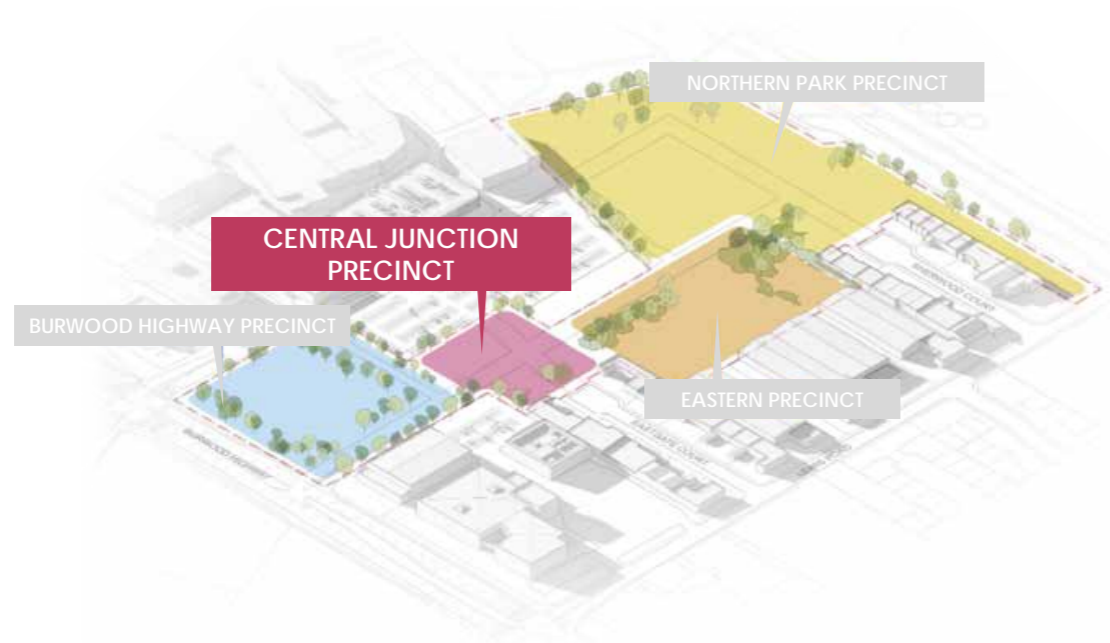


A Development Plan Overlay and Design Guidelines are expected to be incorporated into the Planning Scheme to ensure high quality built form and materials are delivered.

