Boronia Renewal Project
Key Planning Issues and Analysis Report

CITY FUTURES – KNOX CITY COUNCIL

Adopted by Council 26 August 2019
Contents

Purpose of this document ....................................................................................................................... 4
Housing and Demography ....................................................................................................................... 5
Population Growth and Capacity ........................................................................................................ 5
Social and Affordable Housing .............................................................................................................. 9
Housing affordability:.......................................................................................................................... 9
Social Housing: .................................................................................................................................. 10
Council Actions .................................................................................................................................. 11
Plan Melbourne .................................................................................................................................. 12
Knox Planning Scheme .................................................................................................................. 12
Boronia .......................................................................................................................................... 13
Recommendations: ........................................................................................................................... 13
Economic Development & Investment ................................................................................................. 15
Recommendations ........................................................................................................................ 15
Economic Development - Job Forecast and density ........................................................................ 15
Current Jobs & Jobs Density.............................................................................................................. 15
Future Jobs & Jobs Density ............................................................................................................... 16
Development Contributions Plan...................................................................................................... 16
Recommendations: ........................................................................................................................... 17
Strategic Asset and Investment Strategy .......................................................................................... 17
Recommendations: .......................................................................................................................... 18
Movement and Transport ..................................................................................................................... 19
Recommendations ........................................................................................................................ 19
Car Parking ........................................................................................................................................ 19
Recommendations ........................................................................................................................ 20
Sustainable Transport ....................................................................................................................... 21
Walkability ........................................................................................................................................ 21
Pedestrian Permeability .................................................................................................................. 0
Recommendations: ........................................................................................................................... 2
Public Realm and Open Space .............................................................................................................. 1
Community facilities ........................................................................................................................ 1
Recreation ........................................................................................................................................... 1
Recommendations ........................................................................................................................ 1
Open Spaces ...................................................................................................................................... 1
Walkability and Demand in relation to Open Spaces ..................................................................... 3

106 of 787
Zones on the fringe of the Boronia Activity Centre ................................................................. 56
Comparative of abutting examples .......................................................................................... 56
Conclusion/Recommendations ................................................................................................. 57

STRATEGIC OPPORTUNITY SITES (SOS) ........................................................................... 59
Site identification (criteria) ...................................................................................................... 59
SOS selection ........................................................................................................................... 61
Site analysis .............................................................................................................................. 64

Proposed Activity Centre Boundary ....................................................................................... 66
Recommendations ................................................................................................................... 66
Recommendations: .................................................................................................................. 67
Recommendations ................................................................................................................... 68
Recommendations: .................................................................................................................. 69
Proposed future expansion ...................................................................................................... 70
Summary of recommendations: .............................................................................................. 71

Appendix 1 – Social and Affordable Housing .......................................................................... 72
Appendix 1A – Boronia Job Data ............................................................................................. 77
Appendix 2 – Reference Maps ................................................................................................. 79
Appendix 3 - VicSmart .............................................................................................................. 0
Attachment – Fact Sheet Zone ................................................................................................. 2
Appendix 5 - Summary of Use controls for Boronia Structure Plan Area ............................... 0
Appendix 6 – Planning Scheme Amendment Analysis .......................................................... 5
First iteration ............................................................................................................................ 5
Appendix 7 - Review of planning decisions and VCAT commentary (Inclusive of previous notes in Glossop Report) ................................................................. 13
Appendix 8 – Redevelopment Sites / Strategic Opportunity Sites identification framework matrix... 27
Footnotes and commentary: ................................................................................................. 28
Purpose of this document

Knox City Council is undertaking a review of the current structure plan for Boronia in order to provide a contemporary planning framework for this Major Activity Centre in the form of a renewal strategy. This Boronia Renewal Strategy encompasses a coordinated multi-disciplinary Council strategy for Boronia that goes beyond structure planning.

The purpose of this document is to provide a background contextual analysis and description of Boronia, particularly with regard to known issues and the current legislative/policy context that apply to Boronia.

The report also reviews existing studies/policies with recommendations and directions provided to feed into the Boronia Renewal Strategy, which then may be the launching pad for a new Structure Plan.

This paper used the following sources to collate these issues:

- Boronia Structure Plan 2006;
- Knox Planning Scheme;
- Various research studies commissioned by Council, whether internal or external;
- Adopted Council strategies and plans;
- Consultation with Council staffs;
- Best Practice standards, Planning Advisory Notes and Practices Notes issued by the State Government;
- Knox Community Demographics and forecast;
- On-site observations; and
- Plan Melbourne 2017-2050.

This report does not provide a conclusive review of all work undertaken, and other subject will need to refer to specialist reports undertaken as part of the Boronia Renewal Strategy. This report seeks to synthesise information that is pertinent to the current conditions of the Boronia Activity Centre and provide guidance and recommendations.

The report addresses each theme independently allowing to read them separately, as such, the report is not intended as one continuous read.
Housing and Demography

Boronia is a suburb on the eastern edge of Metropolitan Melbourne, within the City of Knox and covering an area of 1,126ha (~11km²). The 2017 Estimated Resident Population for Boronia is 23,365, with a density of 20.75 persons per hectare¹.

Plan Melbourne 2017-2050 identifies the primary commercial district of Boronia located alongside the train station holding the suburb’s namesake as a Major Activity Centre. This Activity Centre provides a range of services for the suburb and surrounding areas.

Figure 1. IdCommunity – map of Boronia suburb

Population Growth and Capacity²

Source: IdCommunity demographics resources - City of Knox population forecast

Between 2016 and 2041, the City of Knox projects a population increase by 32,272 new residents for the municipality (representing a 20.09% growth), at an average annual change of +0.73%.

The 2016 population census indicates a Boronia suburb population of 22,993 residents (with a 2019-forecast set at 23,579 residents). The prediction indicates the Boronia population will grow to 27,262

² Idem.
residents by 2041; being an increase of 4,269 new residents from 2016 for the suburb. This represents a 13.2% slice of the total forecast population increase for the municipality of Knox that would locate in Boronia.

It further represents a 15.62% population growth for the suburb of Boronia, making Boronia the fourth fastest growing suburb of Knox City Council behind Bayswater, Scoresby, and Wantirna South.

The changes in population will also result in other important demographic changes, namely:

- **Households:** In 2016, the dominant household type in Boronia was 'Couple families with dependents', and by 2026, the largest forecast increase is in 'Lone person households'.
  - By 2041, household types will be primarily: Couple families with dependents (35.5%), Couple without dependents (27.1%), Lone person households (22.1%).

- **Age:** Between 2016 and 2026, the age structure forecasts for the City of Knox indicate a 7.3% increase in population under working age, a 37.5% increase in population of retirement age, and a 2.3% increase in population of working age.
Dwellings: By 2041, the number of dwellings will have increased to 11,796 representing an addition of 2,173 additional new dwellings compared to 2016.3

---

In summary, the key changes are as follow for Boronia

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2041</th>
<th>Changes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>22,933</td>
<td>27,262</td>
<td>+4,269</td>
</tr>
<tr>
<td>Dwellings</td>
<td>9,623</td>
<td>11,796</td>
<td>+2,173</td>
</tr>
</tbody>
</table>

The forecast demonstrate that Boronia will see changes both in terms of its demographics, but particularly in term of growth. The population growth may be sprawled throughout the suburb. Although, the fact that Boronia is identified as a Major Activity Centre with access to public transport and services, and is an established commercial precinct twinned with aging building infrastructure all join up to identify the Boronia Activity Centre as an area destined for redevelopment and to receive the bulk of the growth through further densification.

The suburb is generally break down in the following area:

<table>
<thead>
<tr>
<th>Area</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Boronia</td>
<td>1,126ha</td>
</tr>
<tr>
<td>Undevelopable land</td>
<td></td>
</tr>
<tr>
<td>Arterial and Train Line</td>
<td>~60ha</td>
</tr>
<tr>
<td>Parkland and Flood Zone</td>
<td>~70ha</td>
</tr>
<tr>
<td>Industrial</td>
<td>62.4ha</td>
</tr>
<tr>
<td>Public Land</td>
<td>~15ha</td>
</tr>
<tr>
<td>Outside Growth Boundary</td>
<td>40.4ha</td>
</tr>
<tr>
<td>Remaining Land</td>
<td>878.2ha</td>
</tr>
<tr>
<td>Foothills Area</td>
<td>~450ha</td>
</tr>
<tr>
<td>Site of Biological Significance</td>
<td>~86ha</td>
</tr>
<tr>
<td>Low Density</td>
<td>11 ha</td>
</tr>
<tr>
<td>Residential – Bushfire Prone</td>
<td>~120ha</td>
</tr>
</tbody>
</table>

Growth Potential Area (including local road network)

<table>
<thead>
<tr>
<th>Area</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Activity Centre</td>
<td>~90ha</td>
</tr>
<tr>
<td>Residential – Other</td>
<td>~250ha</td>
</tr>
</tbody>
</table>

The concentration of the growth within the Activity Centre will benefit the urban planning strategy for Knox (e.g. Knox Housing Strategy), the Plan Melbourne 2017-2050, and the support and rationalization of existing infrastructure and services. This will also alleviate development pressure on other residential areas and help protect the local character.
Social and Affordable Housing

Policy review source: Knox Affordable Housing Action Plan 2015-2020 – (KAHAP)\textsuperscript{4}

The Knox Affordable Housing Action Plan commits Knox Council’s aspirations for an improved access to housing affordability, and adequate provision of social housing, for its residents. The sharp increase in median house prices across Knox\textsuperscript{5}, unmet by the equivalent increase in household incomes, is recognized as one factor affecting household ability to address mortgage repayment or rent without financial stress and risk of default. The size of this gap is increasing and action is required to halt its increase and further reduce this gap wherever possible, especially in locations that are close to services and public transport such as Activity Centres. The purpose of the Action Plan is to increase supply of social and affordable housing, as well as to guide Council in achieving this by directly intervening in the market with a key focus on increasing the supply of social housing in partnership with social housing providers.

Since the adoption of the KAHAP by Knox City Council in 2015, the Victorian Government amended the Planning and Environment Act 1987 to include a definition of ‘affordable housing’ with additional reference of ‘social housing’ as defined within the Housing Act 1983.

- Affordable Housing: ‘Housing including social housing, that is appropriate for the housing needs of very low, low and moderate income households’ Planning and Environment Act 1987 Section 3AA (1)\textsuperscript{1}.
- Social Housing: ‘Public housing, and housing owned, controlled or managed by a participating registered agency’ Housing Act 1983 Section 4 (1)\textsuperscript{2}.

Housing affordability:

With 9\% of Knox’s household being in housing stress (i.e. dedicating 30\% or more of the gross weekly income to rent or mortgage), some of Knox’s suburbs are within the Melbourne Top-10 for highest number of households experiencing housing stress\textsuperscript{6}.

In 2011, the median cost of purchasing a house in Knox was $471,000 for a house and $380,000 for a unit. In comparison to the 2011 standard household earning in Knox, the shortfall was 40\% and 26\% respectively\textsuperscript{7}.

These costs have significantly increased over time to now reach $750,000 for a house and $575,000 for a unit in Boronia\textsuperscript{8} while the income levels have not increased at the same pace.


\textsuperscript{5} Knox’s median house prices rose by 243\% between 2001 and 2011 (increased by $277,000), while median household incomes over the same period have only increased by $21,000, from $51,428 to $72,600 (ABS Census 2011) [Knox Affordable Housing Action Plan 2015-2020 Page 5]

\textsuperscript{6} In 2011, one in every 11 Knox households (9\% or 4755) was likely to be in housing stress, whether renting or making mortgage repayments. Around one in nine households paying off a mortgage (10.8\% or 2520) and one in four households that rent (24\% or 2235) were in housing stress (ABS Census, 2011). Proportionately, renters make up the majority of those in housing stress. [Knox Affordable Housing Action Plan 2015-2020 Page 7]

\textsuperscript{7} Source: as of 2018 – realestate.com.au
Once a greenfield area mostly developed within the 1960s-70s, Knox’s housing stock consists mostly of established dwellings. New residential development is now usually in the form of infill development, typically townhouses. In light of this, it is noted that 16.9% of Knox households are rental tenants. The current housing stock provides principally large detached dwellings shows a lack in diversity to accommodate all sizes and types of households. This limited supply indirectly impacts the rental market (and associated rent cost) across the municipality through the lack of sufficiently smaller more affordable units and reduces housing opportunity for tenants.

Social Housing:
The supply of social housing (i.e. provided via not-for-profit community providers, or State government public housing) is also below the Metropolitan average. Despite an increase of 260 social houses between 2006 and 2011 to meet an existing deficit, the number of households within the lower income range has grown during the same period resulting in a greater demand and affecting the overall net gain in the supply of social housing.

Further Council research indicates that 390 additional social housing is required to fill the current gap and that, by 2036 an additional minimum supply of 860 dwellings will be needed. It is noted that such forecast is provided as a minimum supply and not an optimum supply to address the overall supply issue.

---

8. 2.1% of housing stock in Knox is social housing. This compares with 2.9% for Metropolitan Melbourne [Knox Affordable Housing Action Plan 2015-2020 Page 7]
10. Council research (2014) shows that 390 additional social housing dwellings are now required in Knox to achieve a minimum supply, and by 2036, 860 additional dwellings will be needed. [Knox Affordable Housing Action Plan 2015-2020 Page 6 and 7]

Referring to Knox City Council research:
- 2014, Affordable housing profile
- 2014, Defining affordable housing and a minimum supply of social housing for Knox updated figures

The Knox Community and Council Plan 2017-2021 also include Goal 2 which involves “housing that meet our changing needs”. The resulting target aims to an increase in social and affordable housing in Knox. As consequence, the KAHAP specifies the supply above as the social housing target proposed by Council in its Council Plan. It is noted that the updated figure for 2016 now indicates a need of 460 additional social housing.
Council Actions

Council is committed via its Affordable Housing Action Plan and other policies\(^{iv}\) to advocate for more social housing by:

- Acknowledging housing affordability and choice are significant influencer to community health and wellbeing issues and that supply is to be appropriately close to services and facilities; and, acknowledging the definition of “affordable housing” and “social housing” as set in the action plan\(^{[refer to footnotes i and ii]}\);
- Providing social services and programs to residents, allowing them to ‘age-in-place’;
- Continuing its Housing Monitoring Program to provide baseline data and understand the housing needs in Knox (remain up to date)\(^{v}\);
- Advising and informing the community and developers of the housing affordability issue within Knox and of the targets\(^{v}\) set by Knox Council;
- Negotiating with private developers on a voluntary, site-by-site, basis for the inclusion of social housing in residential development;
- Identifying strategic sites for inclusion of social housing supply, including sites set out in the Knox Housing Strategy [January 2015];
- Providing a minimum of 5% social housing supply on Council owned land development;
- Implementing statutory responsibilities that help on the diversity, type, location, and quality of housing; which:
  - Implement the scaled approach to housing through Knox Housing Strategy promoting higher density in areas of good access;
  - Ensure affordable/social housing is considered in strategic plans for activity centres with appropriate guidance included
- Supporting the aspirations for affordable housing through land use strategies;
- Promoting a dispersed supply approach in appropriate locations throughout the municipality;
- Supporting and implementing the introduction of obligatory contributions to affordable housing on larger-scale development through inclusionary zoning if/when the Victorian Government provides legislative support for such measures.
- Partaking in an advocacy role and develop/host partnership with the all relevant stakeholders, particularly with the Eastern Affordable Housing Alliance.

\[^{Bolded items – relate to Land Use Planning affected items}\]

Knox City Council has recently commenced the ‘Laying a Social Housing Pipeline’ in Knox project (part of Social Housing Investment Planning – SHIP) funded through the Department of Health and Humans Services (DHHS) Social Housing Investment Planning 2017-18 Local Government Grants. The project comprises two major initiatives:

- **A Strategic and Surplus Sites Framework** – to scope and establish an internal working framework for the identification of strategic and surplus sites in Knox, and the delivery of social housing on these sites; and
- **A Social Housing Futures Fund Investigation** – to explore the establishment of a social housing fund that levies and collects, and then invests and allocates developer contributions towards the delivery of social housing outcomes.

The SHIP project will also incorporate an evaluation of the financial threshold viability for integrating social housing requirements to future housing development across Knox. This will evaluate both private development and development on publicly owned land as a pilot so as to determine sustainable financial thresholds that can be extrapolated to guide Social Housing requirements in residential development.
In addition to the SHIP project, Knox City Council has been working to achieve social and affordable housing outcomes for decades and is still pursuing further actions. A summary list of different strategies, actions, and projects undertaken by Knox can be consulted in Appendix 1.

Plan Melbourne
Plan Melbourne guides the planning strategy and vision for the future of Metropolitan Melbourne and also guides municipal Planning Schemes. Social housing and affordability are also noted issues within Plan Melbourne and KAHAP helps realise some of the principles, outcomes and directions guiding the vision of Plan Melbourne.

Outcome 2: Melbourne provides housing choice in locations close to jobs and services.
Direction 2.3: Increase the supply of social and affordable housing; and
Direction 2.5: Provide greater choice and diversity of housing.

Directions 2.1, 2.2, and 2.4 also express the need to ensure housing are closer to jobs, public transports and appropriate location.

It is also noted that Policy 2.3.3 of Plan Melbourne aims at strengthening the role of planning in facilitating and delivering the supply of social and affordable housing where Plan Melbourne identifies the need for a planning reform resulting in stronger planning controls to facilitate an increase in social and affordable housing.

Knox Planning Scheme
Council is also guided by the Knox Planning Scheme which comprise policies and actions that further support and entrench the Knox Affordable Housing Action Plan.

First of all, the Victorian Planning Policy Framework, at Clause 16 (Housing), 16.01-1S (Integrated housing), and 16.04-4S (Housing affordability), highlight the importance of addressing the issue of both social housing and affordability by:

- Ensuring planning for housing considers the provision of land for affordable housing.
- Facilitating the delivery of high quality social housing.
- Ensuring supply meets the demand.
- Promoting good design, increase choice in housing type, encourage affordable housing options at appropriate locations.


The Knox Affordable Action Plan (KAHAP) and the Housing policies objectives and strategies reflected by the Victorian Framework above are further entrenched in the Knox Planning Scheme by its Municipal Strategic Statement (MSS). The MSS acknowledges the existing issues of low supply of social housing, as well as the need for diverse and increased housing supply in activity areas (Clause 21.01-2).

The Housing section of the MSS provides further guidance with regard to the provision of social housing on identified strategic investigations sites and diverse housing choices throughout Knox (Clause 21.06-1 and -2). The Community Development section of the MSS further identify the need to create livable neighbourhood with good walkability, safe and good access to services, facilities and employment in which affordable housing options are maintained (Clause 21.08-1).

These have been reflected into all Activity Centre within the municipal district of Knox (Clause 21.10) has further specific objectives and strategies. In this instance, the Boronia Activity Centre (Clause
### 21.10-3) Strategic Statement

Strategic Statement seeks to diversify housing choice options in future development within the centre area. It also seeks to improve good design and particularly sustainable design.

The Scheme also comprises Environmentally Sustainable Development Policy which requires development achieve good practice which ultimately will have a positive effect on the running expenses in residential development (Clause 22.04).

Knox Residential Development Policy (Clause 22.07-9) also comprises guideline to provide affordable housing options, including social housing in its “Housing for aged persons” policy which forms part of the overall scaled residential approach to urban growth. The Scheme also comprises particularly provisions (Comprehensive Development Zone and Development Plan Overlay) which applies to identify strategic sites with specific requirements of social housing provisions.

