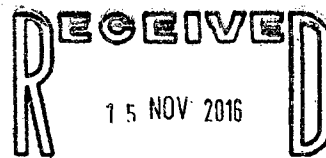




Department of Environment,
Land, Water & Planning

8 Nicholson Street
East Melbourne Victoria 3002

Mr Tony Doyle
Chief Executive Officer
Knox City Council
511 Burwood Highway
Wantirna South VIC 3152



CORPORATE RECORDS

11 NOV 2016

Dear Mr Doyle

KNOX PLANNING SCHEME AMENDMENT C137

I refer to Amendment C137 to the Knox Planning Scheme which was submitted for approval under Section 31 of the *Planning and Environment Act 1987*.

The amendment implements *The Basin Built Form Guidelines, Knox City Council, May 2016* and *Alchester Village Built Form Guidelines, Knox City Council, May 2016* by amending the Municipal Strategic Statement, Local Planning Policies, and the Design and Development Overlay Schedule 10, deleting the Design and Development Overlay Schedule 1, deleting the Design and Development Overlay Schedule 2 from some land, introducing a new Design and Development Plan Overlay Schedule 11, an Environmental Audit Overlay and rezoning relevant land in these activity centres.

Under the powers delegated to me from the Minister for Planning, I have decided to approve Amendment C137 with changes, as follows;

- Administrative updates to the amendment documentation to reflect changes resulting from the approval and Gazettal of Amendment C137 to the Knox Planning Scheme.

These changes were coordinated between Planning Services and Knox City Council officers prior to the amendment's approval.

The amendment will come into effect when notice of its approval is published in the Victoria Government Gazette.

If you have any further queries in relation to this matter please contact Kat Olesen, Planner, Planning Services, Department of Environment, Land, Water and Planning on (03) 8392 5522.

Yours sincerely

RACHAEL JOINER
Director
State Planning Services

DD/MM/YYYY
Proposed
C137**SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO11**.**THE BASIN AND ALCHESTER VILLAGE NEIGHBOURHOOD ACTIVITY CENTRES****1.0 Design objectives**DD/MM/YYYY
Proposed
C137

To protect and enhance key views to the Dandenong Ranges and connection with the Foothills' landscape from within The Basin Village and Alchester Village Neighbourhood Activity Centres.

To require the scale of development within the Activity Centre to maintain the sense of containment the Activity Centres have within the Dandenong Foothills, and retain the Dandenong Ranges as a visually dominant backdrop.

To support development that maximises the opportunity for commercial activity.

To support development that contributes positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting and appealing facades and activated street frontages.

To support development that contributes to a high quality public realm and pedestrian experience.

To provide for the adaptive reuse of buildings.

To provide high levels of internal amenity within developments in order to maintain and enhance the commercial vitality of the Neighbourhood Activity Centre.

To require development to provide a high standard of universally accessible design to and within buildings in order to support people of all abilities.

To provide a safe pedestrian environment within and to the Neighbourhood Activity Centre.

To support new development that complements existing heritage and locally valued buildings.

To avoid unreasonable detriment to the amenity of existing residential areas outside the Neighbourhood Activity Centre.

To support the provision of housing above commercial buildings within the Neighbourhood Activity Centre in a manner which supports the continuing commercial role of the centre into the future.

To require advertising signs to complement and maintain the visual dominance of the Dandenong Ranges and Foothills, and to contribute to a high quality public realm.

2.0 Permit exemptionsDD/MM/YYYY
Proposed
C137

A permit is not required for:

- An alteration to an existing building façade, provided that:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 percent of the building façade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a footpath if it is authorised by the relevant public land owner.
- To extend an existing dwelling or construct buildings and works ancillary to a dwelling if the height of the building or works is less than 8.5 metres.

3.0 Buildings and works

DD/MM/YYYY
Proposed C137

The following requirements apply to all buildings and works:

Building height

1. A building's heights and storeys must not exceed the maximum heights specified in Maps 1 and 2 to this Schedule, except for the following allowances:
 - a) That part of a building that is an architectural features that serves a decorative purpose; or
 - b) A pitched roof form, provided viewlines to the Dandenong Ranges and the Foothills from Key Public Realm Viewlines specified in Maps 1 and 2 to this Schedule are maintained.

A permit cannot be granted to construct a building which is not in accordance with this requirement.

2. Buildings must have:
 - a) Minimum ground level internal ceiling heights of 3.6 metres, from finished floor level (FFL) to finished ceiling level (FCL); and
 - b) Minimum internal ceiling heights of 2.7 metres, from FFL to FCL in levels above ground level.