Burwood Highway Precinct Precedents



Central Junction Precinct Precedents



Open Space and Public Realm Focus

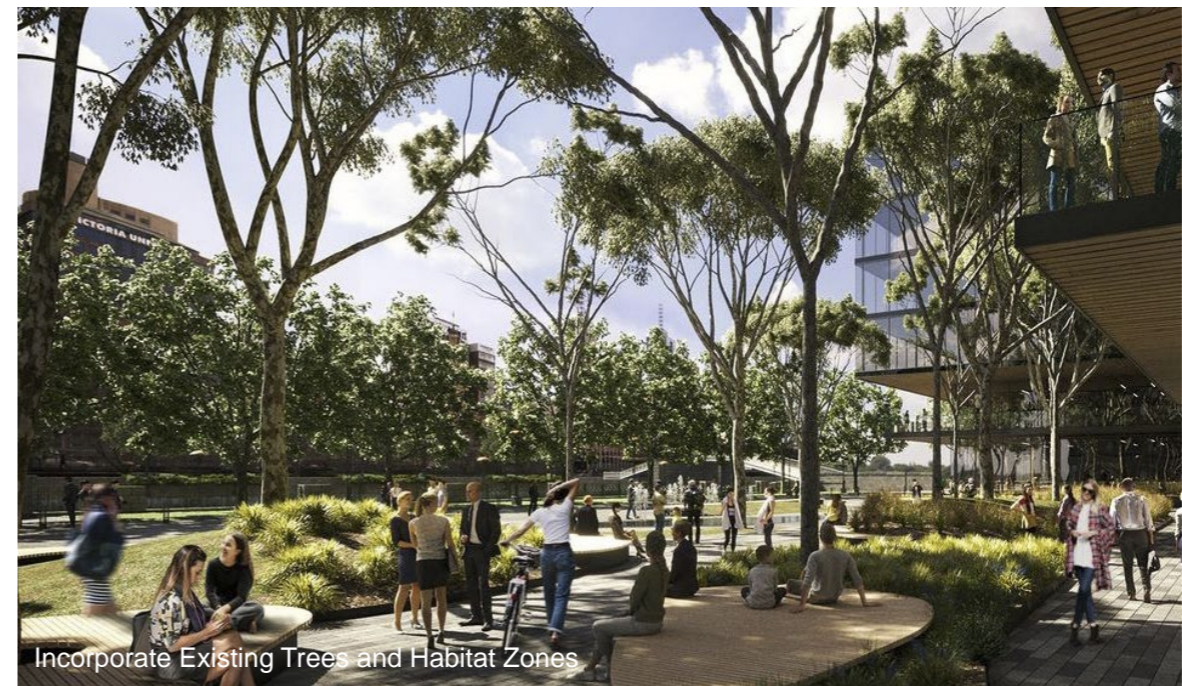


Community Active Spaces

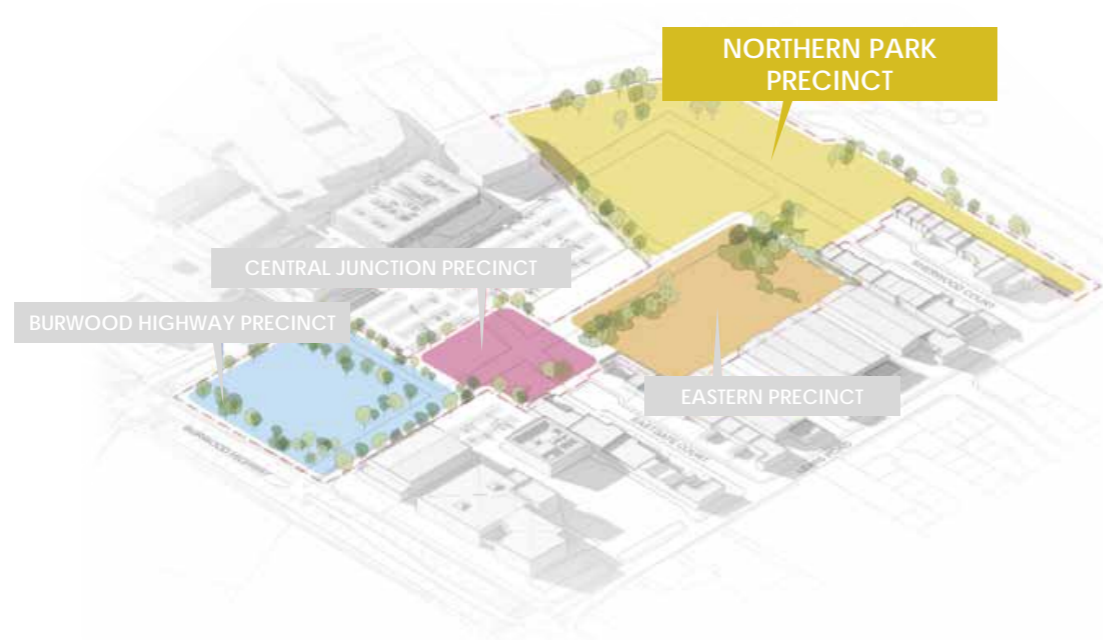


Captivating Built Form

Eastern Precinct Precedents



Northern Park Precinct Precedents



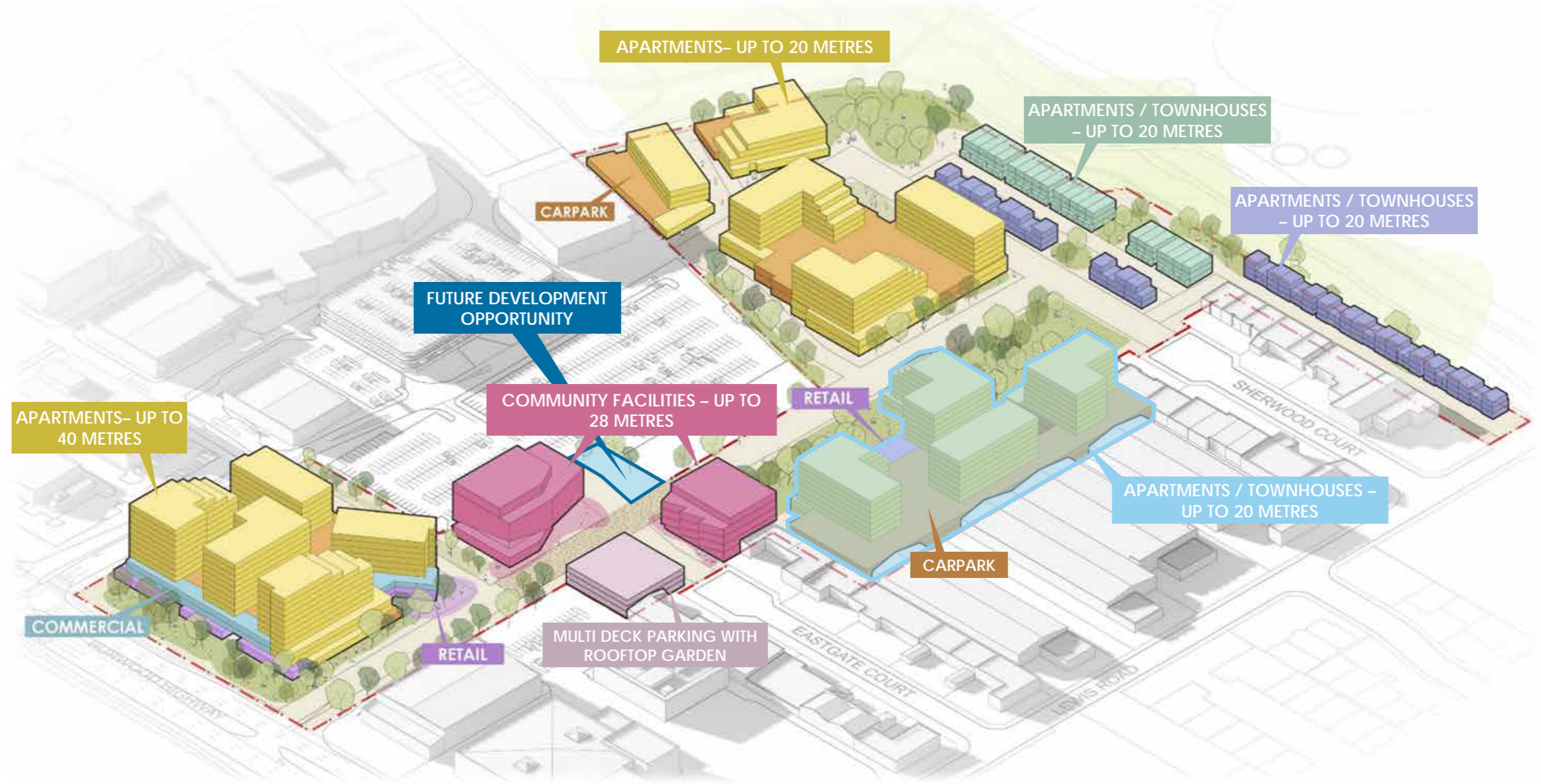
Drawing in Greenery and the Blind Creek



2 & 3 Level Townhouses Backing on Open Space

Proposed Land Uses & Maximum Heights

Figure 13: Proposed Land Uses and Maximum Heights










Identified height limits are in line with the preferred maximum height limits set out in the Knox Central Structure Plan (2017)