### Boronia

In Boronia, there is a small amount of social houses provided by DHHS for people on low incomes, as well as some other registered providers, e.g.:

- Loddon Mallee Housing Services Ltd,
- Baptcare Affordable Housing Limited,
- Community Housing (Vic) Ltd,
- Scope (Vic) Ltd,
- Common Equity Housing Ltd,
- Housing Choices Australia Limited, and
- Salvation Army (Vic) Property Trust

Boronia is identified as a Major Activity Centre, well connected to transport (Boronia Train Station), services (variety of local retail and expanse of commercial zone land), and jobs, (retail, proximity to Bayswater Industrial Precinct). As such, Boronia is the appropriate location for an increase supply of housing, with appropriate diversity in the choice of housing, in close proximity to services (walkability)

### Recommendations:

**The Boronia Renewal Strategy (and its Structure Plan) should:**

- Acknowledge that insufficient amount of Social Housing and Housing Affordability hardship are significant issues affecting Knox and Boronia in particular.
- Recognise the appropriateness of the activity centre as a location to increase housing diversity, promote affordability via varied typology, and integrate social housing close to facilities and services.
- Recognise that smaller household types will represent just short of half of all household forecasted by 2041.
- Acknowledge that proximity to public transport and the development of buildings that incorporate environmental sustainable design features will support a reduction in ongoing costs to residents in the long run, positively helping in reducing housing stress.
- Support development comprising a variety of dwelling size, inclusive of one and two bedrooms options, within the activity centre and designed as accessible for people with limited mobility.
- Incorporate the above points as a social housing, housing diversity, and housing affordability objective and strategy to the Boronia Local Area policy of the Scheme.
• Recognise that the outcome of the SHIP project will inform Council’s expectation of future social housing requirements and thresholds to be implemented, via Scheme Amendment or inclusionary zoning, to residential development regardless whether this development is on private or public land.

• Impose an interim requirement for the provision of social housing to large scale residential development until the outcome of the SHIP project are known.
  o Define a threshold for “large scale residential development” for both the interim and future requirement for clarification.

• Pushes for the redevelopment of excess Victrack land for more mixed-use development integrating social housing under the principle of Policy 2.3.1 of Plan Melbourne.

• Work with DHHS to investigate opportunities for improvements into their social housing sites and increased supply.

• Explore and support possible opportunities to integrate outcome of the “Greening the Greyfields project” on suitable residential areas of Boronia, in partnership with Swinburne University.
Economic Development & Investment


Boronia economic and retail analysis primarily refer to the Economic Analysis undertaken in the HillPDA Consulting “Boronia – Economic demand, land and site options analysis” 2017 and is not reviewed as part of this paper.

Recommendations

- Retain Commercial Zoned land for the purpose of commercial functions to ensure an adequate supply exists in accordance with Policy 1.1.7 of Plan Melbourne.
- Ensure planning controls retain commercial activities at ground floor, and improve the provision of mixed used office space/residential in upper storeys within the core area.
- Ensure there is no net loss of current commercial space within mixed use areas.
- Ensure planning controls support and prioritise development with ground floor commercial activities within mixed use areas.

Economic Development - Job Forecast and density

The following information presents current and future jobs data for the Boronia Activity Centre.

Current Jobs & Jobs Density

An industry segmentation was undertaken to reclassify current job levels in Boronia Activity Centre. This considered four industry classifications.11

<table>
<thead>
<tr>
<th>Industry classification</th>
<th>Jobs</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Services</td>
<td>734</td>
<td>24%</td>
</tr>
<tr>
<td>Retail &amp; Hospitality</td>
<td>989</td>
<td>32%</td>
</tr>
<tr>
<td>Creative &amp; Cultural</td>
<td>91</td>
<td>3%</td>
</tr>
<tr>
<td>Other</td>
<td>1288</td>
<td>42%</td>
</tr>
<tr>
<td>Total</td>
<td>3103</td>
<td></td>
</tr>
</tbody>
</table>

Jobs density figures for the Boronia Activity Centre were available and are presented in Appendix 1A.12

A business as usual and a growth scenario were considered to assess jobs and the density jobs in the Boronia Activity Centre. The Dorset Square destination was taken as the benchmark for the activity centre. This zone contributes 979 jobs to overall jobs in Boronia. From a land area of approximately 14ha, the employment per hectare within the zones is estimated at just under 70 jobs per hectare.

---

11 The “Creative & Cultural” segment presented in the table below is based upon work the ABS had undertaken that considers culture and creative industries in broader terms by including a range of web design, fashion production and computer systems job classifications.

12 The information is drawn from REMPLAN using the density of jobs by destination zones.
Table 2 – Jobs in Boronia – Ratio of jobs to hectare by industry classification

<table>
<thead>
<tr>
<th>Industry classification</th>
<th>Jobs per hectare</th>
<th>Jobs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Business Services</td>
<td>18</td>
<td></td>
</tr>
<tr>
<td>Retail &amp; Hospitality</td>
<td>30</td>
<td></td>
</tr>
<tr>
<td>Creative &amp; Cultural</td>
<td>4</td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td>17</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>70</td>
<td></td>
</tr>
</tbody>
</table>

Future Jobs & Jobs Density

Population growth has been used as the principal driver of jobs growth in a future economic scenario. Specifically forecast growth was estimated based on a 1000 dwellings being established in Boronia by 2041, with each dwelling bringing 2.1 persons per dwelling.

At the rate of growth which is higher than current population forecasts under the “Business as Usual” forecasts that Council’s ID.profile data shows the following scenarios could occur:

Table 3 – Population in Boronia – Growth scenario of 1000 dwellings

<table>
<thead>
<tr>
<th>Population - Growth scenario</th>
<th>2016</th>
<th>2026</th>
<th>2036</th>
<th>2041</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>22,993</td>
<td>25,997</td>
<td>27,239</td>
<td>27,962</td>
</tr>
<tr>
<td>Growth rate by time interval</td>
<td>-</td>
<td>3,004</td>
<td>1,242</td>
<td>723</td>
</tr>
<tr>
<td>Growth rate time interval</td>
<td>-</td>
<td>0.216109</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

This growth rate was applied to jobs. Under this growth scenario, the following estimates can be forecast:

- Jobs in Boronia with this influx of 1000 dwellings could grow to 4588 as opposed to 3679 in the business as usual scenario.
- This correlates to almost a threefold growth of jobs to 1,485 jobs compared to 2016 levels.

The same growth rate was applied to the Boronia figures that show the distribution of jobs per hectares. From the current figures of 70 jobs per hectare under the growth scenario job in Boronia could grow to **85 jobs per hectare** based on an influx of 1000 new dwelling in the town centre. This rate would be one of the highest in the LGA but still not higher than the major activity of Knox Central.

Development Contributions Plan

**Source: DELWP – Understanding Development Contribution**

A Development Contributions Plan (DCP) is a mechanism that can be applied through Part 3B of the *Planning and Environment Act 1987* to land so as to impose a community infrastructure levy to fund projects. It is one of three mechanisms under which contribution can be sought and collected under the *Planning and Environment Act 1987*, the other two being voluntary agreements, and planning permit conditions.

---

A DCP allows Council to collect development contributions from new development of land (e.g. new dwellings, commercial/industrial development) to partially fund the cost of assets, facilities, or infrastructure nominated by Council over the life of the DCP, which is usually 15 to 20 years. New development funds its share of the cost of the infrastructure that Council has nominated in the Plan. Council is committed to deliver during the life of the Plan whether the development occurs or not.

Development contributions can either take the form of payments or work-in-kind towards the provision of proposed infrastructure or facility. An adopted DCP helps formalising payment for provision of infrastructure in a transparent way that may not otherwise be possible via other methods.

Knox City Council is currently investigating preparation of a DCP that would be likely to apply to all land in the municipality, which includes Boronia Activity Centre.

A DCP is a significant strategic planning policy for Council with several approval hurdles for incorporation in the Knox Planning Scheme. The Plan must be prepared in accordance with State government guidelines and Ministerial Directions14. Council approves its adoption into the Planning Scheme by way of an amendment to the Scheme, and the Minister of Planning has the final say on the DCP’s effect. This Planning Scheme Amendment will be prepared separately to the amendment for Boronia Renewal Strategy and the DCP project is currently at business case stage.

Consequently, the Boronia Renewal Strategy could recognise that a separate DCP may come to effect in the future and provide partial funding to nominated assets/facilities project identified (and supported by Capital Works) in Knox, and possibly within the Boronia Activity Centre.

Recommendations:

The Boronia Renewal Strategy (and its Structure Plan) should:

- Acknowledge the DCP as a helpful tool in supporting the financing of new assets and recommend that Council pursue exploring the implementation of a DCP within the Knox Planning Scheme.

- Request that the DCP project prioritise any assets identified within the Boronia Activity Centre that would support and help achieving the objectives of the Boronia Renewal Strategy.

Strategic Asset and Investment Strategy

Source:
- Knox Community and Council Plan 2017-202115;

The Strategic Assets and Investment Strategy (SAIS) is an evidence-based approach intended to inform long-term investment decisions in assets, in particular for facilities, car parks and open space.

The SAIS has considered assets based on their locational value, and included scoring them for their proximity to transport, activity centres, and open space so as to continue to have positive impacts within the Knox community for the next twenty years. Positive impacts also primarily relate to provision of infrastructure for social housing, affordable housing, lifelong learning and mental and physical health.

---

To assist Council in its decision making about the future impact potential of an asset, the SAIS will employ four designations:

1. **Investment** in an asset if it is well located but could function better;

2. **Conversion** of an asset to an alternative community use if the asset is strategically better located for that alternative use; or

3. **Divestment** of an asset (land and/or building) to realise revenue in order to fund other community uses.

4. **Acquisition** of a new asset (land and/or building) to address an identified gap in Knox’s assets provision/impact if there are no other Knox assets which can address that gap.

The SAIS will give Council and the community confidence concerning future investment decisions for strategic assets. It will take a strategic view to optimise Council’s assets portfolio, aligning assets to key Community and Council Plan objectives, with consideration to community needs and asset condition, and in so doing highlight where assets are best located to work harder for the community.

Council’s strategic assets within the Boronia Activity Centre are:

- 257 Dorset Road
- Boronia Park
- Infolink
- Boronia Progress Hall
- Park Crescent Children and Family Centre
- Dorset Square Car park
- Bellbird Senior Citizens Club (Building only)
- Leisure works
- Tormore Reserve
- Chandler Park.

This project is ongoing and not currently finalised but once finalised, it will provide the framework for Council’s future financial and operative actions in terms of assets expenditure. The SAIS will mutually inform future investment and be informed by and the overarching objectives of the Boronia Renewal Strategy.

**Recommendations:**

*The Boronia Renewal Strategy (and its Structure Plan) should:*

- Acknowledge the SAIS will form Council’s investment tools for future assets expenditure based on the expenditure.
- Recognise the outcome of the SAIS will identify the status of Council’s strategic assets in Boronia, which will guide the future of such assets.
- Request that any assets identified in the SAIS that is located within the Boronia Activity Centre as investment, conversion, divestment, or that any new assets to be acquired considers the objectives of the Boronia Renewal Strategy and be raised as a priority within capital works program.
Movement and Transport

Source: GTA Consultants “Boronia Activity Centre–Movement and Access Study” 2018

Boronia movement and transport analysis primarily refer to the Movement and Access study undertaken in the GTA Consultants “Boronia Activity Centre–Movement and Access Study” 2018 and is not reviewed as part of this paper.

Recommendations

- Refer to GTA Consultants “Boronia Activity Centre–Movement and Access Study” 2018 and apply a Movement and Access strategy to Boronia.
- Ensure future strategy is aimed to prioritise a pedestrian friendly and safe environment over car. This can be achieved by:
  - Formalising pedestrian crossing;
  - Giving pedestrian priority at intersection through physical design;
  - Prioritise design of court and no through traffic road as “Home zones” where vehicular traffic is subservient to any other mode;
  - Increasing pedestrian linkages;
  - Following desired path;
  - Providing wide and unobstructed path.

Car Parking

Sources:

- Glossop Town Planning “Planning advice to assist delivery of the Boronia Renewal Project Strategy” September 2018
- PPN22 Using the car parking provisions
- PPN57 The Parking Overlay

Boronia Car Parking analysis primarily refer to car parking audit and parking strategy developed by Council’s Traffic Engineering team and which are not reviewed as part of this paper.

In addition to this, Glossop Town Planning provided a preliminary advice via its “Planning advice to assist delivery of the Boronia Renewal Project Strategy” September 2018 which relates to Planning Scheme VC148 and the parking overlay.

The advice introduce a quick guidance on the tool that can be used for the development and application of a Parking Overlay to the Knox Planning Scheme. The advice discuss the following items:

- Reference to the relevant Practice Notes related to Parking Overlays.
- The Special Rate Scheme identified in Clause 21.10-3 which affects part of Boronia abutting Dorset Square.

This Special Rate Scheme is identified within strategies (5.8 and 5.9 of Clause 21.10-3) of the Boronia local planning policies with defined criterion, which allows for the exemption of the provision of car parking spaces for development meeting these criterion.

5.8 Facilitate two storey buildings which occupy 100 per cent of the property area without the need to provide onsite car parking provided that the ground floor of the

building is used as “Retail Premises” and the first floor is used solely as “Office, or both floors are used as “Office” in accordance with Figure 5 of this clause (Boronia Special Rates Schemes 1967 and 1977).

5.9 Facilitate single storey buildings which occupy 100 per cent of the property area without the need to provide onsite car parking, provided that the single floor of the building is used solely as “Retail Premises” in accordance with Figure 5 of this clause (Boronia Special Rates Scheme 1967 and 1977).

Buildings that would not meet these requirements (either by different use or by additional storeys) would not be subject to such special rate scheme exemption. A question lingers whether part of the building that meets this criteria could be considered exempted (e.g. the ratio of car parking must only be provided for the additional storeys while the first two floors remain exempted). Such approach may be valuable in giving flexibility in negotiating development outcomes. If this were the case, the wording of the strategy would need to be adjusted to reflect it.

- The impact of the introduction of VC148 and the Priority Public Transport Network (PPTN).
  The PPTN now applies to a radius of 400m around the Boronia train station with the result of allowing future development to follow Column B of Clause 52.06 of the Scheme as the ratio of car parking to be provided. This covers most of the Commercial and Mixed Use Zone land of Boronia, however small pockets of Commercial Zone are not affected. The recommendation made in the Glossop report has strong merit to avoid unfairness via the application of double car parking rates. Introducing a car parking overlay to ensure an equal rates would resolve this issue for Mixed Use and Commercial Zone (core precincts area).

Recommendations

- Consider a Car Parking Overlay to avoid double car parking rates on land within the core area as per - Glossop Town Planning “Planning advice to assist delivery of the Boronia Renewal Project Strategy” 2018, p.34
- Require that Council’s Traffic Engineering Department continue the development of a parking strategy for Boronia.
- Support an innovative approach with regard to street parking in the parking strategy which designs and manages street in consideration to the “Place and Movement” strategy incorporated in the GTA Consulting report.
- Further explore the legal implications of the Special Rate Scheme 1967 and 1977 in relation to redevelopment and particularly redevelopment that exceeds the criterion identified in strategies 5.8 and 5.9 of Clause 21.10-3.
- Rewrite the strategies 5.8 and 5.9 so to merge them into one strategy and clarifies whether the exempted part should be retained for taller development.
- Pursue the development and implementation of a Parking Overlay in the Knox Planning Scheme for the Boronia Activity Centre (parts of) generally in accordance with the Glossop advice.
- Consider the implementation of an interim Parking Overlay as part of the Renewal Strategy on land as identified in the Glossop advice.
Sustainable Transport

Boronia Sustainable Transport opportunities and recommendations assessment primarily refer to works done and developed by Council’s Traffic Engineering team and which are not reviewed as part of this paper.

However, recommendations with regard to sustainable transport in relation to development can also be referred to in the Environmental Sustainable Design section of this paper.

Walkability

Source:
- City of Portland 20-minute Neighbourhood Concept Analysis.18
- Victoria: Guidelines for developing Principal Pedestrian Networks May 2015.19
- WalkScore.com
- Plan Melbourne 2017-205020
- Knox Planning Scheme21
- Knox Community and Council Plan 2017-2021
- Practice Note 58 - DELWP22

Council undertook a walkability analysis of Boronia to review the accessibility, catchment, and pedestrian permeability throughout the Activity Centre.

The development of a walkability index for Boronia was inspired from current best practices and policies. In specific it relied on:

- Plan Melbourne Direction 3.3 which seeks to improve local travel options in support of 20-minutes neighbourhoods and Direction 5.1 which aims to create a city of 20-minute neighbourhoods.
- Knox Planning Scheme which identifies as key issues and influences
  - 21.02-2 - Providing integrated transport options to reduce high rates of private car usage
  - 21.02-2 - Linking and providing quality infrastructure for walking and cycling
  - 21.02-2 Improving accessibility and mobility for people of all abilities
  - Amongst other clause identifying the great level of car dependency within Knox.

The walkability model relied on the premise that: “Accessibility to services through walkability is a prime and paramount factor that makes a 20-minute neighbourhood” and that “good walkability to destination helps a reduction of car dependency/usage and should be favoured for densification”.

Plan Melbourne and the Scheme [as well as Practice Note 58] remain conceptual on the pragmatic determination and definition of a “20-minute neighbourhood”. It does not incorporate a detailed methodology and indicators providing a tangible approach in determining walkability. Portland Oregon has however pioneered this concept, having moved forward a clear quantitative walkability methodology and indicator in developing the Portland Plan Atlas as part of its 2030 Climate Action Plan and it was the main source of inspiration for the Boronia model. The following documents were therefore sourced to give more clarity in developing an approach for Boronia:

- Portland 20-minute, Plan Melbourne, and WalkScore, which helped guiding indicators for this analysis.

18 http://www.portlandonline.com/portlandplan/index.cfm?a=288098&c=52256
The Boronia model considered a pragmatic and realistic walkable catchment as pedestrian move on the ground, following footpaths, crossings, and integrating obvious desire paths. It did not aim to create a catchment ‘as the crow flies’ but rather followed realistic path as accessible on the ground. The catchment was developed for seven indicators from which walking distance was measured. The indicators are:

1. **Train station (public transport)**
2. **Conveniences (shops/restaurant, bakery, laundromat, specialist grocers)**
3. **Supermarket (full service groceries)**
4. **Commercial core (employment and services)**
5. **Public Primary School (education)**
6. **Public Parks (green space/leisure)**
7. **Medical Premises (services)**

The threshold distance measured was:
- 400m catchment
- 800m catchment

These distances were considered as opportune as they are well within a 20-minute pedestrian catchment [refer to estimated travel time below], this is despite the fact that a 20-minute walking catchment would extend up to 1600m. These distances also align with DELWP Activity Centre boundary criteria as identified within Planning Practice Note 58 [PPN58] in the review of activity centre boundary.

- In the case of the **Train Station**, the additional **1000m catchment** was also measured with the view that people are more likely to walk longer distance to reach hard infrastructure Public Transport. This distance is still within 20-minute catchment for the train station and PPN58 also recognise that ‘proximity to public transport’ is an important criteria to determining activity centre boundary. As such, it has been considered that 1000m is a good proximity criteria.

The model aimed to determine:
- How far people need to walk to access destinations based on the topology of the street and existing pedestrian network [developing a catchment]. This distance was calculated using the destination as a starting point and radiating from it, with the destinations being the indicators identified above.

The purpose of the walkability index is to allow the gathering of information that:
- Helps identify gaps in the pedestrian networks or infrastructure, such as footpath, or new formal crossing.
- Helps identify areas that can be considered for improving pedestrian permeability between precincts.
- Identifies areas with good pedestrian access which can be considered for higher density development and zoning.
- Identifies pathways to be maintained and retained as priority for good pedestrian access.