The Basin Neighbourhood Activity Centre

1. Setbacks must be in accordance with Map 1 to this Schedule. Balconies may protrude into upper level setbacks if they are designed to provide for active surveillance of the street.
2. Second storeys should be recessed from the street, and incorporate balconies and habitable room windows within these upper setbacks to encourage passive surveillance of the public realm.
3. New development adjoining or opposite a heritage overlay or a valued building specified in Map 1 to this Schedule must be designed to respect the appearance and significance of that building.
4. Redevelopment of shopfronts on the eastern side of Mountain Highway in The Basin must ensure the retention of metal window frames and tiled façades.
5. New vehicle access points must be located away from street frontages to ensure an uninterrupted and hard edged built form, particularly where buildings front onto Forest Road.

Alchester Village Neighbourhood Activity Centre

1. Setbacks must be in accordance with Map 2 to this Schedule.
2. Buildings fronting onto Mountain Highway or Albert Avenue as identified as 'Main road address required' in Map 2 to this Schedule must:
 - a) Orientate the building and windows to face the main roads.
 - b) Incorporate any signage into the design of the building.
3. Buildings immediately adjoining the Alchester Village Park must provide a high degree of active surveillance to the Park, including locating 'active' customer service areas along this frontage.

Building design

1. Buildings must appropriately manage amenity impacts on existing residential dwellings adjoining the centre by providing setbacks in accordance with Maps 1 and 2 to this Schedule and locating service and loading areas away from residential interfaces.
2. The parts of a building which directly adjoin a residential interface must comply with Standards B21 and B22 of Clause 55.
3. Buildings must be of a high architectural standard, incorporating responses such as:
 - a) Articulating the building form and façades by using different colours and materials, avoiding sheer walls, and through the use of window openings and setbacks.
 - b) Using high quality materials.
4. Buildings on corner sites must be designed to emphasise the corner location and address both street frontages.
5. Buildings must provide for a high level of internal amenity, including the provision of high level of natural light to habitable rooms and providing appropriate forms of shading.
6. Building facades on wider lots must be broken up to reinforce the existing pattern of fine-grain shop fronts by incorporating measures such as:
 - a) Providing vertical articulation that reflects the existing fine grain pattern of existing shop fronts which are 5 to 7 metres wide; and
 - b) Dividing roof forms on larger buildings into distinct sections reflective of the roof proportions of existing buildings.
7. The design of roofs must protect Key Public Realm Viewlines specified in Maps 1 and 2 to this Schedule.
8. Buildings must provide for activated north facing facades and north facing customer service or habitable room areas.
9. Buildings must incorporate best practice Environmentally Sustainable Design (ESD) principle, such as designing for passive solar design, incorporation of green walls and roofs where possible and feasible, and the use of sustainable materials.
10. Residential entries must be distinguished from retail and commercial entries.
11. Services and roof top plant must be incorporated into the design of a building and be screened from public view.

Public Realm

1. Buildings on the western side of Forest Road, The Basin NAC, and buildings in Alchester Village NAC which front onto a key pedestrian frontage area identified in Map 2 must:
 - a) Have a continuous and active building edge to the frontage, with zero ground level setbacks.
 - b) Use clear glazing and avoid reflective, tinted or obscured window coverings.
 - c) Avoid blank walls and provide visual interest and interaction at street level.
 - d) If on a corner site, emphasise the corner through facade articulation and roof form.
 - e) Avoid views of carparking, waste, storage, loading or service areas from the frontage.
 - f) Limit any residential frontage at ground floor level to a maximum of 2 metres.
2. Developments must provide universally accessible pedestrian access points which are clearly visible and identifiable from the street, integrated into the main entrance of the building, and are provided within the property boundary.
3. Buildings must incorporate verandahs and other forms of continuous weather protection along footpaths.

Colours and Materials

1. Buildings must incorporate a mix of contemporary and traditional materials, textures and finishes including timber, render, glazing, stone, brick, and iron roofing.
2. External building walls must be finished in muted tones, finishes and colours that reflect the landscape setting of the Foothills, and must avoid the excessive use of colours that contrast strongly with the dominant colours of the Dandenong Ranges and Foothills.
3. Roofs must be coloured in dark, muted tones and be of low reflectivity.
4. External walls that are vulnerable to graffiti must incorporate vertical landscaping or other deterrent measures integrated into the design of the building.

Car parking

1. Car parking areas must:
 - a) Incorporate paving treatments to indicate pedestrian priority.
 - b) Provide contiguous pedestrian routes which are suitable for all levels of mobility.
 - c) Minimise number of driveway crossovers and provide clear pedestrian access routes to reduce pedestrian/vehicle conflicts.
 - d) Be screened from view of the street and integrated into the design of the development.

Landscaping

1. Landscaping must be well integrated with the design of the development.
2. Landscaping must complement vegetation of the adjoining public realm and Foothills landscape.
3. Development must be designed to ensure retention of existing significant vegetation on or adjoining the property.