Open Space

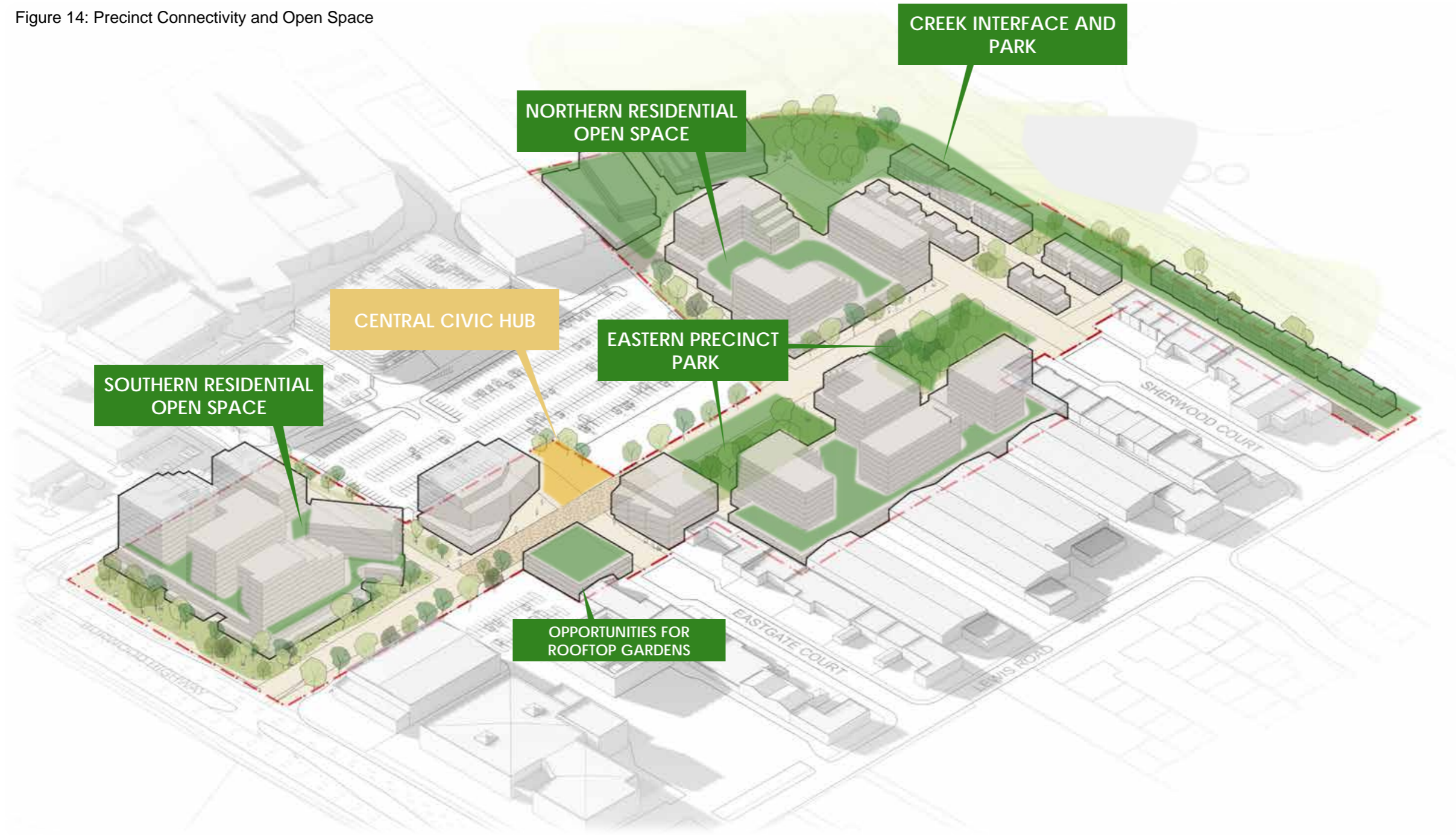
Open Space Design Guidelines

The following Open Space Design Guidelines were established to guide the Precinct.