**Figure 4. Estimated travel time by mobility mode and approximate catchment distance:**

<table>
<thead>
<tr>
<th>Distance</th>
<th>Pedestrian</th>
<th>Cycling</th>
<th>PT Bus</th>
<th>PT Train</th>
<th>Driving (urban conditions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>400</td>
<td>5-7min</td>
<td>1-3min</td>
<td>N/A</td>
<td>N/A</td>
<td>1-3min</td>
</tr>
<tr>
<td>800</td>
<td>10-15min</td>
<td>3-5min</td>
<td>N/A</td>
<td>N/A</td>
<td>1-7min</td>
</tr>
<tr>
<td>1000</td>
<td>12-17min</td>
<td>5-7min</td>
<td>N/A</td>
<td>N/A</td>
<td>2-7min</td>
</tr>
<tr>
<td>1600</td>
<td>20min</td>
<td>9-14min</td>
<td>N/A</td>
<td>N/A</td>
<td>3-9min</td>
</tr>
<tr>
<td>20 minutes distance</td>
<td>1600m</td>
<td>2500m</td>
<td>7km</td>
<td>15km</td>
<td>10-15km</td>
</tr>
</tbody>
</table>
Negative influences to walkability were noted as:
- Absence of safe road crossing (some local roads, Dorset Road, Boronia Road)
- High gradient topography (in the south-east)
- Absence of footpath (along local street)
- Inadequate pedestrian permeability (enclave - most direct route/associated with the desired line concept – No through road)

Qualitative influences also need consideration but did not form part of this information gathering:
- Safety
- Lighting
- Surveillance

The following gaps in the model resulted from a timeframe which did not allow to refine and complete the full potential of a walkability model for Boronia:
- Merging the 7 indicators into one single walkability map for Boronia was not completed, as a result, each seven indicators are considered and viewed individually.
- Giving weighting purpose to each destination within an indicator was not developed, nor giving weighting to each indicators when balanced against each other’s [in the case of merging]. As a result, the indicators show catchment on equal merit without a prioritisation of certain destinations over the other. There is no scaling of more important destinations compared to another within an indicator.
- Incorporating handicap scoring of elements that negatively impact on all access walkability such as the absence of footpath or topography.

It is acknowledge that the walkability model may be considered incomplete in term of its full potential as a guide for density. It is nonetheless accomplishing its task in analysing linkages and movement.

General issues and assessment:

Quick observations:
- The absence of footpaths on either side of the road along Cypress, Pine, Tulip, Narcissus, Woodvale, and Stonehaven is considered as limitative facto
- Lack of footpath to the south-east precinct of Boronia Activity Centre limits accessibility.
- Lack of direct access to Coles from the East side limits catchment expanse
- The following roads are considered mobility barriers between neighbourhoods:
  - Albert
  - Boronia
  - Dorset
  - Erica/Chandler next to station
  - Boronia Village access points
  - Tormore
  - Belgrave Train line
And greater attention would need to be considered for pedestrian crossing, particular with regard to location which should considered appropriate desire path.

- Number of footpaths and crossing are designed as non-standard (width, angle) across the centre (e.g. Genista Avenue/Erica Avenue)

The walkability catchment maps for each indicator can be viewed in Appendix 2. The following pages summarises notes and issues.
- **Train station (public transport) – Refer to Map 30A**

This map shows the 400-800-1000m catchment of the Boronia train station. The location of bus stops has also been indicated as well as the outline of the Priority Public Transport Network 400m bird view calculation.

- **Conveniences (shops/restaurant, bakery, laundromat, specialist grocers) – Refer to Map 30F**

This map shows the 400-800m catchment of properties currently occupied and used as a convenience. A convenience is considered as: a business that offers services or goods for everyday uses by local residents.

The location of all convenience shops, liquor stores, convenience restaurant/pub, café, and bakery, laundromat, and specialist grocers was pinpoint on the map and the catchment was measured from the door of these premises.

**Restaurants & Take Away**

### Boronia Village
- Carlos Cantina - 18-19/163 Boronia Rd
- Village Fish&Chip – 17/163 Boronia Rd
- Jacky’s Kitchen – 15/163 Boronia Rd
- Dumpling house – 10/163 Boronia Rd

### Station Arcade
- Jimmyz Kebabs – 2/255 Dorset Rd

### Boronia Junction
- Subway - 1-2/123 Boronia Rd
- Just Wok – 3/123 Boronia Rd
- Bubba Pizza – 4/123 Boronia Rd
- Meat’n Bun – 5/123 Boronia Rd
- Bangkok Gardens - 8-9/159 Boronia Rd
- Great Indian Wave – 146A Boronia Rd
- Bert’s Singapore – 110 Boronia Rd
- Wong’s Chinese – 106 Boronia Rd
- Gomi Pizza – 98 Boronia Rd
- Lipari Pizza – 249 Dorset Rd
- Kingsland Chinese – 3/94 Boronia Rd
- Chris’s Fish&Chip – 75 Boronia Rd
- Kim ’n Chi – 91A Boronia Rd
- Warm & Cozy – 200A Dorset Rd
- District 5 Bistro RSL – 198 Dorset Rd
- McDonalds – 267 Dorset Rd
- Big Al’s Pizza – 1/211 Scoresby Rd
- Kebabbiiz – 286 Boronia Rd
- Nandos – 1/287 Boronia Rd

### Dorset Sq
- Prime Pizza – Boronia Mall
- Paul’s Kitchen – 5/246 Dorset Rd
- Chicken on Flames – 26 Dorset Sq
- Captain Gummy’s – 24 Dorset Sq
- Siam Terrace – 240 Dorset Rd
- Craves – 236 Dorset Rd
- Noodle Canteen – 218 Dorset Rd
- Taco Bill – 218 Dorset Rd
- Wot a Kebab – 224 Dorset Rd

### Pubs & Bars
- Zagames – 112 Boronia Rd
- Hoops Sports Bar – 4/241 Dorset Rd
- Caltoria Brewery – 31 Holloway Dr

### Cafes & Bistro
- Mum’s Burger Kitchen - 5/159 Boronia Rd
- Marco’s Café – 7/123 Boronia Rd
- The Dog Café – 120 Dorset Rd
- Forage Food Store – 153-157 Boronia Rd
- Elsa & Gray – 9 Rangeview Rd
- The Hub Play Café – 59 Boronia Rd
The above premises were considered, when premises were grouped together, distance was measures from the closest one to the prospective catchment. The location of public toilets (Tormore Reserve, Boronia Station, Dorset Square, Boronia Junction, and Boronia Park) are also indicated on the map, but distances are not measures from such facility.

- **Supermarket (full service groceries) - Refer to Map 30B**

This map shows the 400-800m catchment of Coles (Dorset Square – Boronia Mall) and Woolworths (Boronia Junction) constituting the two major supermarket chain operating in Boronia. This indicator completes the convenience aspect of the walkability index. The prospective catchment extension for the proposed Aldi supermarket at 1-11 Erica Ave is also indicated.
- **Commercial core (employment and services) – Refer to Map 30C**
  
  This map shows the 400-800m catchment from of the commercial area of Boronia (commercial core constituted of Commercial 1 and Mixed Use Zone, particularly calculate from the access to retail core e.g. the door to a shop).

- **Public Primary School (education) – Refer to Map 30D**
  
  This map shows the 400-800m catchment from the two local public primary schools being Boronia K12 and Boronia West Primary School. The location of kindergarten (Goodstart Early Learning – 15-17 Boronia Rd, Top Kids – 172 Boronia Rd, Mission Australia – 78 Albert Ave) and preschool (Knox Park Crescent Children Services) as well as private school (St. Joseph’s Primary) has been indicated but the distances are not measures from these premises.

  This map may serve as a guide in helping the development of a “walk2school program” and improvement of safety features along the way.

- **Public Parks (green space/leisure) – Refer to Map 30G**
  
  This map shows the location of all public parks within Boronia (and surrounds) and the expanse of their 400 and 800m catchment. It reveals how many properties are within walking distance of parkland (400 or 800) and which properties are not serviced within 800m from a park.

  It may serve as a guide for the future improvement or acquisition of land for new parkland to ensure good services are provided. The Boronia Station Reserve was disqualified as an effective open space for the calculation of this catchment. With regard to Public Parks indicator, the Open Space analysis at Section XX provide an in-depth analysis of walkability to Parks.

- **Medical Premises (services) – Refer to Map 30E**
  
  This map shows the 400-800m catchment from medical centre located in Boronia consisting of:
  
  - Boronia Medical Centre & MIA Radiology and Cypress Health Specialist Centre located at 152 to 160 Boronia Road.
  - Boronia Mall Clinic located at Boronia Mall.
  - Greater Knox Family Practice located at 41-43 Boronia Road.

  Other premises are also indicated but catchment was not calculated from these premises. These consist of:
  
  - Boronia Vet – 181-183 Boronia Rd
  - Lap Surgery Australia – 2 Langwith Ave
  - Dorset Consultant Centre – 282 Dorset Rd
  - Body@Boronia – 3A/148 Boronia Rd
  - Dentists at: 286 Dorset Rd; 4/5 Chandler Rd, 1/175 Boronia Rd, 1/178 Boronia Rd
  - Pharmacies at: 3/148 Boronia Rd, Boronia Junction – 9/123 Boronia Rd, 20 Dorset Sq, Boronia Mall – 47 Dorset Sq

  The following table indicates quick observations and a SWOT analysis for each indicators (Figure 5).
<table>
<thead>
<tr>
<th>Station</th>
<th>Supermarket</th>
<th>Retail Core</th>
<th>Convenience</th>
<th>Medical</th>
<th>School</th>
<th>Parks</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Observation</strong></td>
<td>On ground readability issues in term of pedestrian access/egress from the station to surrounding places:</td>
<td>- Through parking lot, or bus exchange, the pathway isn’t direct or clear. Absence of clear signage.</td>
<td>- Boronia Park is serviced within 400m Access via Boronia Mall is paramount to retain good access to Coles from the North-East</td>
<td>- Extremity of existing AC not within catchment (Rankins and Bambury)</td>
<td>- Concentration within the retail core with Boronia Village – Boronia Junction and Dorset Rd Small detached convenience improve date for each quadrant Existing AC generally serviced</td>
<td>Three core medical centre area - Albert - Boronia Rd/Park - Boronia Mall/Chandler Agglomeration of counselling office around Boronia Rd precinct and Boronia Mall</td>
</tr>
<tr>
<td><strong>Strength</strong></td>
<td>- Laneways off Boronia Village are paramount to retain Boronia Village within the 400m</td>
<td>- Laneway to Boronia Village ensure that whole of Boronia Village is within the 400m distance</td>
<td>- Local detached convenience in out of centre location (eg. Rangeview) Little boronia precinct (corner scoresby) improves scoring from the West Café in the NE Convenience along Dorset Road St</td>
<td>- Medical precinct and employment pole</td>
<td></td>
<td>- Parks outside study area improve access - Good distribution of small parks in the NW - Rail crossing improve Central Ave</td>
</tr>
<tr>
<td>Weaknesses</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>---------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Absence of formal pedestrian access via Coles Car park affects and obstruct properties off Floriston</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Crossing Dorset</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Crossing and access to Boronia Road through Boronia Junction</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Access to West through bus station and crossing Erica St</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Dorset crossing next to Boronia Village would extend the 400m and 800m distance to the south west</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Boronia Mall access not necessarily available – hours of access to path, same with arcade Supermarket entrances designed as car centric and not facing street.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Lack of direct access from Boronia Village to Tormore Reserve and further north / west</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Crossing Boronia</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- SW services lack</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Northern area lacks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Boronia Rd – Poor linkage between either side of the road and convenience of Boronia Village</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Poor connectivity to St-Joseph school other than Boronia Road.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- No N/S access to Boronia K12</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Poor walkability northwards from Boronia Height (Herbert/Norwich)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Poor footpath condition along Boronia Rd</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Knox kindergarten facility intended to be removed in the future: limit accessibility for southern catchment.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Dorset Rd/Rail lots caught with poor accessibility</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Small part of Elsis Rd outside scope of park access.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Central Ave area with limited park access.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Poor connection in the north between Woodmason and Central</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Poor connection across Dorset</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Opportunities</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A walking track on the western side of the railway would collect all</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>properties along Iris Crescent (east) improving walkability access and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>further extend to Herbert St.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- An access between Norwich and Leisureworks would open up Norwich</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- An access between Grevillea and Tormore would open up Grevillea to the</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>800m distance Better and more direct pedestrian interface crossing Erica</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>along the station/car park/bus station would improve the length westward</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>and northwestward. Particularly around Chandler/Genista/Erica</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A path along the west side of the railway would bring Alfred and extend</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>nearly till Reve within the 800m</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- An access at the end of Conway to Zeising would open up Zeising to good</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>distance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- A crossing next to Progress Hall would bring the library and Tennis Court</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>within 400m.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Aldi will further extend the 400 and 800 distance to the west and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>south-west Access from Woolworth to the West would open further area and</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>reduce the loop around since the entrance faces east Rear access to Coles</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Floriston and along Level Car park would open up further land along the</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>400m mark to the East</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Consolidation of out of centre convenience into neighbourhood precinct</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Improvement of access from tormore reserve to boronia village Industrial</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>area services for the daytime for northern area. Leisuresworks land or</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tormore reserve for further services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Albert St Medical consolidation</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Consolidation of Boronia Road as a precinct</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Consideration of private school improves the SW</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- 30 Herbert St owned by DHHS, possibility of access through Leisureworks</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Kindergarten facility in centre, near station to cover the 800 between</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>both school and service the north.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Network across Dorset Road south/Rail to connect southern loop using</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>the hexagonal streets (albeit beyond 800m)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- School grounds (or Jenssen Centre) would improve 400m access distance</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Access at end of Conway would improve walkability for Zeising</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Threats</td>
<td>Event</td>
<td>Impact</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>-----------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------</td>
<td>----------------------------------------------------------------------------------------------------------</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Number of access and egress to Boronia Village accentuate the number of conflict between cars and pedestrian</td>
<td>- Aldi supermarket not going ahead as a mixed use</td>
<td>- Limited facilities to meet the demand and poor connectivity to other services (disallowing multiple activities in one trip)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Laneway between Erica and Boronia Village could be developed or not made advantage of</td>
<td>- Hours of access to arcade and Boronia Mall can be limited</td>
<td>- Foothills reduction of vegetation cover or increase density would not be beneficial as great walkability to park, which means larger lot reduce the need to multiple park</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Arcade to Dorset Sq could be inaccessible</td>
<td>- Supermarket relocating</td>
<td>- Rail crossing at grade not safe and infrastructure not updated (Central Ave)</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>- Dorset Road extension and type of future traffic that will travel through.</td>
<td>- Poor quality of convenience services</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Inappropriate location</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Lack of access consideration and pedestrian permeability in future development</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>- Hours of operation for some services (e.g. cafe or industrial area shops or rangeview) which are clientele specific and not local residents</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Pedestrian Permeability

This section reviews gaps and strength related to pedestrian permeability.

- **North-West and North Permeability**
  - Accessibility would be improved by opening pedestrian access via Conway Ave to Zeising Court. This would bring Zeising Court within a better distance catchment for most of the indicators.
  - North of Central Ave is dependent to existing Devenish railway crossing towards Farnham Reserve. An evaluation of the quality, width, and safety of the crossing need assessment.
  - Boronia Road crossings are paramount in servicing the South-West towards Tormore.
  - Direct access to Boronia Village from Tormore Reserve would be beneficial and improve catchment to the South-West for many indicators.
  - Direct access between Boronia Junction and Boronia Park would improve catchment distance to the South-West.
  - Access between Orchid and Genista (at southern end of Tormore Reserve) should be designed and formalized in a more direct way towards Genista Reserve (by providing a north-south mobility through Tormore Reserve).
  - Future access easement between Lorikeet and Tormore Reserve to be considered early and noted for the moment redevelopment of these lands will occur (or the redevelopment of Tormore Reserve).
  - Direct Access from Herbert to Leisureworks and Tormore Road to improve north-south movement.
    - 30 Herbert Street can be considered for such venture as this property is owned by DHHS and appropriate located.
    - This would open direct passage to Leisureworks/Tormore Reserve – towards Boronia Village for properties to the north. And also improve access to Cardiff reserve from the south.
  - Railway crossing from Northern Area to Iris would improve access to Genista Reserve.
  - A pathway along the rail reserve on the Iris Crescent side, would increase the 400m station catchment to the north.
The redevelopment of Boronia Village should consider pedestrian permeability from Tormore Reserve to allow a better pedestrian exchange between this commercial area and the North-West district. This would bring more properties within the 400m retail catchment.

Any future redevelopment of the Warbler Estate should comprise a master plan designed to improve internal walkability (Sandpiper to Lyrebird) and connection to Iris Crescent. Pedestrian Connection to Herbert, and Tormore Reserve (via Lorikeet) are also to be considered.

Pedestrian connection from Norwich to Penrith (Leisureworks) should be considered as well as from Grevillea to Penrith (Boronia West School).

Pedestrian crossing should be designated across Tormore Road from Laurel towards Tormore Reserve and other crossing should align with gate access to Tormore Reserve.

Pedestrian Access between Central Avenue and Woodmason Road should be considered (through Coogee, or Tunstall) to improve accessibility to parkland north of Woodmason but also access to Bayswater Industrial Precinct for employment.

Pedestrian Access across Dorset Road to Girdwood Reserve should be considered to improve open space access for the northern neighbourhood.

Lupton should be redesigned as a “woonerf/home zone” with priority to pedestrian movement.

Footpath along Short Street are to be provided.

Footpath along Genista to Chandler are to be improved and crossing of Dorset Road formalised.

**South-West Permeability**

Utilizing the drainage easement running south may help in improvement catchment towards parks services and be more south and should be considered to be developed as a flood friendly pedestrian track.

Provision of another park along that easement associated with a walking track could be beneficial.

Crossing Park Crescent could become more difficult as traffic increases and priority design for pedestrian should be considered.

Failure of providing adequate footpath (width) and both side of the road affects mobility. This is particularly exacerbates in instances of vehicles parked on road reserve or during construction phase when tradesperson’s vehicles obstruct road frontage.

Absence of linkage across Dorset Road disallow synergy between the two areas (along the train station and towards Boronia Park).

The redevelopment of the area between Dorset Road and the train line should take advantage of the existing laneway reserve that are currently undeveloped and should be used as pedestrian/cyclist focus paths (Douglas, Alfred, Reve).

Railway pedestrian crossing should be investigated in the vicinity of Douglas Street.

Crossing of Boronia Road to Tormore Reserve is paramount.
o North-East:
- Pedestrian laneway should be considered behind 69 to 87 Boronia Road, acquiring the common property, expanding the current partial laneway, and connect Floriston to Dorset Square along the Coles Car park. This would improve exchange between Floriston and Dorset Square.
- Footpath and track through Chandler Park should be formalised (along Chandler Road, along Elliott Street, and north-south between Elliott and Chandler.)
- Pedestrian crossing should be formalised clearly across Floriston and Chandler.
- Arcade to Dorset Road are paramount to keep good mobility east-west. While AEC Arcade could be closed, it should be done in favour or restructuring a new arcade that matches the pedestrian crossing to the station. New redevelopment should maintain arcade and make it a principal characteristic of the development.

o South and South-East:
- Stairwell and service lane along Boronia Road should be formalised as more pedestrian friendly and designed as pedestrian priority place.
- Crossing over Boronia Road should be considered around Floriston Ave.

Recommendations:

- Consider the completion of the walkability index, by filling the gaps identified in the methodology that were not finalised as part of this process.
- Recommend that pedestrian permeability be improved in consideration of the observations made in this paper with the intent to improve catchment distance and favour pedestrian permeability. Consider as a priority:
  o Improvement to Tormore Reserve and connection over Tormore Road
  o Lobby DHHS for the possibility to create a connection through Leisureworks and 30 Herbert Ave.
  o Consider connection through Leisureworks from Norwich Street in any future redevelopment or renovation works of Leisureworks
  o Lobby DOE and West Boronia Primary School for the establishment of a connection to Grevillea Ave.
  o Incorporate pedestrian connection to Tormore Reserve in any redevelopment of Boronia Village
  o Incorporate pedestrian connection in any redevelopment of the Warbler Estate
  o Lobby VicRoads for the addition of new pedestrian crossings over Boronia Road and Dorset Road.
  o Lobby VicTrack for more pedestrian linkages over the railway track and the development of a path alongside the rail easement.
  o Acquire land for the development of a laneway south of the Coles Carpark
• Retain arcade and laneways as paramount to good pedestrian mobility throughout the centre.
• Zone RGZ all residential land within a 400m catchment of the train station.
• Excludes Rankins Road from the Activity Centre
• Consider northwards and southwards expansion of the Activity Centre.
• Ensure pedestrian facilities are built for all users, and particularly that catchment around medical centre are built to the highest standard and designed with the mindset of people with limited mobility. A mobility audit should be undertaken on the ground to identify gaps.
Public Realm and Open Space

Community facilities

Map 12.3 – Existing Community Services & Facilities at Appendix 2 identifies the location of community oriented facilities and the existing active network (pedestrian/cyclist) within the city centre.