4.0 Advertising Signs

DD/MM/YYYY
Proposed
C137

In addition to the requirements at Clause 52.05 and any applicable local policy, advertising signs must:

1. Be of a scale, design and location that complements the Dandenong Ranges and Foothills landscape setting;
2. Be kept to a minimum by consolidating information;
3. Be designed to avoid visual clutter and not incorporate digital images, animation, flashing, bright or reflective surfaces;
4. Be limited to one under verandah sign per frontage, located perpendicular to the façade, and one sign on the awning facing the road;
5. Must not interrupt Key Public Realm Viewlines defined at Maps 1 and 2 to this Schedule; and
6. Major Promotion signs and sky signs are actively discouraged within the Centres.

5.0 Decision guidelines

DD/MM/YYYY
Proposed
C137

Before deciding on an application, the Responsible Authority must consider as appropriate:

- Whether the proposal meets the design objectives and requirements of this schedule.
- The Dandenong Foothills Local Policy at Clause 22.01.

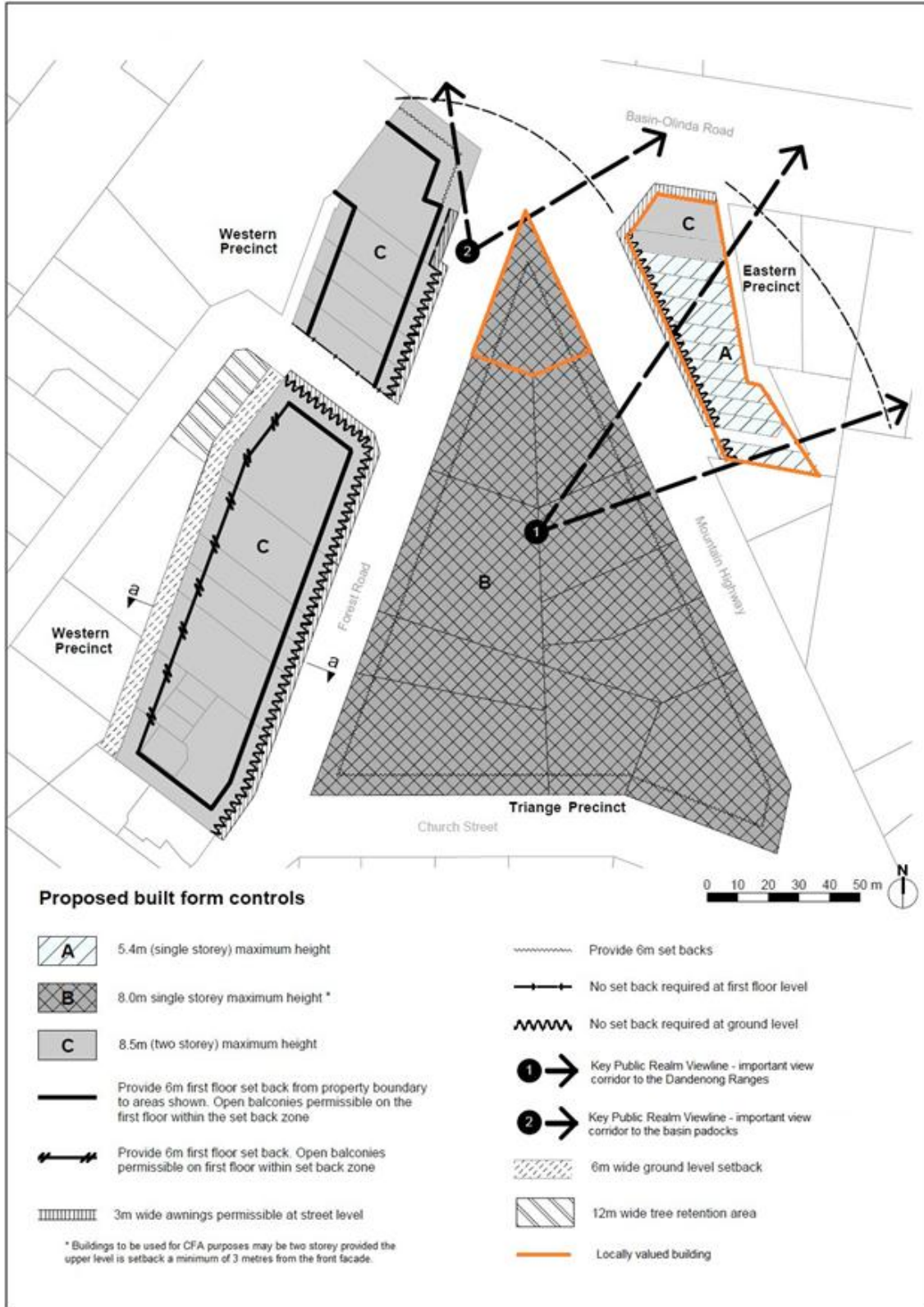
6.0 Reference

DD/MM/YYYY
Proposed
C137

The Basin – Part 2: Built Form Guidelines (May 2016)

Alchester Village – Part 2: Built Form Guidelines (May 2016)

Map 1 – The Basin Village Neighbourhood Activity Centre



Map 2 – Alchester Village Neighbourhood Activity Centre