Guiding Principles		Details
	Linked and permeable	<ul style="list-style-type: none"> Clear links to key spaces, that are emphatically public, pedestrian focussed, welcoming, generous and safe.
	Canopy cover & green	<ul style="list-style-type: none"> Ensure the public realm is cloaked in a healthy green canopy which retains large healthy trees where possible and selects new ecological sensitive plant species resilient to climate change.
	Sense of place & identity	<ul style="list-style-type: none"> Distinct identity through spatial design and architecture as well as appropriate landscape character, furnishings, art and planting selection. Public art and meaning through collaboration with Traditional Owners and land custodians, including with First Nations artists, in line with the Knox Reconciliation Plan.
	Sustainable initiatives	<ul style="list-style-type: none"> Provide solar access to key public spaces. Water sensitive initiatives. Appropriate soil depth to enable plantings to thrive. Durable high quality public realm materials and furnishings.
	Retain character of habitat zones	<ul style="list-style-type: none"> Ensure habitat zones retain natural feel and character and are distinct from curated open space areas. Maximise the ecological function of the habitat zones as natural features while capitalising on them as providing opportunities for neighbourhood amenity.
	Legibility of urban structure	<ul style="list-style-type: none"> Provide a strong sense of arrival with through clear sightlines to destination spaces and a legible hierarchy of parks, civic spaces, pedestrian networks and streets.
	Active edges	<ul style="list-style-type: none"> Animate the public realm with active edges that foster a spill out of activity. Link facilities and new active edged developments with an integrated pedestrian network.

Proposed Open Space Network

Figure 14: Precinct Connectivity and Open Space



Creek Interface and Park

Area: 8,400m²

Context

- Creek Interface
- Proximity to regional open space - Lewis Park
- Existing trees
- North facing

Opportunities

- Regional park connections
- Primary passive park to service broader context
- Play, BBQ, shelter, native garden opportunities
- Potential café / alfresco dining to ground floor of adjacent development
- Park could link to civic community use
- Creek Indigenous landscape theme
- Potential for integrated WSUD



Eastern Precinct Park

Area: 3,000m²

Context

- North Eastern aspect
- Adjacent to central North-South road and Sherwood Court extension
- Existing trees and habitat zone (bright yellow area)

Opportunities

- Passive recreation
- Minor nature play node
- Public amenities, e.g. BBQ's seating and furniture
- Native garden
- Open lawn
- Circuit paths
- Tree protection area
- WSUD opportunities



Eastern Precinct Park

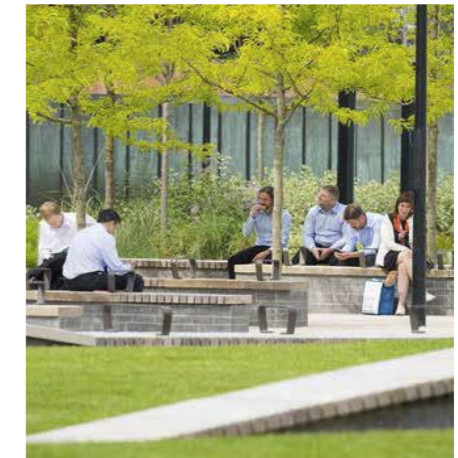
Area: 2,200m²

Context

- North Eastern aspect
- Adjacent to central North-South road
- Existing trees and habitat zone (bright yellow area)

Opportunities

- Passive recreation
- Minor nature play node
- Public amenities, e.g. BBQ's seating and furniture
- Native garden
- Open lawn
- Circuit paths
- Tree protection area
- WSUD opportunities
- Alfresco dining
- Active edges