Numerous community health services and leisure-oriented businesses are located within the commercial core of Boronia, with primary/secondary educational and Council’s public leisure facilities or space being located more on the fringe of the downtown area.

Poor pedestrian linkages exists between the four main quadrants of Boronia outside the set crossing around the Boronia/Dorset intersection.

Legend

Community Services & Facilities
Boronia Scout Group & District Guides*
Boronia RSL
St Johns Ambulance*
St Joseph Catholic Primary School
St Joseph Catholic Church
St. Pauls Anglican Church
Boronia Road Uniting Church
Top Kids Childcare & Preschool
Boronia Bowls Club
Good Start Early Learning Boronia
Church of Christ
Insight for Living
Janssen Spirituality Centre

Council owned facility
Knox Leisureworks
Tormore Reserve
Boronia Park
Marie Chandler MCH Centre
Park Crescent Children & Family Centre
Boronia Basketball Stadium
Boronia Library
Boronia Progress Hall
Public Tennis Court
Boronia Radio Controlled Car Club
Chandler Park

Boronia BellBird Senior Citizens Centre & Dance Activities**
Boronia Community Youth Hall

Government operated facility
Boronia West Primary School
Boronia K-12 College & Early Learning Centre
Australia Post
Boronia Station & Bus Interchange
VicPol Boronia

NGO operated facility
Infolinks*
Boronia CWA Hall
EACH
Eastern Community Legal Centre
Scope
Relationships Australia Victoria Counselling
Interchange Outer East

Private facility
ZONE BOWLING Boronia
Metro Cinema Boronia
Kids World Indoor Playground Boronia
Jetts Boronia
Busybodies Health & Fitness Centre
Melbourne Taekwondo Centre
Eastern Kung Fu Academy Wing Chun & Tai Chi
Eastern District Pool League
Eastern Suburbs School of Music
Boronia Veterinary Clinic and Hospital
Mercy Place Boronia
Marshere Dance Studios
Employ Ease

Health & Therapy
TOWN Clubs of Victoria
Body@Boronia
Rebalance Pilates and Yoga
Universal Insight 777
Autism Counselling
Lap Surgery Australia
Hearing Professionals Boronia
Boronia Medical Centre & MIA Radiology
Cypress Health Specialist Centre
Dorset Consultant Centre
Boronia Mall Clinic
Greater Knox Family Practice

OpShop and Fair Trade
Adra OpShop
RSPCA OpShop
Salvos Stores
Aussie Veterans OpShop
All Sorts OpShop
Here & There Makers
Recreation

<table>
<thead>
<tr>
<th>Pet Ownership (registration 2016-17) Boronia Suburb</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2976 dogs</td>
</tr>
<tr>
<td></td>
<td>1158 cats</td>
</tr>
</tbody>
</table>

**Source: Domestic Animal Management Plan 2017-21**

The Domestic Animal Management Plan recognises the need for additional dog play parks may be valuable within Boronia. There is currently no dog parks within Boronia to satisfy any current demand. Further densification of the centre of Boronia will increase the demand by apartments household to walk their furry kids.

**Recommendations:**

- **Considers the inclusion of enclosed dog play areas within parks of Boronia [Tormore, Chandler, Boronia Park] and ensure that any park master planning reserve space for dog owners.**

**Open Spaces**

**Source: Knox Open Space Plan** until 2022 and the Knox Play Space Plan Draft until 2023

**Criterion**

- The provision of playground and park (*play space and open space*) based on statement that supply should favourably be within walking distance (*up to 500m*) of residences.
- The provision of park infrastructure also considers the following factors in term of priorities:
  - Areas of high level of social disadvantage (proximity);
  - Higher housing density (availability);
  - Household component (demand);
  - Quality areas and infrastructure (supply and quality).

**Current open spaces within the Activity Centre and the Study Area**

<table>
<thead>
<tr>
<th>Within Activity Centre</th>
<th>Quality Infrastructure</th>
</tr>
</thead>
<tbody>
<tr>
<td>Genista Avenue Reserve</td>
<td>Local Open Space</td>
</tr>
<tr>
<td></td>
<td>Play space</td>
</tr>
<tr>
<td></td>
<td>Passive</td>
</tr>
<tr>
<td>Tormore Reserve</td>
<td>Neighbourhood Open Space</td>
</tr>
<tr>
<td></td>
<td>Play space</td>
</tr>
<tr>
<td></td>
<td>Active</td>
</tr>
<tr>
<td>Boronia Park</td>
<td>Municipal Open Space</td>
</tr>
<tr>
<td></td>
<td>Play Space</td>
</tr>
<tr>
<td></td>
<td>Community Hub</td>
</tr>
<tr>
<td></td>
<td>Active</td>
</tr>
<tr>
<td>Chandler Reserve</td>
<td>Neighbourhood Open Space</td>
</tr>
<tr>
<td></td>
<td>Play space</td>
</tr>
<tr>
<td></td>
<td>Active</td>
</tr>
<tr>
<td>Train Station Reserve</td>
<td>Local Open Space</td>
</tr>
<tr>
<td></td>
<td>Play Space</td>
</tr>
<tr>
<td></td>
<td>Passive</td>
</tr>
</tbody>
</table>

---


<table>
<thead>
<tr>
<th>Outside Activity Centre</th>
<th>Local Open Space</th>
<th>Passivity</th>
<th>Yes - Playground and Bushland reserve</th>
</tr>
</thead>
<tbody>
<tr>
<td>Penrith Street Reserve</td>
<td>Local Open Space</td>
<td>NW</td>
<td>Yes - Playground and Bushland reserve</td>
</tr>
<tr>
<td>Cardiff Street Reserve</td>
<td>Local Open Space</td>
<td>NW</td>
<td>Yes - Playground and Bushland reserve</td>
</tr>
<tr>
<td>Knox Jaycees Reserve</td>
<td>Local Open Space</td>
<td>NW</td>
<td>Yes - Playground and remnant native reserve</td>
</tr>
<tr>
<td>Farnham Road Reserve</td>
<td>Local Open Space</td>
<td>NW</td>
<td>Yes - Playground and remnant native reserve</td>
</tr>
<tr>
<td>Faraday Street Reserve</td>
<td>Local Open Space</td>
<td>NW</td>
<td>Yes - Playground</td>
</tr>
<tr>
<td>Girdwood Road Reserve</td>
<td>Local Open Space</td>
<td>NE</td>
<td>Yes - Playground</td>
</tr>
<tr>
<td>Stoneleigh Avenue</td>
<td>Local Open Space</td>
<td>NE</td>
<td>Yes - Playground</td>
</tr>
<tr>
<td>Melbourne Old Joes Creek Reserve</td>
<td>Melbourne Water Local Open Space</td>
<td>NE</td>
<td>No – Bushland reserve and walkway</td>
</tr>
<tr>
<td>Holloway Reserve – Bayswater</td>
<td>Local Open Space</td>
<td>N</td>
<td>No - Walkway</td>
</tr>
<tr>
<td>Woodmason Reserve</td>
<td>Local Open Space</td>
<td>N</td>
<td>Yes - Playground</td>
</tr>
<tr>
<td>Parker/Taranto Reserve</td>
<td>Local Open Space</td>
<td>SE</td>
<td>No</td>
</tr>
<tr>
<td>Blind Creek Corridor and Reta Matthews Reserve</td>
<td>Creek Corridors Passive and Active</td>
<td>SW</td>
<td>Yes – Walkway – Bushland reserve Cycling way – Sports ground (Tennis)</td>
</tr>
</tbody>
</table>

Notes:
The variability in distance between the Knox Play Space Plan Draft criteria (500m) and the Boronia Renewal walkability indicator (400m) is considered in the assessment with the proper understanding that the walkability index is more restrictive.

The Knox Open Space Plan includes ranking criteria sheet score to be used for rating of park space in accordance with the policy.
Walkability and Demand in relation to Open Spaces

**Catchment distance**

**Activity Centre**

- The activity centre is generally well-serviced, within 400m of existing open spaces with following gaps identified:

<table>
<thead>
<tr>
<th>Location</th>
<th>400m to 500m consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bambury St (NE)</td>
<td>No – most of the eastern part of the street not covered.</td>
</tr>
<tr>
<td>Part of Pine Cr, Tulip Stonehaven Ave and Woodvale (SW)</td>
<td>Yes - Improved coverage when considered 500m with limited area not covered</td>
</tr>
<tr>
<td>Eastern portion of the Dorset Rd South</td>
<td>No – the extra 100m distance has little to no positive impact.</td>
</tr>
<tr>
<td>William St and Power Rd (N – extending to Central Ave)</td>
<td>No - Central portion still remains outside the 500m scope.</td>
</tr>
<tr>
<td>Part of Dorset Sq</td>
<td>Yes - Improved coverage when considered 500m</td>
</tr>
<tr>
<td>Part of Oak, Rosella, and Elsis St (NE)</td>
<td>Yes - Are covered within 500m</td>
</tr>
<tr>
<td>Rubida, Gwyn, Marie, Hastings (SE)</td>
<td>No - the 500m has little to no positive impact</td>
</tr>
</tbody>
</table>

**Outside Activity Centre**

<table>
<thead>
<tr>
<th>Location</th>
<th>400m to 500m consideration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elsis Street / Brown Street (NE)</td>
<td>No – most of the eastern part of the street not covered.</td>
</tr>
<tr>
<td>Tulip Cr and Hazelwood Rd (SW) Stonehaven Ave and Woodvale (SW)</td>
<td>No – the 500m coverage has limited improvement to the lower central portion of Tulip Crescent. The inclusion of a path through the drainage easement would resolve this however.</td>
</tr>
<tr>
<td>Eastern portion of the Dorset Rd South</td>
<td>No – the extra 100m distance has little to no positive impact.</td>
</tr>
<tr>
<td>Central Ave, Catherine St and Power Rd (N)</td>
<td>No - Central and Catherine St portion still remains outside the 500m scope.</td>
</tr>
</tbody>
</table>

- All areas are within 800m accessibility in term of foot distance, apart for a small area of Elsie Street.

**Open Space and building density**

**Household Component (demand – 2016 ABS Data) – Within Activity Centre**

<table>
<thead>
<tr>
<th>SAL Digit</th>
<th>Population</th>
<th>0-4 year old population</th>
<th>Population Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>North-West</td>
<td>2144636</td>
<td>518</td>
<td>17 (3.2%)</td>
</tr>
<tr>
<td>North</td>
<td>2144629</td>
<td>304</td>
<td>14 (4.6%)</td>
</tr>
<tr>
<td>North-East</td>
<td>2144613</td>
<td>397</td>
<td>14 (3.5%)</td>
</tr>
<tr>
<td></td>
<td>2144607</td>
<td>769</td>
<td>57 (7.4%)</td>
</tr>
<tr>
<td>Total: 1166</td>
<td></td>
<td></td>
<td>Total: 71 (6%)</td>
</tr>
<tr>
<td>South-East</td>
<td>2144632</td>
<td>466</td>
<td>27 (5.7%)</td>
</tr>
</tbody>
</table>
### Household Component (demand – 2016 ABS Data) – Outside Activity Centre

<table>
<thead>
<tr>
<th>SAL Digit</th>
<th>Population</th>
<th>0-4 year old population</th>
<th>Population Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>North-West</td>
<td>2144650</td>
<td>455</td>
<td>25 (3.2%)</td>
</tr>
<tr>
<td></td>
<td>2144639</td>
<td>255</td>
<td>16 (6%)</td>
</tr>
<tr>
<td></td>
<td>2144617</td>
<td>580</td>
<td>49 (8.4%)</td>
</tr>
<tr>
<td>Total:</td>
<td>1290</td>
<td>Total: 90 (6.9%)</td>
<td></td>
</tr>
<tr>
<td>North</td>
<td>2144630</td>
<td>776</td>
<td>54</td>
</tr>
<tr>
<td>North-East</td>
<td>2144625</td>
<td>557</td>
<td>35</td>
</tr>
<tr>
<td>South-East</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>South</td>
<td>X</td>
<td>X</td>
<td>X</td>
</tr>
<tr>
<td>South-West</td>
<td>2144603</td>
<td>326</td>
<td>41 (12%)</td>
</tr>
<tr>
<td></td>
<td>2144623</td>
<td>457</td>
<td>36 (7%)</td>
</tr>
<tr>
<td></td>
<td>2144620</td>
<td>488</td>
<td>33 (6.7%)</td>
</tr>
<tr>
<td>Total:</td>
<td>1271</td>
<td>Total: 110 (8.6%)</td>
<td></td>
</tr>
</tbody>
</table>

**Source:** General community profile 2016 ABS Census for Statistical Area Level (SAL)

**Note:** SAL boundaries do not necessarily match activity centre boundaries and will result in some overlap with area outside the activity centre area

Below: Legend from Knox Play Space Plan Draft regarding concentration of children (0-4 years)

- Higher the percentage is higher the demand
- **North-West:**
  - Only Genista Reserve provides playground and open space facilities in the core area, particularly when excluding the substandard Train Station Reserve from this review. The playground of Tormore Reserve is located on the opposite side of the park, which accentuates the distance and is best designed to serve a catchment to the West of Tormore Reserve.
  - The 2016 statistical area level data shows the density for 0-4 year old within the Activity Centre NE is approximately 3%, which demonstrates that Genista Reserve may be of sufficient provision in term of demand.
  - Genista Reserve is generally within 400m walking distance of the whole of the appropriate Activity Centre statistical area level data for the Northeast.
  - Genista Reserve is surrounded by roads, which means road crossing is a requirement to access the park. An adjustment of the traffic capacity surrounding Genista Reserve with better visual access cues/safe crossing, adjustment of street parking, and direction of traffic may be beneficial.
- **Outside the current Activity Centre:**
  - NW district is well-serviced by a network of open spaces and playgrounds within 400m accessibility.
  - Parks outside study area have positive impact to accessibility.
- All areas are within 800m accessibility.
- Zeising Ct only area primarily outside 400m threshold.

<table>
<thead>
<tr>
<th>Built form density</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Erica – Sundew – Genista – Iris – Orchid</td>
<td>Primarily boundary-to-boundary urban commercial core (Erica) – No backyard and currently no residential occupation. <strong>Sundew – Genista – Iris and Orchid</strong> Increasing multistorey development (townhouse/appartments) for Sundew, Genista, and Orchid reliant on balcony with little to no backyard spaces. (12%) High number of multi-dwellings (dual occupancy and villa development) with limited secluded private open space (SPOS) of approximately 35 to 80sqm clear to sky open space. (35%) Single detached dwellings with high footprint of ancillary outbuildings (5%) Single detached dwellings or dual occupancies with over 100sqm SPOS. (37%). Vacant or Commercial (11%) (% of 54 properties)</td>
</tr>
<tr>
<td>Langwith – Tormore – Conway – Laurel - Boronia</td>
<td>Primarily consisting of townhouses with SPOS reliant on balcony (newer estates), and multi-dwelling development with maximum 30-40sqm of SPOS, or large footprint dual occupancy comprising little to not effective backyard. (57%) Multi-Storey Apartments. (5%) Remaining detached dwelling with effective private open space. (31%) Vacant or non-residential property. (7%) (% of 38 properties)</td>
</tr>
<tr>
<td>Lorikeet – Warbler – Lyrebird – Sandpiper</td>
<td>Primarily consisting of single detached dwellings on 700sqm sized lot comprising backyard SPOS space. 80% Villa Units development with limited outdoor space. (1%) Dual occupancy and single detached dwellings comprising large building footprint leaving limited backyard space. (19%) (% of 78 properties)</td>
</tr>
<tr>
<td>Herbert – Cardiff – Norwich – Penrith – Grevillea – Rowson – Zeising – Laurel – Rose – Joyce</td>
<td>Primarily single detached dwellings with backyard, and setbacks to all boundaries. (86%) Dual occupancy with 50-100sqm SPOS retained. (2%) Large composite villa development with ample common space. (1%)</td>
</tr>
<tr>
<td>Built form density</td>
<td></td>
</tr>
<tr>
<td>--------------------</td>
<td></td>
</tr>
<tr>
<td><strong>Williams – Henry - Central – Catherine – Power – Short</strong></td>
<td>Primarily townhouses with tight boundary to boundary development, and limited but variable private open space from 30sqm to 50 sqm. (29%)</td>
</tr>
<tr>
<td></td>
<td>Remaining detached dwellings, particularly between Catherine and Central Ave or alongside Power Street on lots of approximately 1000sqm. (33%)</td>
</tr>
<tr>
<td></td>
<td>Dual occupancy dwelling either in the form of duplex or rear dwellings with average private open space varying between 55sqm and 70sqm. (15%)</td>
</tr>
<tr>
<td></td>
<td>Villa units with varied typology either sharing large common property space (20 Central Ave) or more akin to townhouses development with limited private open space. (15%)</td>
</tr>
<tr>
<td>Others (8%) (15% of 136 properties)</td>
<td></td>
</tr>
</tbody>
</table>

Non-Residential (1%)

Multi dwellings villa development and large footprint dual occupancy with limited backyard SPOS area. (10%) (155 properties)

**North:**
- Absence of open space and playground within the area.
- Nearest facilities requires either crossing Dorset Road to Girdwood Reserve or walking to Genista Reserve. Walking permeability to these reserves is poor and indirect which accentuates the distance, especially with the absence of a footpath on the south side of Henry Street.
- The 2016 statistical area level data shows the density for 0-4 year old within the Activity Centre North is approximately 4.6%, which would show an unsupplied demand in need of evaluation.
- The statistical area extends beyond the Activity Centre to include Central Ave, an area also identified as poorly supplied with open spaces.
- The urban area to the south, immediately to the east of the train station, falls within both the 400m catchment of Genista Reserve and Chandler Reserve in term of distance.
- The northern area is identified as “underserved” within the Knox Open Space Plan (P.31 – as of 2011).
- Improved connections across roads have been identified as necessary for this area (e.g. Dorset Road) within the Knox Open Space Plan (P.31 – as of 2011).

**Outside the current Activity Centre:**
- All areas are within 800m accessibility.
- The demand appears well supplied in the north-west and along Woodmason.
- Park across railway (Farnham Reserve) contributes positively to catchment along Power Rd and part of Central Ave.
Woodmason area - Dorset

- Primarily townhouses or villa units with either duplex/multiplex shared wall or joined by garages, leaving limited private open space (around 30sqm). (39%)
- Dual occupancy dwelling either in the form of duplex or rear dwellings with average private open space varying between 55sqm and 70sqm. (25%)
- Remnant detached dwellings, primarily along Dorset Road, Jema Court, and Power Road end of Woodmason area on lots between 800-100sqm. (35%)
- Vacant/other (1%)

(% of 115 properties)

North-East:

- Playground located in the southern portion of Chandler Reserve accentuates the distance to northern part of the Activity Centre (Oak, Rosella, Elsis, and Bambury).
- Accessibility to open space is also generally limited by distance. However, areas of Elsis and Bambury North are characterised by large private open space. An evaluation of supply needs with regard to the demand may be required.
- Parks located East of Dorset Road are identified as within area of biological significance. As such, biodiversity and ecosystems are a paramount criteria for parkland.

Built form density

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chandler – Floriston – Allandale – Boronia Road – Rosella – Rangeview – Oak - Dorset</td>
<td>Primarily townhouses (28%) or villa units (31%) with variable open space (balconies for townhouses)</td>
</tr>
<tr>
<td></td>
<td>Remnant single dwellings on 1000sqm lots (21%)</td>
</tr>
<tr>
<td></td>
<td>Residual old dual occupancy dwelling as dwelling at the rear on 500sqm lot. (4%)</td>
</tr>
<tr>
<td></td>
<td>New apartments (4%)</td>
</tr>
<tr>
<td></td>
<td>Others (12%)</td>
</tr>
<tr>
<td></td>
<td>% of 126 properties</td>
</tr>
<tr>
<td>Elsie – Bambury – Girdwood</td>
<td>Primarily detached dwellings on 1000sqm lots (45%)</td>
</tr>
<tr>
<td></td>
<td>Intruded townhouses/villas development either older types (villas) or newer townhouses with 30-40sqm POS (31%)</td>
</tr>
<tr>
<td></td>
<td>Dual dwellings occupancy (19%)</td>
</tr>
<tr>
<td></td>
<td>Others (4%)</td>
</tr>
<tr>
<td></td>
<td>Recent apartment (1%)</td>
</tr>
<tr>
<td></td>
<td>% of 107 properties</td>
</tr>
</tbody>
</table>
South-East:
- No playground provided in the area. Parker/Taranto Reserve retained in the area but without any infrastructure.
- The access to Chandler is difficult with limited footpath provisions in the area and limited crossing of Boronia Road.
- An evaluation of the supply is required.

<table>
<thead>
<tr>
<th>Built form density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rubida – Marie – Gwyn – Boronia Road</td>
</tr>
<tr>
<td>Dual occupancy dwellings in the form of rear dwellings (9%)</td>
</tr>
<tr>
<td>Villa/townhouses/apartment along Boronia Road with 30 sqm POS (17%)</td>
</tr>
<tr>
<td>Other (2%)</td>
</tr>
<tr>
<td>% of 34 properties</td>
</tr>
<tr>
<td>Hastings – Torrens – Boronia Road</td>
</tr>
<tr>
<td>Primarily townhouses/villas with 30sqm POS (59%)</td>
</tr>
<tr>
<td>Others (12%)</td>
</tr>
<tr>
<td>% of 17 properties</td>
</tr>
</tbody>
</table>

South:
- No open spaces provided, and with a demand of 10%, an evaluation of the supply is significantly required.
- Access to Boronia Park is limited to the west due to Dorset Road and the railway restrict access to the east.
- The southern area is identified as “underserved” within the Knox Open Space Plan (P.31 – as of 2011).
- Improved connections across roads have been identified as necessary for this area (e.g. Dorset Road) within the Knox Open Space Plan (P.31 – as of 2011).

<table>
<thead>
<tr>
<th>Built form density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Douglas – Alfred – Reve – Dorset</td>
</tr>
<tr>
<td>Dual occupancy dwelling in the form of rear dwellings or duplex (37%)</td>
</tr>
<tr>
<td>Recent villa and townhouses with 40-50sqm POS (16%)</td>
</tr>
<tr>
<td>% of 37 properties</td>
</tr>
</tbody>
</table>

South-West:
- Only Boronia Park provides facilities, located at the southern side of the Park (along Park Crescent) for a catchment extending along Springfield, Cypress, and Pine.
- The area further west (alongside Boronia Rd) falls within the catchment of Tormore Reserve and safe crossing of Boronia Road is paramount.
- The supply appears to address the 5% demand but footpath access will be required.
  - Outside the current Activity Centre:
    - All areas are within 800m accessibility
- Blind Creek Corridor improve accessibility from a southern aspect.
- Blind Creek Reserve is the open space catchment for the southern area. The area however lacks the provision of playgrounds.
- Areas closer to Rankin Road falls within the catchment of Faraday Street Reserve, again across Boronia Road.
- Area closer to Dorset Road (e.g. Tulip) lacks good accessibility and with a higher demand (12%).
- The topography may cause a slight impediment to mobility along Stadbroke Road with a slight, but more accentuated fall compared to surroundings.

### Built form density

| Park – Cypress – Pine – Tulip – Narcissus – Woodvale – Stonehaven – Boronia Road side | Primarily new villa/townhouses built closer to Boronia Road with balconies or up (37%) and Residual detached dwellings (34%) |
| Springfield - Park – Cypress – Pine – Tulip – Narcissus – Woodvale – Hazelwood – Stradbroke – Dorset Road side | 49 detached (24%) 56 dual (27%) 1 apartment (1%) 3 others (2%) 92 townhouses/villa (46%) % of 217 properties |

#### Ratio of parks per distance per inhabitant

<table>
<thead>
<tr>
<th>Green Park Area</th>
<th>Current Total Area</th>
<th>Approximate effective area available for Informal Outdoor Recreation (excluding specialised facilities limited to specific users e.g. building and sports facilities)</th>
<th>Catchment population current level (500m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tormore Reserve</td>
<td>5.4ha 2ha</td>
<td>~1700</td>
<td></td>
</tr>
<tr>
<td>Boronia Park</td>
<td>3.1ha 1.8ha</td>
<td>~1000</td>
<td></td>
</tr>
<tr>
<td>Chandler Reserve</td>
<td>3.1ha 0.7ha</td>
<td>~1000</td>
<td></td>
</tr>
<tr>
<td>Genista Reserve</td>
<td>0.4ha 0.4ha</td>
<td>~800</td>
<td></td>
</tr>
<tr>
<td>Penrith Reserve + Leisureworks</td>
<td>1.8ha 0.5ha</td>
<td>~500</td>
<td></td>
</tr>
<tr>
<td>Herbert/Cardiff Reserve</td>
<td>0.3ha 0.3ha</td>
<td>~500</td>
<td></td>
</tr>
<tr>
<td>Station Reserve</td>
<td>0.08ha NIL</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Reserve</td>
<td>Area 1</td>
<td>Area 2</td>
<td>Access to Park</td>
</tr>
<tr>
<td>-------------------------</td>
<td>--------</td>
<td>--------</td>
<td>----------------</td>
</tr>
<tr>
<td>Girdwood Reserve</td>
<td>0.17ha</td>
<td>0.17ha</td>
<td>~700</td>
</tr>
<tr>
<td>Taranto Reserve</td>
<td>0.07ha</td>
<td>0.07ha</td>
<td>~466</td>
</tr>
<tr>
<td>Mineral Public places</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dorset Square</td>
<td>0.7ha</td>
<td>NIL</td>
<td>N/A</td>
</tr>
</tbody>
</table>

**Improvements within or surrounding reserve**

<table>
<thead>
<tr>
<th>Within Activity Centre</th>
<th>Recommendations</th>
</tr>
</thead>
</table>
| Genista Avenue Reserve | o Review vehicle access arrangement along Genista/Iris and consider making road one-way  
 o As per above, consider parking arrangement alongside reserve with reduced with of road and traffic calming alongside park.  
 o Improve pedestrian access from the East with access at northern and southern end of Sundew by allowing direct path and access through fence.  
 o Improve pedestrian crossings of all surrounding road with clear marking design giving priority to pedestrian over vehicles.  
 o Consider opportunity for direct pedestrian access through Sundew Ave land to rear of Bellbird Senior Homes (so as to create direct pedestrian link between reserve and future residential development on rail reserve).  
 o Improve pedestrian access width alongside Genista/ Erica/ Chandler and improved pedestrian crossing and linkage to train station.  
 o Include vehicle turning area at end of Genista.  
 o Include curb extension footpath onto road (reduced carriageway width) at crossing. |
| Tormore Reserve        | o Consider low level lighting for night walk-through  
 o Consider duress light area with connection to emergency.  
 o Include vehicle turning area at end of Orchid and Genista  
 o Review vehicle turning area at end of Langwith  
 o Design end of streets (Orchid, Genista, Langwith) with markings and pavers that are pedestrian/cycling friendly/priority over vehicles  
 o Include direct pedestrian connection link between Genista and Orchid  
 o Consider direct pathway Langwith to Orchid  
 o Consider option for future pedestrian connection to Lorikeet Court  
 o Consider space for Dog Park with opportunity to link with local Vet as stakeholder  
 o Provide bicycle racks alongside well light place.  
 o Improve directional signage marking, also indicating location of public toilet amenities  
 o Consider future linkage to South-East corner for future opening through to Boronia Village.  
 o Provision of drinking fountains |
<table>
<thead>
<tr>
<th>Boronia Park</th>
<th>Evaluation required due to:</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>o Future drainage work</td>
</tr>
<tr>
<td></td>
<td>o Future of Library</td>
</tr>
<tr>
<td></td>
<td>o Future of Basketball Stadium</td>
</tr>
<tr>
<td></td>
<td>o Future of parental building</td>
</tr>
<tr>
<td></td>
<td>Consideration</td>
</tr>
<tr>
<td></td>
<td>o Traffic calming alongside Park Crescent, particularly at the approach of Springfield road.</td>
</tr>
<tr>
<td></td>
<td>o Traffic calming to not impede on buses movement</td>
</tr>
<tr>
<td></td>
<td>o Improved bicycle connection/wayfinding and movement from/to Springfield Road and Boronia</td>
</tr>
<tr>
<td></td>
<td>o Improved pedestrian/cycling crossing of Park Crescent at Springfield Road junction, and Boronia/Park Junction and Dorset/Park Junction.</td>
</tr>
<tr>
<td></td>
<td>o Dorset road pedestrian crossing to service area tucked between railway and Dorset Road.</td>
</tr>
<tr>
<td></td>
<td>o Improved width and accessibility alongside Dorset Road footpath (reduce conflict pedestrian/cyclist and improve safety feeling alongside heavy vehicle traffic.) Allow space to walk side-by-side.</td>
</tr>
<tr>
<td></td>
<td>o Improve planting alongside Dorset Road frontage to improve vegetation buffer.</td>
</tr>
<tr>
<td></td>
<td>o Improve wayfinding signage, including signage to public toilet facilities and major cycling connections.</td>
</tr>
</tbody>
</table>
| **Chandler Reserve** | o  Design Park Crescent as low traffic way, traffic calming, pavers and design discouraging through traffic in a way that is less impeding for cyclist and buses.  
| | o  Retain large significant native vegetation  
| | o  Improve visibility and connection between rear laneway of Boronia Road shop and Park (pedestrian connection to car park) and design laneway as pedestrian/cycling friendly.  
| | o  Improve vehicle turning area at end of southern parking lot  
| | o  Relocate/design recycling/opshop bin collection as a formal space, with drop-off parking space only. With added lighting and security camera to deter illegal dumping (from various angle) but using this as a community recycling driven option with appropriate stakeholder  
| | o  Consider integrating community garden within space of Boronia Park  
| | o  Consider tables and public BBQ.  
| | o  Provide drinking fountains and bicycle racks. Bicycle repair station may also be considered.  
| | o  Formally close part of the road reserve way running through the park/retention basin. Formalise the thoroughfare (Lot 27) as a laneway.  
| | o  Consolidate Lots 22 to 27 altogether with the land of the park and/or basin  
| | o  Ensure paving/design matches allotment lines and property status between roadway/crossing through other land. Example, access between laneways behind Progress hall to be differentiated without any use of asphalt.  
| | o  Provide waste/recycling bins, including dog poo bins at each exit points.  
| **Chandler Reserve** | o  Improve pedestrian access alongside Chandler Road (south side) as a continuous path with clear wayfinding design path on ground over car parking space. Priority clear marking to pedestrians. Connection through Scouts halls and further along Chandler.  
| | o  Improve pedestrian crossing/traffic calming on Chandler due to poor visibility at bend.  
| | o  Reduced traffic speed on Chandler.  
| | o  Pedestrian track on eastern side of Chandler reserve and connection to Elliott Street.  
| | o  Pathway alongside Elliott Street / South Side of Chandler Reserve.  
| | o  Improve pedestrian crossing of Allandale, designed as pedestrian priority with clear marking both at Chandler junction and Elliott Junction.  
| | o  Include curb extension footpath onto road (reduced carriageway width) at crossing.  
| | o  Consider low level lighting for night walk-through  
| | o  Provide waste/recycling bins, including dog poo bins at each exit points  
| | o  Provide drinking fountains  
<p>| | o  Provide toilet facilities |</p>
<table>
<thead>
<tr>
<th><strong>Train Station Reserve</strong></th>
<th><strong>Recommendations</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete redesign and extension of the reserve space, including its infrastructure must be considered.</td>
<td></td>
</tr>
<tr>
<td>Target a functionality to this reserve and design accordingly. Identify users, public and provide infrastructure (seating/table etc).</td>
<td></td>
</tr>
<tr>
<td>Increase space of reserve, evaluate valuable vistas, and improve views.</td>
<td></td>
</tr>
<tr>
<td>Evaluate whether area remain transient or whether a catchment is possible.</td>
<td></td>
</tr>
<tr>
<td>Consider the addition of a foodtruck in adjacent parking to create life and nexus between the reserve and the surrounding no man's land.</td>
<td></td>
</tr>
<tr>
<td>Consider low level lighting for night walk-through</td>
<td></td>
</tr>
<tr>
<td>Include artworks</td>
<td></td>
</tr>
<tr>
<td>Design for vandals proof.</td>
<td></td>
</tr>
<tr>
<td>Provide waste/recycling bins at each end</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Outside Activity Centre</strong></th>
<th><strong>Recommendations</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Penrith Street Reserve</strong></td>
<td>Improve pedestrian connection design</td>
</tr>
<tr>
<td>Include curb extension at pedestrian crossing to join south side of Penrith.</td>
<td></td>
</tr>
<tr>
<td>Ensure vehicles' bonnet of surrounding car parking space do not encroach over footpath</td>
<td></td>
</tr>
<tr>
<td>Create direct pedestrian connection to Norwich through leisureworks land.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Cardiff Street Reserve</strong></th>
<th>Consider low level lighting for night walk-through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consolidate lots and address of property.</td>
<td></td>
</tr>
</tbody>
</table>

| **Knox Jaycees Reserve**   | NIL |

| **Farnham Road Reserve - Bayswater** | NIL |

| **Faraday Street Reserve** | Consider low level lighting for night walk-through |

<table>
<thead>
<tr>
<th><strong>Girdwood Road Reserve</strong></th>
<th>Improve access by creating gate from Dorset Road;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Improve walkability within reserve by creating path</td>
<td></td>
</tr>
<tr>
<td>Improve maintenance of reserve (grass cutting etc.)</td>
<td></td>
</tr>
<tr>
<td>Increase planting along edge of reserve (buffer to Dorset Road and to residences to the north. Leaving an open play space in the middle,</td>
<td></td>
</tr>
<tr>
<td>Improve pedestrian crossing of Girdwood by increasing pedestrian priority at junction of Girdwood/Dorset and immediately across park gate to southern side footpath.</td>
<td></td>
</tr>
<tr>
<td>Evaluate Dorset Road crossing to Short Street.</td>
<td></td>
</tr>
<tr>
<td>Include curb extension footpath onto road (reduced carriageway width) at crossing.</td>
<td></td>
</tr>
<tr>
<td>Provide waste/recycling bins, including dog poo bins at each exit points</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Stoneleigh Avenue Reserve</strong></th>
<th>NIL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consolidate lots</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th><strong>Melbourne Old Joes Creek Reserve</strong></th>
<th>Provide waste/recycling bins, including dog poo bins at each exit points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Evaluate direct pedestrian access to Stewart Street</td>
<td></td>
</tr>
<tr>
<td>Consider consolidation of land with adequate boundaries and ownership, allocate street address</td>
<td></td>
</tr>
</tbody>
</table>
### Holloway Reserve – Bayswater
- Improve vehicle turning facility at the end of Freedman.
- Design end of streets (Freedman) with markings and pavers that are pedestrian/cycling friendly/priority over vehicles.
- Design dead end streets with the Home Zones concept with a visual cues to vehicles that road is no car friendly and no through.
- Consider low level lighting for night walk-through
- Evaluate users during the day (whether uses by surrounding workers) and provide adequate sitting facilities if necessary
- Give street address.

### Woodmason Reserve
- NIL
- Allocate street address – review street addressing for whole of Woodmason

### Parker/Taranto Reserve
- Complete as Bushland reserve
- Consider diagonal path
- Improve crossing of Hastings Ave.
- Evaluate if surplus land to be sold for development
- Evaluate biological status of vegetation on land
- Consider alternative land with larger area for development of a new park in the SE
- Consider pedestrian/cycling crossing of Railway to join towards Dorset Road.

### Blind Creek Corridor and Reta Matthews Reserve
- Improve cycling connection between Springfield/Blind Creek
- Formalise end of Springfield Road.
- Provide wayfinding signage for pedestrian and cyclist at entrances – including direction to Boronia Services, including signage to drinking fountains, local shop district, public toilets, and bus stops.
- Provide waste/recycling bins, including dog poo bins at each exit points
- Improve wayfinding signage alongside Hazelwood
- Evaluate pedestrian connection between Narcissus and Blind Creek Path
- Consider provisions of drinking fountains.
- Consider connectivity with future development south of Blind Creek.
- Improve cycling space/marking along Hazelwood and Springfield.
- Consider using the drainage reserve as a pedestrian connection between Boronia Park and Blind Creek (via Stradbroke)
- Consider northern cycling path connection design via Woodvale or Narcissus (from Springfield) towards Tormore with appropriate signing.
- Consolidate lots or Reta Matthews Reserve and review addressing

### GENERAL
- Provide waste/recycling bins, including dog poo bins at each exit points at relevant locations
- Provide bicycle facilities
- Space for dog walking
- Space for community garden
- Space for recycling stations drop-off
- Space for community hub/ cultural activities (whether outdoor/indoor)
- Community hall spaces options
- Space for public art, space for aboriginal arts and arts display that recognised past activities within the land or surrounding. Consider the past social communities as well as the present ones.
- Option for occupying public space for activities (yoga classes, picnic, art session, outdoor training, outdoor movies). Identify spaces for multi-function within parks.
- Spaces with power points for multi-uses and future functions/activities retrofit.
- Options for rental incomes.
- Options for electric vehicles parking with charging station (Tormore – Boronia – Chandler)
- Appropriate wayfinding signs and regulatory signs, well designed. And artistically designed can be considered.
- Parks that leaks onto surrounding local road making surrounding road subservient to their environment.
- PT connection or signage to nearest connecting point – access nexus between bus stops and proximity to parks

**Recommendations:**
- Retain existing parkland
- Consider the acquisition of land for a new parkland in the north (Central), south (Douglas) and/or South-East (Torrens).
- Acknowledge that with further densification the pressure and demand on park assets will increase over time.
- Ensure good walkability to parks by improving pedestrian linkages including dedicated crossing over Belgrave Train Line, and VicRoads Arterial.
- Consider the development of new mineral plaza around the station and Dorset Square by gaining public space over car park.
Land Use and Built Form

Source: Hansen Partnership “Boronia Renewal Project – urban design proposition workshop” 2019

This section primarily refer to the Urban Design proposition undertaken by Hansen partnership 2019 and is not reviewed as part of this paper.

Recommendations

- Refer to GTA Consultants “Boronia Renewal Project – urban design proposition workshop” 2019 with regards to building height and form for the Boronia Commercial Core.
- Minimally apply the standard residential height for land within residential zones.

The main arterials axis separate Boronia in 4 quadrants, with the train line axis adding a NW-SE diagonal cut through 2 of these quadrant within the study area.

Commercial

- The commercial core is primarily developed following the path and junction of the two major arterials of Dorset and Boronia roads, albeit mostly off-balanced to the north-east with a greater build form density along Dorset Road, south of the train station along Boronia Road/Erica Avenue, and wrapping around Dorset Square.
- The structure is characterised by continuous build form with a mixture of single and double storey buildings with scattered examples of three storeys buildings across the commercial core.
- Commercial uses are characterised with ground floor shop and food and drink premises, along Dorset Road, Dorset Square, or Boronia Road. There is also a distinct expanse of ground floor spaces used for offices and private community uses within the commercial core.
- Larger retail footprint characterises the area abutting the southern end of the train station and eastern side of Dorset Square.
- Secondary and tertiary commercial have developed along Boronia Road to complement the southern edge of the road and along the western entrance (Boronia Village).
- The main concentration of office uses (including medical centre) are located along the Western Boronia Road approach and the outer rim of Dorset Square (Chandler/Floriston) or the southern side of Boronia Road.
- Large expanse of land are used for car parking within each quadrant of the City Centre, particularly north of Boronia Road.