Northern Residential Open Space

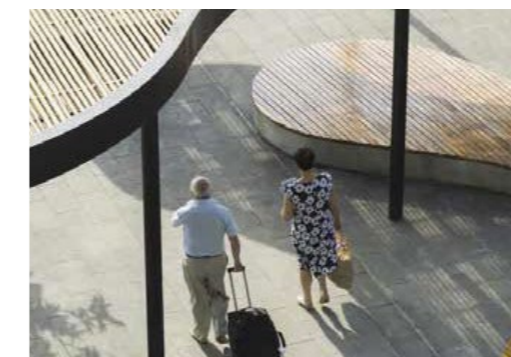
Area: 2,300m²

Context

- Residential / Apartment interface
- Northern location
- Potential podium landscape

Opportunities

- Community focused
- Shared open / park space
- Gardens, BBQs, shelters, productive gardens, small play element, courtyard spaces



Central Hub

Area: 4,500m2

Context

- Proposed land use: central hub
- Linked to Knox Central

Opportunities

- Pedestrian connection to North and South
- Clear links to Knox Central
- Active ground floor
- Pedestrian priority spaces
- Enveloping tree canopy
- Civic furnishing, lighting and paving
- Potential signature art and water element



Southern Residential Open Space

Area: 8,700m²

Context

- Residential / Apartment interface
- Southern location
- Potential podium landscape

Opportunities

- Community focused
- Shared open / park space
- Gardens, BBQs, shelters, productive gardens, small play element, courtyard spaces





7 Development Staging

Indicative Development Staging

High-level indicative development stages of the Precinct have been identified for the purpose of financial modelling and to reflect key opportunities. The development staging is indicative only, does not need to be committed to now and will be subject to market conditions.

The Eastgate Court precinct can be developed first, making use of existing road access and framing the Precinct to the north. The potential for townhouse product in this location is likely to be more market-ready than the other parts of the Precinct, benefitting from a north-facing open space interface.

The development of the Eastern Precinct (Stage 2) will improve the Precinct's current interface with the backs of light industrial and commercial uses fronting Lewis Road, and start to radically transform the Precinct. This stage will populate the new north-south road and leverage existing open space.

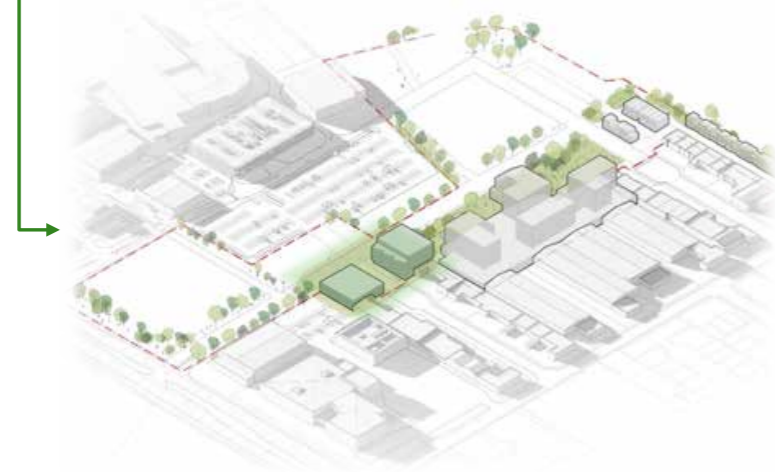
Stage 1: Eastgate Court



Stage 2: Eastern Precinct



Stage 3: Civic Core (Part 1)



Stage 4: Park-fronting medium density



Stage 5: Civic Core (Part 2)



With a critical mass of dwellings now delivered, the civic core (Stage 3 and Stage 5) boasting community facilities and commercial office becomes more viable and provides a central heart for the Precinct.

The potential cost of community facilities in the civic core may be supported through the development of Stage 4 for highly attractive north-facing, park-fronting dwellings.