Residential

- Residential uses surround the Commercial Core of Boronia and was original characterised by single dwelling on a 900sqm lot. This land use typology is still characteristic of the south-eastern corner of Boronia.
- Through the years further density in residential development has occurred with no discernible pattern noted. The development of rear lot for single storey multi-units occurred randomly throughout the north and south-west side of the Boronia Centre, though with the following history pattern:
  - Dwellings development to the rear of the existing dwelling in the frontage throughout the seventies and continuing until the noughties which was mostly characterised around Boronia Park resulting in dwellings on 300sqm lots.
  - Knockdown-rebuild of all new single storey multi-units villas in a strata form characteristic of the eighties. This was particularly marked north of the station and
partly along the north-west, with some examples on the southern Dorset Road approach. These resulted in 100 to 200sqm lots.
- Recent knockdown-rebuild of multi-storey townhouses on the western fringe of Boronia and area of Chandler Road resulting in a new built form with 200sqm lot size.
- And sporadic new multi-storey apartment multi-family rising density west of the station and along Chandler Road.
- Residential buildings use existing on the south-eastern part of Boronia.

**Institutional, Community & Parks**

- Primary and secondary education facilities are dotted across the area with large amount of green spaces accompanying these uses.
- Public open spaces and recreational infrastructure are dotted throughout the study area with the majority being used for active recreational facilities (*Leisure Works, Boronia Park, Tormore Reserve, Chandler Reserve*) or for car parking (*Dorset Square*).
- Each of the north-east, south, west, and north-west are represented with educational facilities and green public open spaces.
- Community facilities are primarily concentrated alongside Boronia Park on the South-West corner of the study area with other public institutions or churches dotted across the commercial fringe.
- Residual passive open space exists in the vicinity of the train station.
- Part of Boronia Park alongside Dorset Road is retained as a basin for stormwater management.

**Heritage**

The Boronia Activity Centre does not currently hold any properties affected by a Heritage Overlay. There is also no identified Heritage Overlay within the study area surrounding the current Activity Centre boundary.

The Victorian War Heritage Inventory identifies the following two items in its database:

- **Boronia RSL Honour Roll (Boronia War Memorial)**  
  Located at 198 Dorset Road (Boronia RSL) this memorial comprises of a small obelisk and is dedicated to all those who paid the supreme sacrifice in wartime.

- **Boronia Honour Roll (Second World War)**  
  Allegedly located at St Paul’s Anglican Church at 273 Dorset Road, this honour roll records the names of service personnel in the Second World War.

These two items are not protected by any statute.

Council undertook an assessment of the heritage significance of selected places of potential heritage significance previously identified as part of the 2006 Boronia Activity Centre structure plan in 2012. The resulting Knox City Heritage Advice December 2011 report from Context Pty Ltd identified the following places:

<table>
<thead>
<tr>
<th>Heritage place</th>
<th>Note</th>
</tr>
</thead>
<tbody>
<tr>
<td>Shops at “The Crossing” – 217-229 Dorset Road and 114-132 Boronia Road</td>
<td>Report did not recommend protection as lack integrity, low aesthetic value, and do not meet the threshold for local significance.</td>
</tr>
</tbody>
</table>
### Recommendations

- **NIL current actions regarding Heritage.**
- **Continue to monitor any future recommendations that may come from the community.**

### Cultural Heritage (Aboriginal Heritage)

There is no known artefact or aboriginal places within the Boronia Activity Centre. This was confirmed via a consultation to the Aboriginal Heritage Register and Information System (ACHRIS) on 11/01/2019.

A Cultural Sensitivity Overlay is identified on the area along the Blind Creek south of the Activity Centre. This statutory overlay is managed by the Aboriginal Heritage Act 2006 (and its regulation) and may trigger the requirement for a Cultural Heritage Management Plan (CHMP) prior to any development (and issuance of a permit) for non-exempt activities.

It is noted that the development of 3 dwellings and more constitute a non-exempt activities and recent examples of such development within the Cultural Sensitivity Overlay has occurred along the southern part of Woodvale Road, Springfield Road, Hazelwood Road, Tulip Crescent, and Narcissus Avenue. CHMP were prepared for these properties. A consultation on sample of these CHMP and ACHRIS revealed that no artefacts appears to have been discovered on these properties.

**Recommendations:**

- **Avoid area of Cultural Sensitivity Overlay in future potential expansion of the Activity Centre boundary.**

---

<table>
<thead>
<tr>
<th>Group of California bungalow at 8, 10, 12 Park Crescent</th>
<th>Recommended individual protection to these bungalows at 8 to 12 Park Crescent due to their intact example and rarity.</th>
</tr>
</thead>
<tbody>
<tr>
<td>The advice also identified 18 Stonehaven Avenue as another intact example, and other properties were subject to a desktop assessment</td>
<td>Since the advice 10 and 12 Park Crescent have been demolished in 2014 and 2016 respectively. Only 8 Park Crescent remains.</td>
</tr>
<tr>
<td>No recommendations were made about other bungalows</td>
<td></td>
</tr>
<tr>
<td>Former Safeway Building at 159 Boronia Road</td>
<td>Recommended heritage protection be put in place as local historic significant</td>
</tr>
<tr>
<td>The Boronia Mall</td>
<td>Recommended protection of heritage significance of the interior (tile mosaic and ceiling) and consider heritage protection to the whole of the mall as historical, aesthetical and social significance with more community consultation.</td>
</tr>
<tr>
<td>Boronia Progress Hall</td>
<td>Recommended local historic and social significance protection of the hall</td>
</tr>
<tr>
<td></td>
<td>Also recommended review of the significance of the surrounding park and recreation ground.</td>
</tr>
</tbody>
</table>
Environment and Sustainability

Flood Mapping

Source: Council’s Stormwater Team

There are currently no flood overlays affecting the Activity Centre of Boronia, flooding controls exists further north (Dandenong Creek catchment – Old Joes retention basin through Bayswater Industrial Precinct) and further south (Blind Creek catchment).

New flood modelling have been done for Boronia and identified the current path of prospective stormwater surge flooding. These modelling have not yet been translated into planning controls.

Recommendations:

- Recognise the flooding impact and the likelihood of a flooding overlay being introduced at a later stage with a particular impact on height requirements in the residential zones.
- Recommend that completion of modelling review into a planning scheme amendment for the introduction of a Special Building Overlay to ensure proper mitigation with regard to flooding.
- Avoid current existing flood area subject to flood controls in any future expansion of the activity centre boundary.

Boronia Park Retarding Basin and Wetlands Function - Background

Boronia Park at the corner of Dorset and Boronia Roads, Boronia is the location of the Melbourne Water owned flood retarding basin (RB).

Council worked closely with Melbourne Water over a period of 2 years, following the major 100 year flood event of February 2011 (see image 1), to identify ways to improve the storage capacity of the RB for residential flood protection, without losing a much-valued park site for all to enjoy.
During 2014-15, Melbourne Water engaged Council to undertake a redesign and expansion of the RB, and co-funded the upgrade works totalling approximately $1.5M, in accordance with Council's Boronia Park Masterplan. Melbourne Water contributed $745,000 to upgrade the RB and provided Living Rivers Grant funding for the inclusion of a wetland stormwater treatment system in the floor of the RB. Council funded the associated community recreation infrastructure from Council's Open Space Reserves Fund.

Key features of the new Retarding Basin and Wetland works included:

- A 30% increase to the size of the RB resulting in an improved level of flood protection performance (from a 15% risk of flooding to a 2% likelihood of flooding)
- Replacement of large trees (sheoaks) with a line of new feature trees, and a wide path connection from Dorset Road to the library and basketball stadium
- New paths and all access and abilities boardwalk structure through the RB, and across a new wetland system and wet 'meadow' landscape
- More useable areas in the park to walk, meet and contemplate – with new north and west facing sloping lawns to maximise sunny areas to sit and rest
- New multipurpose plaza space at the entry to the Boronia Library and Basketball Stadium

*Image 2: Boronia Park Retarding Basin and Wetlands system – works completed in April 2015 showing improved park features and path links to the northern retail/transport hub and south to residential areas.*
Issues

- The overarching future of Boronia Park will primarily need to account for the flood protection/risk management needs of the area as first principles (i.e. further expansion of the current retarding basin – RB).

- RB receives flood flows from 83 Ha of urbanised land areas (residential, commercial, retail, transport hubs and major arterials/local road network) – predominantly sealed surfaces generating higher volumes of stormwater runoff.

- There is significantly limited green space (soil surfaces) or public open space areas upstream of the RB that can absorb stormwater, hence the higher runoff volumes we see regularly.

- Expansion to the RB in 2014-15 took it from a 1 in 7 year storm protection; to the 1 in 37 yr ARI (storm protection) only when the RB footprint could only be increased by approx. 30% due to limited space within the park

- Provision of a 1 in 100 yr ARI flood protection to downstream residents/businesses etc would likely involve a doubling of the existing footprint of the RB in a westerly direction and some northerly expansion.

- Given the nature of the land development footprint upstream of the RB (largely hard surfaces – roofs, roads, car parks, rail) this RB’s role in protecting those downstream, is most critical.

- The Boronia Park RB is the only retarding system we have for flood protection (from its headwaters (start of Blind Creek at top of Perra St, FTG on fringe of Parks Vic Dandenong Ranges land), and the only land space with the potential to provide the protection standards needed for existing areas and expanding residential areas further downstream.

- The next RB is located at rear of Westfield within Lewis Park. That RB only has a 1 in 20 yr protection standard currently. Hence, Blind Creek has a lot of challenges for flooding, and gets worse when it meets up at rear of Westfield, where it then joins the Dandenong Creek a little further on (i.e. at the former Boral Quarry site).

- Both the Caravan Park and the Boral Quarry site are currently up for urban development. This will result in the loss of these currently “open land spaces” / undeveloped land, which will become housing/roads (more hard surfaces). Thus, the Boronia RB has greater importance in delivering flood protection (from the upper reaches of this catchment) to reduce the excess runoff volumes to existing and future downstream residential areas.

- Expansion of RB at Boronia Park means the location of the existing buildings (library and basketball stadium) compromise our ability to provide flood protection to residents downstream (south of Boronia Park site).

- The existing Childcare Centre is also compromised by overland flows emanating off the car park to the west, and making its way down the slope to the building foundations – past drainage works have not been able to prevent ongoing exposure. The siting and cutting in of the childcare centre into the pre-existing surface, has basically left it in a compromised/higher risk location, no matter what we try to do.

- Shops on the corner of Dorset Rd and Boronia Rd sit approx. 2 mts below the finished surface of the intersection and are continually subject to flooding
• Shops along the northern boundary of park site (along Boronia Rd) are also subject to flooding impacts during larger storms, as the natural overland flow path into the RB is constricted to the path between the shops and the Community Hall (Progress Hall???).

• Car park fall (grade) currently directs overland flows directly towards the entrance of the library and basketball stadium.

• Works to create a levee/garden bed areas to divert flows, has seemed to work for the library entrance (sits slightly higher on site) but not for the basketball stadium or childcare centre (sits lower on site); and car park surfaces direct flows towards the existing buildings and restrict areas for runoff to soak into the ground as well.

Opportunities:

• As part of the Lewis Park Master Plan, Council will be working with Melbourne Water to investigate possibility of also increasing the flood protection standards of the RB behind Westfield, to cater for properties further downstream from Westfield.

• Council could consider purchasing corner shops on Dorset/Boronia Rds and build upwards, a tower like fit for purpose “offices/consulting suites/future civic centre”, with piers to allow natural overland flows to pass beneath building and into RB.

• Relocating the Progress Hall to allow natural overland flows in large storms to enter the RB from the northern commercial/retail/transport hub; and under potential future tower-like (fit for purpose designed) building on corner; with surface shaping to encourage flows to the further expanded RB.

• This will protect shops on northern frontage to Boronia Rd from overland flows/flooding currently being experienced.

• Boronia Rd frontage can therefore remain in situ (subject to confirmation modelling), if overland flow path is expanded to the eastern side of these shops.

• Overland flows from the western side of these shops (Park Cres and Boronia Rd corner) can be re-directed, with surface shaping, into the park precinct (current car parking area), into a series of “staging ponds” to hold flows as they make their way to the expanded RB proper. Concept Plans for this option have been developed (2015-16) and scenario-modelled to test feasibility.

• Expansion would therefore mean the library and bulk of basketball stadium is in direct physical conflict with the RB works.

• Similarly, a large proportion of the existing carpark (central areas) and most northerly sections, would require redevelopment into staging “ponds” to provide detention capacity for flood management; and water quality treatment, in line with State Govt requirements.

• Further expansion of the RB to provide adequate protection to local areas, would require the RB footprint to expand in a westerly and northerly direction. This is to optimise capture of flows readily, and ensure the RB can drain freely to downstream pipe network. Note: the site is constrained by relatively flat grades downstream, and shallow depth of the drainage network.
• Current location of the remote control club is limited to its current footprint (expansion would not be possible), given the tennis court land, in an enlarged RB would (and should) form part of the future expansion of the RB/spillway – overflow management from the RB to the 1500 metre long, above ground drainage reserve down to its outfall to Blind Creek.

• Remote Control Club could stay if deemed appropriate, however, there is no option to expand. Does the RC club fit in a future “all public access” Central Park concept? Does it add value? Is it a nuisance (noise pollution) to residents, or park users in future, or wildlife at the RB? Is it the appropriate place for them now?

Future Vision:

• Boronia Park could become a future “Central Park” for the city centre – a meeting place in a hub location that links the north to the south of Boronia and transitional movements east to west Boronia

• Provision of a cooling/wet/treed area in the heart of a hard, urban, high heat island impact location would be critically beneficial for workers/visitors/shoppers and residents in this precinct

• High level of impervious areas causing increased runoff could be better managed safely, reducing flood risks.

• The “staging ponds” could form quite an aesthetically pleasing visual amenity (and natural cooling to the hard areas of Boronia Central – a reprieve for people to visit in summer), and likely to attract local wildlife; allow for community interaction with the wet spaces; and potential for remote controlled boats for all-community use / families, is possible.

• A series of walkways, mini bridge crossings, and meandering paths throughout the site (linking north-south; east-west) and in amongst the staging ponds and landscaping features, could indeed create a highly valued Central Park for Boronia and immediate surrounds (complementing the attributes of the Tim Neville Aboretum, FTG).

• Opportunities to provide information sessions (outdoors) to the community about what we do; or balancing urban and natural areas, wildlife values/G4W talks, living with water extremes (flood to drought) etc.

• Buskers...or organised musicians on weekends, poetry readings/book clubs, talks by staff from different depts., story-telling by local elders, community art activity stations for install at other parks/POS areas across the city - all possibilities by turning the site into a cooler, greener meeting place for people to meet/come together.

• Such a precinct park would fulfil the requirements of the recently released Integrated Water Management (IWM) Framework for Melbourne (Sept 2017) which promotes water in the urban context for improved health, well-being and liveability standards.

• This would further support Council’s own partnership to the DELWP IWM CEO’s Forum for the Dandenong Catchment and the recently Ministerial endorsed Strategic Directions Statement (SDS, Sept 2018).

Recommendations:

• Acknowledge the impact the retention basin will have on the future of Boronia Park and that such basin should form part of the consideration for master planning of Boronia Park.
Land contamination

The Department of Environment, Land, Water, and Planning’s planning practice note 30 (PPN30)\(^{26}\) provide guidance regarding potentially contaminated land. This further accord with Ministerial Direction No.1 which identifies what is a potentially contaminated land and also require planning authorities to have due consideration of such issue through the Planning Scheme amendment process\(^{27}\).

The study area comprised two allotments that have been identified as including, or having historically included, uses with potential effect on land contamination.

- 121 Boronia Road, comprises a service station currently operating as a Caltex petrol station located on commercial land.

![121 Boronia Road, comprises a service station currently operating as a Caltex petrol station located on commercial land.](image)

The land is identified within a Commercial 1 Zone, it is unlikely that the proposed amendment would rezone this parcel of land into a zone that would allow sensitive uses to operate ‘as of right’.

- 158 Dorset Road which operated until recently as a motor vehicle service and repair business identified as “Boronia Roadworthy Centre” or “Windscreen” business. The built form on the land is also characterised by the typical canopy and space for bowser and petrol delivery to vehicle.

![158 Dorset Road which operated until recently as a motor vehicle service and repair business identified as “Boronia Roadworthy Centre” or “Windscreen” business. The built form on the land is also characterised by the typical canopy and space for bowser and petrol delivery to vehicle.](image)

April 2018

---


\(^{27}\) [https://www.planning.vic.gov.au/__data/assets/pdf_file/0019/27127/Ministerial-Direction-Section-12-No.1-Potentially-contaminated-land.pdf](https://www.planning.vic.gov.au/__data/assets/pdf_file/0019/27127/Ministerial-Direction-Section-12-No.1-Potentially-contaminated-land.pdf)
A quick review of historical data reveal that fuel bowsers were still in place as late as January 2010 and disappeared sometimes between January 2010 and April 2013. The land is currently 981sqm zoned Neighbourhood Residential Zone Schedule 1 (NRZ1), and affected by a Design and Development Overlay Schedule 2 (DDO2), Significant Landscape Overlay Schedule 3 (SLO3), and Public Acquisition Overlay Schedule 1 (PAO1).

It is acknowledged that the NRZ1 allows the use of the land for a single dwelling ‘as of right’, a sensitive use, the limitations in term of site coverage (max 40%) and subdivision (min lot size 500sqm) effected by the DDO2 are limiting the intensification of such sensitive use.

A search on the Environment Protection Authority interaction portal did not indicate that environmental audit has been taken for the above land in Boronia.

In accordance with the PPN30, service stations/fuel storage are identified as high potential for contamination. Considering the available information regarding the two properties identified above about the risk of potential land contamination, the application of the principle of precaution, the Ministerial Direction No. 1 it is warranted for Council to consider that application of an Environmental Audit Overlay on 158 Dorset Road Boronia pending the implications the Amendment may have on this land.

Recommendations:

- Acknowledge the impact the use of the land as a Service Station/Fuel Storage, as a use with high potential to contamination of land, may have in future redevelopment of land for 121 Boronia Road and 158 Dorset Road.
- Retain 121 Boronia Road within Commercial 1 Zone, identify the risk within the Boronia Renewal Strategy and allow the appropriate level of assessment to be undertaken through a planning permit application.
- Apply an Environmental Audit Overlay to 158 Dorset Road on the potential for land contamination through the historical uses of the land, to ensure loss of knowledge is avoided and due diligence is considered for future redevelopment that would intensify the establishment of a sensitive use.
Environmental Sustainable Development (ESD)

ESD policies are currently addressed via Clause 21.05-5 (Municipal Strategic Statement – MSS) and 22.04 of the Knox Planning Scheme, which were integrated to the Scheme via Amendment C150 in December 2017. These policies apply to the whole of the municipality by addressing Council’s commitment to an environmentally sustainable city and standard for sustainable building design that will ultimately:

- Support passive design and compliance with eco-energy requirements in building regulation;
- Improve affordability via reduced running cost;
- Improve amenity;
- Integrate sustainable water management;
- Result in an overall sustainable urban form.

The policies appropriately achieve these goals for certain type of development with little to no change required on the overall intent. The ESD policies of Knox City Council also enable and support the overarching goals of the Resilient Melbourne Strategy, a current metropolitan and international strategy for which Knox City Council is signatory. It is also consistent with Goal 2, Strategy 2.2 of Knox Community and Council Plan 2017-2021.

**Review**

Clause 21.05-5 of the MSS provides general guidance to require and encourage the incorporation of best practice environmentally sustainable design to new development of two and more dwellings and non-residential buildings and additions of 500sqm or more. Its main objective is to help achieve environmentally sustainable development within Knox.

The Clause 22.04 ESD policy applies to development proposal in accordance with the Table of Clause 22.04-4 as a specific requirements (through the provision of Sustainable Design Assessment or similar Management Plan). It does provide more specific objectives with regard to: energy performance, water resources, indoor environment quality, stormwater management, transport, waste management, and urban ecology. It is noted that the requirement for applicable management plan in this policy applies for development of three and more dwellings.

There is a noted discrepancy between strategy 8.1 of Clause 21.05-5 and the policy requirement of Clause 22.04-4 as one guide the application of good practices to two and more dwellings, while the other requires the application on three and more dwellings.

Furthermore, the requirement for a Sustainable Design Assessment for development of three or more dwellings and residential buildings is enshrined as a specific requirement in the Schedule to the following zones:

- Residential Growth Zone (Schedules 1, 2, 3)
- General Residential Zone (Schedules 2, 3, 4)

These schedules allow for a clear indication that a Sustainable Design Assessment is a mandatory application requirement rather than solely relying on Clause 22.04 to provide the trigger, or clause 21.05 to encourage applicants. Clause 22.04 provides the reference to prepare, assess, and implement

---

environmental sustainable design requirements to help applicants and planners on the thresholds and deliverables.

It is noted that the Environmental Sustainable Development Policy and Statement are not the only sustainable-oriented statement of the Knox Planning Scheme and other clauses, policies, or ordinances also directly and indirectly achieve such goals. There are notably:

- Clause 21.03 of the MSS provides objectives and strategies to elements such as biodiversity, landscaping, and native vegetation [urban ecology].
- Clause 21.05-5 of the MSS (Objective 8 – Strategy 8.1) with regards to integrated water management.
- Clause 21.09 of the MSS provides objectives and strategies to elements such as sustainable transport, and integrated water management [stormwater management, transport].
- Clause 52.34 of the Victorian Planning Provisions set the statutory requirements for the provision of bicycle facilities and associated amenities for certain types of development [transport].
- Rescode comprises a number of performance standards through clauses 54, 55, and 58 of the Victorian Planning Provisions for dwellings and apartments having regards to:
  - Site coverage, permeability, energy efficiency, solar access, energy efficiency, and indoor environment quality for dwellings (through clause 54 which applies to dwelling on lot less than 300sqm, and clause 55 which applies to the development of more than one dwelling). Clause 55.07 also applies to apartments of less than 5 storeys and address energy efficiency amongst other items.
  - Better Apartments Design Standards and the Apartment Design Guidelines for Victoria 2017 for apartments, which also promotes ESD performance for such development (applies to apartments in commercial/activity centre zone, or to apartments of 5 or more storeys in residential zones).

In effect, the ESD policy supports good urban and building designs particularly by ensuring internal amenity and the environmental footprint of a development is positive.

**Assessment**

Overall, the existence of the ESD policy in its current form helps achieving its overarching objective in support to State Planning Policies (as set in the Planning Policy Framework) for Sustainable Development (Clause 15.02), Transport (Clause 18), Infrastructure (Clause 19).

It is noted that trends in electrification and alternative mode of transport should be better reflected and highlighted in the transport strategy and objective of these policies to support a better outcome and focus of this important issue.

Car dependency and mobility are identified as key issues for the municipality. It is mentioned at Clauses 21.01-2, 21.02, 21.05-5, 21.08, 21.09 of the Municipal Strategic Statement for the municipality. It is also reflected in the strategic directions of Knox Community and Council Plan 2017-2021 forming the vision of a future Knox and being a reference document to the planning scheme. The Draft Boronia Renewal Strategy further identified the expanse of the issue for Boronia proper by identifying a suburb with high level of car ownership and pedestrian mobility issues, particularly across neighbourhood.

For example, the objectives of the ESD policies in relation to transport aim (Clause 22.04-2):
- To facilitate built environment that is designed to promote the use of walking, cycling, and public transport in that order;
- To minimise car dependency;
- To support the use of low emissions vehicle technologies and supporting infrastructure.

However the policy fails to bring more focus on the following points to further guide decision makers, designers and developers on the importance of the transport aspect:

- Objective 8 of Clause 21.05-5 should further highlight the support of development designed:
  - To promote the use of walking and cycling,
    - By ensuring permeable walkability for all proposed units throughout the site, especially in cases of transversal lot, including common property walkway with effect to prioritise the shortest route for pedestrian towards nearby services and facilities.
    - By ensuring default space for bicycle facilities to each dwellings/premises are integrated in the development, as well as shown on plans, to provide the option to future residents to consider sustainable transport alternative marketed as part of the design. This is a low cost rendition that can be requested beyond the requirement of Clause 52.34 and strongly encouraged/required on development that do trigger 52.34 and where the location is appropriate.
  - To ensure apartments, and large residential development, particularly when comprising common property parking, are design to integrate electric vehicle charging point or designed to allow an easy retrofitting of such facility.

- The policy basis of 22.04-1 should highlight the need for resilience via the above items, and the Transport policy at Clause 22.04-2 should at least reflect the ability for apartment development to retrofit electric charging station.

- It may be valuable to also integrate the above point in the decision guidelines of Clause 22.04-5.

- The decision guidelines should also reflect the need for all development plan to be consistent with ESD plan, performance, and standards so as to avoid legal discrepancies.

Furthermore, Integrated Water Management (stormwater management and water sensitive urban design) currently relies on the MSS at Clause 21.05-5 Objective 8 Strategy 8.1, as well as, relevant Integrated Water and Stormwater Management objectives and standards for apartments, set out it clauses 55.07-5 and 58.03-8 (standards B39 and D13 respectively) [Better Apartment Design Guidelines (BADS) provisions]. Additionally, Council’s ESD Policy objectives, detailed under clause 22.04-2 pertaining to ‘Water resources’ and ‘Stormwater management’, draw reference to such considerations. Furthermore, VC154, gazetted in October 2018, included a predominant focus on Integrated Water Management and its applicability for a range of development types coordinated as a State level implementation, supporting the translation of local policy water sensitive urban design (WSUD) frameworks, where applicable [refer to subsequent section regarding PPF translation of MSS].

In the current Council practice application requirement and statutory process rely on this clause for the assessment of applications and the requiring that applicants address providing an Integrated Water Management (IWM) solution for their proposed development. This should encompass addressing a proposed development’s potable water demand, ensuring water efficiency, inclusion of rainwater tanks and associated reliability and management of overflow of such system(s), ensuring
stormwater quality in line with the Urban Stormwater Best Practice Environmental Management Guidelines (BPEMG) 1999 (CSIRO) and controlling peak discharge and flow through on-site detention. There is a risk that the PPF translation could undermine this and more clear application requirement or decision guidelines may be a solution within schedules to the zone or DDO.

The ESD policy of Clause 22.04 is currently due to expire in June 2019. The policy should be retained and extended. However, the policy is also being rewritten (as well as the MSS) in the Smart Planning - Planning Policy Framework (PPF) translation converting MSS and LPPF altogether with State Policy in one single unified policy framework.

**Smart Planning – Planning Policy Framework Translation**

The PPF translation process will likely result in a diluted policy by reducing content primarily to ‘objectives’ and ‘guidelines’ only. This will effectively remove application requirements and process making the policy more of a guidance and recommendation than mandatory.

The policy may become more of reference for good practices but the absence of clear requirement may undermine clarity for developers and professionals designing or assessing proposals. At this stage, it is unclear how much weight in the decision-making will be given to ESD performance, whether planning professionals will incorporate them as standard practice, or if the matter will require to be ultimately clarified by the Tribunal. Since the translation process has not finalised and the interpretation of new PPF is not daily practice, it is difficult to affirm how the market will react and how comfortable Council officers will be with the new policies.

**Boronia**

In the commercial zones:

- ESD requirements will apply to apartments of more than 5 storeys via Clause 58, and less than 5 storeys via Clause 55.07, as well as the existing ESD policy of Clause 22.04.
- Other form of development are covered by the existing ESD policy of Clause 22.04 when applicable.

In residential zones:

- ESD requirements will apply to apartments of 5 or more storeys via Clause 58 and the existing ESD policy of Clause 22.04.
- Apartments of less than 5 storeys are covered by Rescode Clause 55.07.
- Other form of development are covered by the existing ESD policy of Clause 22.04 when applicable and the schedule to the zone in the RG2 and GR2. It is noted that the RG22 and GRZ4 in Boronia have the requirement for a sustainable development assessment as part of an application. The Mixed Use Zone however, does not.
- Other form of development within the MUZ are covered by the existing ESD policy of Clause 22.04 when applicable.

Note that the PPF translation will likely remove the application requirement of Clause 22.04 and therefore those mentioned above will no longer apply, leaving only the schedule to the zone or Rescode as trigger.

**Recommendations:**

- **Retain ESD policy at Clause 22.04 and lobby the State Government for a removal of the expiry date or an extension to the expiry date, or explore impact the PPF translation will effectively have.**

170 of 787
- Identify that a review of Clause 21.05-5 should be undertaken to consider strengthening the strategy of Objective 8 with regard to ‘transport’ as mentioned above in the report, but also to review the discrepancy caused by Strategy 8.1 with regard to the requirement of the zones and Clause 22.04 [Potentially addressed via the PPF translation process].
- Include objectives strategies within the Boronia Renewal Strategy and Structure Plan that supports and strongly encourage the implementation of ESD performance standard as noted in the current Clause 22.04 and demonstrated at time of application, but also, as applicable:
  o Incorporate pre-connection steps for future retrofitting to future electrification of transport (charging station) to common property parking, if not already provided;
  o Considers car sharing options whether within the subject land or nearby public realm, especially in any potential cases of car parking waivers.
  o Ensure bicycle facilities spaces are provided to each dwellings, or the option for future residents to easily incorporate or use bicycle facilities is built-in.
  o Ensure that pedestrian connectivity is integral to development throughout a site for all proposed units.
  o Require that recycling be integrated to waste management during construction stage via appropriate construction management plan.
  o Push for green waste management being incorporated to development, including composting and management of landscaping waste throughout the life of the building.
- Retain ESD application requirements (SDA, SMP, and Green Travel Plan) within the Schedules to the RGZ and GRZ.
- Explore integrating Water Management requirements [integrated water management/WSUD] into the schedule to the controls and Structure Plan [decision guidelines or application requirement to be demonstrated] to ensure new building are performing well and do not exacerbate potential flooding issues.
- Integrate further ESD application requirements to the schedule to the Mixed Use Zone.
- Integrate ESD application requirements, which reflects type of assessment specified at Clause 22.04 (SDA, SMP, and Green Travel Plan) as relevant to the schedule of the RGZ and GRZ.
- Integrate ESD application requirements, which reflects type of assessment specific at Clause 22.04 to the DDO to cover other form of development within the Commercial 1 Zone.

Solar energy
The provisions of renewable solar energy technology to buildings, whether for electricity or hot water heater, is a component of sustainable design in support of efficient and resilient energy usage. Such renewable energy helps improve the overall energy performance of buildings while reducing load on electricity grid. It also strengthens household resilience in term of energy consumption, helps in reducing impact of greenhouse gas emissions while providing economic benefit in the long term.

The State Planning Provisions ascertain this benefit via Clause 15.02-15 which seeks to encourage development that is energy and resource efficient and minimises greenhouse gas emissions. Renewable energy also forms a component of Council’s Environmental Sustainable Development policy at Clause 22.04 supported through energy performance of a development besides passive design.
In addition to this, the Victorian Government currently provides financial support to households via the Solar Homes Package for the installation of Solar Panels (Solar PV system) or replacement of hot water systems with solar hot water\textsuperscript{29}.

Amendment VC149 was introduced in October 2018 to further provide guidance and protection against impact of development on existing residential rooftop solar system, particularly with regard to overshadowing.

The introduction of VC149 helped strengthen the government’s approach to promote solar energy by ensuring the effort of installing solar panels is not undermined by adjacent development. The amendment has introduced new decision guideline to the Mixed Used Zone, Residential Growth Zone, General Residential Zone, Activity Centre Zone, and Commercial 1 Zone as well as other residential zones considering:

- The impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a GRZ, MUZ, NRZ, RGZ, or TZ.

Such decision guideline has the benefit to protect existing investment in solar energy and the objective of encouraging renewable energy with further guidance on the matter provided to developers, professionals, and landowners through Planning Practice Note 88 (PPN88) and the home owners guide to managing overshadowing risk when installing a rooftop solar system.\textsuperscript{30}

It is noted that the impact of VC149 is the effect it may have on the capacity to develop with height on certain instances due to the resulting overshadowing impact.

**Boronia**

There has been approximately 1209 solar panels installations within the suburb of Boronia\textsuperscript{31} between 2008 and 2018. This represents approximately a ratio affecting up to 12.5% of dwellings within Boronia that have solar panels. It is noted that this ratio is indicative as the number of solar panels installations does not exclude commercial or industrial properties and the solar water heater is not included. It is assumed however that such ratio can only grow with time.

It is noted that solar water heater forms now the standard for six stars residential construction required to meet Building Regulation eco-energy requirements. As such, it is likely that solar hot water system will be widely installed as standards in the development or new residential homes.

A visual assessment, based on aerial identification of solar panels for the vicinity of the Boronia Activity Centre showed that solar panels are spread across most of the area but with a particular concentration to:

- Dwellings part of the Warbler/Lyrebird Estate
- Dwellings south of Stonehaven
- New dwellings built in the South-Western part of Boronia Activity Centre.

\textsuperscript{29} https://www.solar.vic.gov.au/
\textsuperscript{31} Australian PV Institute PV installations by postcode http://pv-map.apvi.org.au/postcode
Developable properties located to the south, east, or west of a property with solar panels could find themselves negatively impacted with regard to potential height. [refer to map 32 in Appendix 2]

Recommendations:

- Consider the location and concentration of rooftop solar panels on residential properties may have while reviewing height controls for Boronia.

Urban heat island effect

The urban heat island effect (UHIE) refers to the way built up areas trap heat. It results from a lot of activity in the one area and from the dense, dark and solid surfaces in urban environments which absorb heat compared to more vegetated or rural areas where canopy covers helps in cooling temperature. The majority of the heat will result from the sun heating up built areas such as roads, footpaths, paved areas, buildings during the day. It is acknowledged however that other activities may also result in heat production to a lesser extent such as the heat producing structures and plants, internal combustion engines (vehicles), and human activities.

The heat trapped then gets released or deflected, particularly at night, resulting in significant warmer temperature or expanding the hot period throughout the night.

This change in local temperature can have various impacts depending of its scale, extent and local environment. This extends to:

- Secondary effects on local meteorology: temperature difference, alteration of local wind patterns, changes to humidex and evaporation, impact on precipitations.
- Impact on biodiversity: alterations to species range of habitat, removal of native species/increase in exotic species, alterations of behaviour or reproductive patterns, death of species.
- Increased energy consumption: extended usage of air conditioning systems through the night, water consumption for watering.
- Impact on air quality: dust particles, retention of pollutants at ground level.
- Health effect, whether or not related to the above: heat exhaustion, respiratory issues.

Boronia

While there is currently no thermal imagery data available for Boronia, the overall concept, understanding, and implications of UHIE are known and relatively universal. The potential solutions are also well documented.
With Boronia being an urban area, there is not denial that UHIE impacts the area to a certain degree. The expanse of car parking, road pavement, concrete surface and footpath, as well as built form, and to some degree new buildings darker roof will be attracting and retaining heat.

The proximity to rural area (i.e. Dandenong Ranges National Park) may have a positive effect on attenuating the impact the urban area.

Current strategies, such as the Bush Boulevard (Clause 21.05-3 of the Scheme) which aims to increase canopy covers along certain major arterial as well as protection of vegetation and landscaping requirements (Rescode, VPO, Clause 21.03), are likely resulting in positive impact by increasing shade or reducing expanse of clear-to-sky pavement. As such, these strategies and controls should be retained or enhanced. The inclusion of other solutions should be explore through planning controls that increases landscaping (and a reduced site coverage on private land), the inclusion of water sensitive urban design, or design objectives that seek to alleviate the use of dark roof colours, or actions seeking to increase canopy cover of the public realm.

Recommendations:
- Investigate the impact of UHIE in Boronia further by completing a thermal and canopy cover assessment of Boronia to better understand the extent of the issue at this location, highlight problematic areas, provide recommendations, and seek to implement such recommendations.
- Lobby Council to consider adopting an Action Plan regarding UHIE which would be inspired from current practices (e.g. Moreland CC Urban Heat Island Effect Action Plan).
- Retain current provisions of the Scheme that positively impact on urban heat and explore the inclusion of further controls or strategies to ensure the issue does not intensify (e.g. incorporate requirement regarding external roof cladding colours that are of lighter material with a control on maximum and minimum solar absorption – This should not be to the detriment of glares affecting residences located in the Foothills).
Planning Framework

Introduction
The current Boronia Major Activity Centre as delimited by the 2006 Boronia Structure Plan boundary, comprises an area of approximately 129ha is affected by a number of zones:

- Commercial 1 Zone (C1Z) – approximately 20.5ha;
- Mixed Use Zone (MUZ) – approximately 2.2ha;
- Residential Growth Zone – Schedule 2 (RGZ2) – approximately 0.6ha, and;
- General Residential Zone Schedule 4 (GRZ4) – approximately 67ha.

The centre also contains allotments in the:
- Public Park and Recreation Zone (PPRZ) – 17ha;
- Public Use Zones for education (PUZ2 – Education), (PUZ4 - Public Transport) and (PUZ6 - Local Government) – 14 ha; and;
- Road Zone Category 1 (RDZ1 – Dorset Road, Boronia Road) and Category 2 (RDZ2 – Albert Avenue).

Zoning map - Boronia

The entire activity centre is comprises a specific Design and Development Schedule 7 (DDO7), and has a local planning policy (Boronia Major Activity Centre) at Clause 21.10-3 of the Knox Planning Scheme.

Other overlays that apply, in part, to the centre include the Environmental Significance Overlay (ESO2), Vegetation Protection Overlay (VPO1, VPO2, VPO3, and VPO4), Public Acquisition Overlay (PAO), and the Significant Landscape Overlay (SLO3). The Dandenong Foothills Local Policy of Clause 21.10-1 of the Scheme also applies to the periphery of the site (particularly along Elsie Street and Bambury Street).

Since the adoption of the structure plan and its introduction in to the Knox Planning Scheme, a number of new planning zones and controls have been introduced which may provide better...
planning outcomes for the centre, including the Activity Centre Zone (ACZ) and the Commercial 3 Zone (C3Z). Given the significant land use policy directions proposed as part of the 2019 Boronia Renewal Strategy, some investigation in to the application of the zones, along with the use of the MUZ and RGZ on specific sites is be required.

This section reviews the appropriateness of each zone, including the extent of current controls and provisions as available through the Victorian Planning Provisions ‘toolbox’ for potential application on the land use planning framework. It also reviews the overlays controls particularly as they currently affect Boronia and its surrounding. It provides a particular emphasis on height controls and the implications.

This paper also builds on previous work done with regard to Boronia, namely:

- Draft Land Use & Planning Background Report (2017) – Knox City Futures
- Planning advice to assist delivery of the Boronia Renewal Project Strategy (2018) - Glossop

Zoning Analysis

There are a number of options to address zoning within activity centres, including a combination of the ‘standard’ suite of residential and commercial zones and overlay controls (particularly Design and Development (DDO) and Development Plan Overlays (DPO), or the Activity Centre Zone (ACZ).

The Boronia Major Activity Centre is currently subject to the Commercial 1 Zone (C1Z), Mixed Use Zone (MUZ), General Residential Zone Schedule 4 (GRZ4) and the Residential Growth Zone – Schedule 2 (RGZ2).

A desktop review of these controls indicates that they are still generally effective in achieving the objectives of the structure plan and local planning policy with the support of a Design and Development Overlay (DDO). However, discussions with the DELWP has demonstrated that the use of the Activity Centre Zone is the preferred approach in accordance with the relevant practices notes. The following approach has therefore considered first, the application of standard planning zones (commercial, mixed, residential) which forms the basis for each precincts. A proposed Activity Centre Zone will therefore seek to translate this underlying provision into a new ACZ schedule.

Activity Centre Zone (ACZ)

The preferred State Government approach as articulated through Planning Practice Note 56 (PPN56 the Activity Centre Zone) is to apply the ACZ to the entire activity centre. The ACZ allows for a precinct based approach to the application of land use provisions and built form controls affecting design (height, setbacks, materials, access, landscaping etc.) in the form of a ‘one-stop shop’, however these controls should not conflict with the standard controls in the current commercial and residential zone suite.