Indicative Development Staging

Stage 6: Northern Park (Part 1)



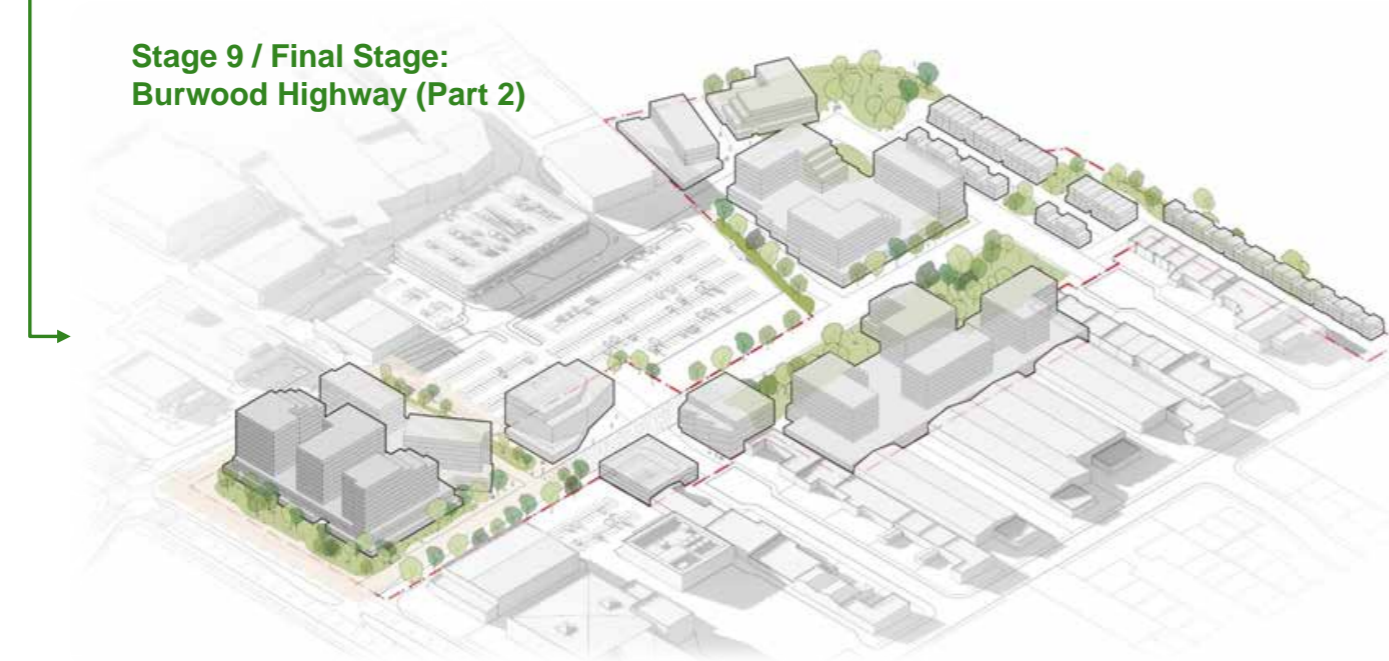
Stage 7: Northern Park (Part 2)



Stage 8: Burwood Highway (Part 1)



**Stage 9 / Final Stage:
Burwood Highway (Part 2)**



The final 4 stages of the Precinct development (Stages 6 to 9) deliver higher density clusters along two distinct development fronts – the Northern Park and Burwood Highway.

By this time the Northern Park represents an attractive infill development opportunity surrounded by retail, residential, commercial and natural amenity.

The Burwood Highway parcels will be delivered last, enabling landmark buildings to leverage the substantial community, amenity and infrastructure that has been established in the prior stages.

5 Motions for Which Notice has Previously Been Given
Nil.

6 Supplementary Items
Nil.

7 Urgent Business
Nil.

8 Confidential Items
Nil.