<table>
<thead>
<tr>
<th>Use of land</th>
<th>Developed by Council to determine what uses will be as-of-right, require a permit, or prohibited. It can also comprises conditions associated with the proposed use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development</td>
<td>Default – permit required for buildings and works unless specifically exempted in the schedule. Clause 62.02 continue to apply</td>
</tr>
<tr>
<td>Signage</td>
<td>Default – Category 1 unless specified otherwise in the schedule</td>
</tr>
<tr>
<td>Notice and Review</td>
<td>Default – exempted unless specified otherwise in the schedule</td>
</tr>
</tbody>
</table>
VicSmart implications for ACZ [refer to Appendix 3]

Subdivision - VicSmart criteria applies to some subdivision of land pursuant to the required conditions being met, this means:
- Small boundary realignment
- Subdivision of existing buildings
- Subdivision of construction site up to 2 lots

Buildings and works under the zone – VicSmart criteria applies to the development of land up to $500,000 pursuant to the following conditions being met:
- The building/works is not within 30m of a residential zoned land (not a road)
- It is not associated with a uses with adverse amenity potential as stated in Clause 53.10.

The VicSmart threshold for the ACZ is the same as for the Commercial Zones and commentaries of the implications of VicSmart are available in Appendix 3.

<table>
<thead>
<tr>
<th><strong>Activity Centre Zone</strong></th>
<th><strong>Pros</strong></th>
<th><strong>Cons</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pros</strong></td>
<td><strong>Cons</strong></td>
<td></td>
</tr>
<tr>
<td>Ability to specify outcomes tailored to the centre and drafted by precinct</td>
<td>Complexity in design and time required for the preparation and review.</td>
<td></td>
</tr>
<tr>
<td>Ability to develop specific controls and direct specific uses within or away from particular precinct (precinct based approach)</td>
<td>Complexity in interpretation and understanding (particularly by the community). May contradict market driven trends and undermining precinct based aspirations.</td>
<td></td>
</tr>
<tr>
<td>Ability to merge design outcome and land use under one schedule.</td>
<td>Risk of errors in drafting.</td>
<td></td>
</tr>
<tr>
<td>Ability to link to a framework plan with defined statement of objectives to be achieved.</td>
<td>May result in a series of control hardly dissimilar to the standard series of zones.</td>
<td></td>
</tr>
<tr>
<td>Ability to schedule out other clauses of the Scheme (37.08-11)</td>
<td>Scheduled flexibility of ‘standard’ zones altogether with other policies and controls also allow to achieve defined outcomes.</td>
<td></td>
</tr>
<tr>
<td>Flexibility in controls and permit triggers for uses (37.08-2), buildings and works (37.08-5), and signage (37.08-10)</td>
<td>Requires defined knowledge and vision of outcome sought as a way to sway the market.</td>
<td></td>
</tr>
<tr>
<td>Ability to develop design controls as mandatory or discretionary (37.08-6), may be able to include garden area requirements threshold.</td>
<td>No default garden area requirements</td>
<td></td>
</tr>
<tr>
<td>- Notice and review rights are exempt by default and can be varied by a schedule (37.08-8)</td>
<td>Will not apply to PUZ, and therefore not address VicTrack land potential redevelopment.</td>
<td></td>
</tr>
</tbody>
</table>

The purpose of the ACZ can be referred to in Attachment 2.

Since the advent of the ACZ, significant changes have been made to commercial and residential zones which provides greater flexibility in these zones, including the ability to specify height limits in the residential zones.

The Boronia Activity Centre is characterised by a defined commercial core with residential surrounding. The commercial core has not exhibited trends that would necessarily require a list of specific usage controls different than what the standard zones allow in potential contradiction to the market.
- The medical precinct located along Boronia Road is a concentration of use that happened as primarily market-driven, and is unaffected by the standard zones.
- The Draft Boronia Renewal Strategy contains a key direction aspiring to ‘create an active nightlife’. However, this aspiration is not currently based on an identified location. As such, there is currently no area identified by Council or the Community that would merit the attention of specific controls to sway the market via the use of an ACZ.

Despite Council’s position on the application of the Activity Centre Zone favouring the standard suite of zones, DEWLP encouraged the use of the Activity Centre Zone (ACZ) as the preferred tool for the Boronia Major Activity Centre.

The ‘DRAFT planning advice to assist delivery of the Boronia Renewal Project Strategy (2018)’ prepared by Glossop also provided an analysis of the ACZ with recommendations at pages 20-21. The overall recommendation also concluded that the ACZ was not the appropriate zone for Boronia.

Given the relative unsuitability of the ACZ for the Boronia Activity Centre, an assessment of the capacity to retain the current commercial and residential zone suite is preferable.

**Recommendation:**
- The use of the Activity Centre Zone may be premature at this stage for Boronia Activity Centre and the standard suite of zoning may be preferable from a Council’s perspective.
- Regardless, explore the application of the ACZ based on underlying precincts reflecting the standard provisions (Commercial 1 Zone, Mixed Use Zone, Residential Growth Zone and General Residential Zone).

**Commercial Zone Suite**
The Boronia Activity Centre contains approx. 20.5ha of Commercial 1 Zone (C1Z) land within the commercial core along Dorset and Boronia Roads.

**Commercial 1 Zone (C1Z)**
The purpose of this zone is to create vibrant mixed use commercial, business, office, entertainment, and community use while still allowing complementary residential uses. It represents primarily uses and development found within main street and centre of town comprising a variety of retails and office uses. Boronia’s commercial core is currently zoned C1Z, similarly is Knoxfield Shopping Centre in Wantirna South, or the CBD area of the majority of Victorian town (e.g. Warragul, Mornington, Ballarat, Healesville).

<table>
<thead>
<tr>
<th>Use of land</th>
<th>Default – Refer to Attachment XX</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development</td>
<td>Default – permit required for buildings and works</td>
</tr>
<tr>
<td></td>
<td>Clause 62.02 applies</td>
</tr>
<tr>
<td>Signage</td>
<td>Default – Category 1</td>
</tr>
<tr>
<td>Notice and Review rights</td>
<td>Default – subdivision and buildings and works exempted pursuant to conditions</td>
</tr>
<tr>
<td>VicSmart</td>
<td>Subdivision - VicSmart criteria applies to some subdivision of land pursuant to required conditions being met. Buildings and works under the zone – VicSmart criteria applies to the development of land up to $500,000 pursuant to the conditions being met:</td>
</tr>
<tr>
<td></td>
<td>- The building/works is not within 30m of a residential zoned land (not a road).</td>
</tr>
<tr>
<td></td>
<td>- Not a brothel or sex shop.</td>
</tr>
</tbody>
</table>
It is not associated with uses with adverse amenity potential as stated in Clause 53.10. Commentaries of the implications of VicSmart are available in Attachment 1.

### Commercial 1 Zone

<table>
<thead>
<tr>
<th><strong>Pros</strong></th>
<th><strong>Cons</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Standard Suite requiring no changes, applied as default</td>
<td>Inability to adjust controls</td>
</tr>
<tr>
<td>Generally well understood by the community</td>
<td>Schedule cannot be modified in Metropolitan Melbourne</td>
</tr>
<tr>
<td>Restricts dwellings at ground level</td>
<td></td>
</tr>
</tbody>
</table>

The purpose and decision guidelines of the C1Z can be referred to in Attachment 2.

The zone cannot be altered and the schedule to the zone only allows for setting up maximum leasable floor area for office and shop. The impact of this is unclear as it would aim solely to ensure offices and shops retain small tenancies as as-of-right, and large floor area would be subject to a permit. However as per requirement of DELWP, the schedule cannot be modified within Metropolitan Melbourne.

The ‘DRAFT planning advice to assist delivery of the Boronia Renewal Project Strategy (2018)’ prepared by Glossop also provided comments regarding the C1Z at pages 22 that reflected the above.

Overall, this zone continues to efficiently address the retail and commercial needs for the centre and particularly when compared to the ACZ. Therefore it is considered there is no need to further review this zone in term of its primary intent regarding use and development.

### Commercial 2 Zone (C2Z)

The purpose of this zone relates principally to supporting office spaces, light industries or bulk retails. It represents primarily uses and development found at the fringe of urban areas along arterial roads comprising large tenancy bulk retail type (e.g. home-making centre), factory outlets; or found within smaller industrial estates (e.g. warehouses) and office park with bigger amenity protection due to the proximity to residential or environmental features. An example of Commercial 2 Zone is Caribbean Gardens Office/Industrial Park in Scoresby.

The C2Z resulted from changes to Victorian Planning Provisions created the zone by replacing the Business 3 and 4 Zone in 2013.

From a commercial point of view, this zone slightly restricts retail (by making some types as section-2 uses) while allowing more warehouse and industrial activities as of right. On the other, the C2Z prohibits most form of accommodation.

The C2Z is inadequate for Boronia Activity Centre as it does not meet the intent of the 2006 Boronia Structure Plan to create a vibrant mixed use – all functionality commercial centre, and consequently should not be considered.

It is further noted that previous C2Z area along Erica Avenue was removed via Amendment C145 in 2016 with the Planning Panels commenting “intent of the Structure Plan is that Erica Avenue is to play a greater role within the pedestrian function of the wider Boronia Activity Centre with an
emphasis on improving the built form and providing more active uses at the street frontage with offices or residential development on the upper floors.”

Commercial 3 Zone (C3Z)
Another zoning option that could be considered is the recently introduced Commercial 3 Zone. This zone includes the following purposes:

- To provide for a range of industrial, commercial, office and other employment generating uses which support the mixed-use employment function of the area.
- To promote collaborative and high-quality working environments which support the area through good urban design and high-amenity, accessible and well-connected places.

The zone represents primarily uses and development focus on light industry and employment of a more emerging, technological, artisans, or artists’ style work studios that may or may not be found amongst other type of uses. It allows for a residential component (i.e. dwellings as Section-2 use with limited gross floor area) particularly when nexus to the employment uses is demonstrated. The zone fills the gap between the Mixed Use Zone (residential oriented) and the other commercial zones, particularly the Commercial 2 Zone (industry oriented).

However, the zone strongly discourages most accommodation and retail uses and therefore would be inappropriate for the Boronia Activity Centre. There is currently also no particular history or typology of development or usage that would justify the use of the C3Z to achieve an outcome that cannot be achieved via the C1Z or MUZ in Boronia.

Recommendations:
- The C2Z and C3Z are inadequate for Boronia’s commercial core and therefore should not be considered.
- The C1Z currently achieves the outcome sought and should be retained as the underlying provision within Boronia’s commercial core.

Residential Zone Suite
The current Boronia renewal strategy places a strong emphasis on increasing residential density and design quality within the activity centre.

In order to address this a review of the provisions of the current suite of residential zones and associated schedules in the Knox Planning Scheme is required.

Mixed Use Zone (MUZ)
The MUZ is a type of residential use which has the particularity of allowing greater ‘melting pot’ of uses as reflected in the purpose of the zone:

- To provide for a range of residential, commercial, industrial and other uses which complements the mixed-use function of the locality.
- To provide for housing at higher densities.

The MUZ provides a good transition (e.g. buffer) between commercial zones (or industrial zones) and purely residential zone. There are currently pockets of MUZ in Boronia that are located at the fringe of the C1Z.

Previous commentary in the Draft Land Use & Planning Background Report (2017) identified that there may be some opportunities to apply the Mixed Use Zone to some strategic sites where more intensive development could be supported, such as the Boronia Mall (to facilitate future bulky goods and other development) and along Dorset Road / railway line / Maryville Road (South of Boronia Rd).
The MUZ is considered more appropriate as an intermediary buffer between residential and
commmercial zone as it can gradually soften the type of use that may be found or operate within it. It
is acknowledged that by being essentially a residential zone, the MUZ will primarily result in
residential function allowing variety of uses rather than a commercial function allowing residential
uses.

The MUZ is currently used in small pockets around Boronia, abutting the Commercial 1 Zone and
covering about 2.2ha in area. The MUZ is not scheduled separately and therefore the current
schedule to the MUZ applies to the whole of Knox.

Contrary to previous comments made in the Draft Land Use & Planning Background Report (2017),
the rezoning of Boronia Mall to MUZ wouldn’t be considered as a facilitating a bulky goods or other
development of this site. There is no reasons such outcome could not be achieved via the C1Z. It is
determined as inadequate to consider a rezoning of C1Z that forms part of the core commercial
activity (e.g. Boronia Mall), unless that land is located on the fringe and upon adequate evaluation of
the current trend and transition with its surrounding use.

In terms of dwellings and other development, the zone primarily offers a development controls
function for multi-dwellings proposal with the schedule to the zone allowing:
- Design objectives
- Variation of some Rescode standard requirements (minimum street setback, site coverage,
permeability, landscaping, side and rear setbacks, walls on boundaries, private open space,
front fence)
- Maximum building height
- Exemptions from public notice and VCAT review
- Specific application requirements
- Additional decision guidelines
- Sign category requirement.

Development would be subject to the Rescode standards and objectives assessment. The zone (if
scheduled) also propose height requirements [refer to Section 4 regarding height].

<table>
<thead>
<tr>
<th>Mixed Use Zone</th>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transitional Zone allowing a variety of uses migrating from commercial to residential</td>
<td>May result in primarily residential amenity and residential development/use</td>
<td></td>
</tr>
<tr>
<td>Schedule can allows for public notice and review rights exemption</td>
<td>Policy guidance required to ensure inadequate Land use for Boronia are not appearing within MUZ</td>
<td></td>
</tr>
<tr>
<td>Good variety of land use allowed particularly via permit</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule allows Rescode variations, design objectives, maximum building height, decision guidelines and specific application requirements</td>
<td>No garden area requirements</td>
<td></td>
</tr>
</tbody>
</table>

The purpose and decision guidelines of the MUZ can be referred to in Attachment 2.
The ‘DRAFT planning advice to assist delivery of the Boronia Renewal Project Strategy (2018)’ prepared by Glossop also provided a brief analysis of the MUZ with recommendations at pages 22-23. The recommendation particularly noted that the schedule is blank and that Council should take full advantage of the ability to tailor the schedule of the MUZ. There is also advantage to review the land that are currently zoned MUZ so as to their relevance and whether it should be extended to other allotments. One noted discrepancy involves land at 198 to 200 Dorset Road which are set as follow:

<table>
<thead>
<tr>
<th>198 Dorset Road (RSL)</th>
<th>C1Z</th>
</tr>
</thead>
<tbody>
<tr>
<td>198B Dorset Road (Residential Apartment)</td>
<td>MUZ</td>
</tr>
<tr>
<td>200A to 200D Dorset Road (Retail, Sex Shop, and Food and drink premises)</td>
<td>MUZ</td>
</tr>
<tr>
<td>200 Dorset Road (Convenience store)</td>
<td>C1Z</td>
</tr>
</tbody>
</table>

The MUZ actively cut two pockets of C1Z in two resulting in a planning oddity. It also resulted in making the Sex Shop at 200B-C Dorset Road as a prohibited use subject to existing use rights. This could be rectified by effectively making a more logical zone transition (Commercial -> Mixed -> Residential) and also considering the existing typology and use of the land.

Recommendations:
- **Utilise the schedule to the MUZ to provide further guidance and appropriateness in controls by creating a Boronia Schedule, and more precisely by applying the underlying intent of the MUZ to transition part abutting the core area and located along arterial road.**
- **Evaluate expansion of area to be zoned MUZ at the fringe of the core area as relevant:**
  - 181-183 Boronia Road and 275-283 Dorset Road
  - Area of 9 Rangeview Road (if supported by Boronia Renewal Strategy and relevant for the development of a neighbourhood service area based on the existing café)
  - 1 Hastings Avenue (Telstra facility)
  - Floriston Street pending conclusion of the Retail demand assessment and Land for business strategy
  - Other neighbourhood service area around the fringe of the activity centre boundary.
- **Rectify the situation at 198-200 Dorset Road by making 200A-D and 200 within the C1Z and 198-198B within the MUZ. This may be considered for 194-196 Dorset Road.**

**Residential Zones (GRZ and RGZ)**
The Knox Planning Scheme currently contains the three residential zones as prescribed in the Victorian Planning Provisions (VPP’s). These zones and their associated schedules have been in turn applied to the Boronia Activity Centre as follows:

- Residential Growth Zone – Schedule 2 (RGZ2) – approximately 0.6ha, and;
- General Residential Zone - Schedule 4 (GRZ4) – approximately 67ha.

Other residential zones are also found outside the activity centre boundary:
- Neighbourhood Residential Zone- Schedule 1 (NRZ1) – immediately to the east and south of the activity centre boundary.
- General Residential Zone – Schedule 2 and 5 (GRZ2 and GRZ5) – immediately to the north, south, and west of the activity centre boundary.
The Neighbourhood Residential Zone is not considered adequate for the Activity Centre due to its low density purpose and therefore will not be assessed as part of this report.

These zones and the residential controls for the Boronia Activity Centre have undergone significant change since the adoption of the 2006 Boronia Structure Plan.

**Evolution of the General Residential Zone:**
The General Residential Zone came to final effect in Victoria through VC116 on 1 July 2014 and mostly replaced the Residential 1 Zone in Boronia. Prior to VC116, the R1Z did not comprise maximum building height requirements and simply referred to the Standards of Rescode. At the time of its introduction, the GRZ did not comprise a maximum building height requirement and therefore also referred to the Standards of Rescode.

The GRZ4 was introduced to the residential parts of Boronia via C131 on 17 March 2016 but did not change the height requirements as previously in effect. VC110 introduced on 27 March 2017 applied new maximum height and number of storey, which currently applies to the centre.

The GRZ primary purpose is to encourage a diversity of housing that respects the character of the area. The GRZ is the default residential land intended for dwellings with limited other uses.

In terms of dwellings, the zone primarily offers a development controls function for multi-dwellings proposal with the schedule to the zone allowing:
- Neighbourhood character objectives
- Extending the permit requirement for single dwelling up to 500sqm lot
- Variation of some Rescode standard requirements *(minimum street setback, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space, front fence)*
- Maximum building height
- Specific application requirements
- Additional decision guidelines
- Exempt garden area requirement

Development would be subject to the Rescode standards and objectives assessment, but also must meet garden area requirements. The zone *(and its schedule)* also propose height requirements *[refer to Section 4 regarding height]*.

The purpose and decision guidelines of the GRZ can be referred to in Attachment 2.

The ‘DRAFT planning advice to assist delivery of the Boronia Renewal Project Strategy (2018)’ prepared by Glossop also provided a brief analysis of the GRZ with recommendations at pages 24-26. The recommendations includes to exempt garden area requirement, and to make full use of the schedule to the zone before exploring outcomes via other controls.

**Garden Area Requirement**

Garden area is a relatively new mandatory requirement applied to the General Residential Zone and the Neighbourhood Residential Zone, which came to effect with VC110 on 27 March 2017. The provision details minimum garden area requirement as a percentage of a lot that must be set aside as open garden space. This means proposals lodged after the effect of the garden area provision must demonstrate greater ground coverage retained as garden area (resulting in smaller footprint),
a feature that did not apply to earlier development and any application that was lodged prior to VC110.

The garden area provision includes exemptions including the ability to exempt garden area requirement via the schedule to the zone, but also on “lot designated as a medium housing site in [...] an approved equivalent strategic plan [e.g. equivalent to a precinct structure plan on Greenfield sites]”.

While there is no definition of what an ‘approved equivalent strategic plan’ is, the Planning Practice Note PPN84 – Applying the minimum garden area requirement – provides limited clarity by explaining this section applies to precinct structure plans on greenfield sites and to older strategic documents that are recognised as the equivalent to a precinct structure plan. A conversation with DELWP confirmed that it is intended that structure plan would be considered as an equivalent that automatically exempts garden area if areas of that plan are identified as ‘medium housing site’.

“medium housing site” is however not defined and it is unclear what may be considered as a medium housing site. It is estimated that Local Living and Activity Area of Knox housing policy would be considered as favouring medium housing site and therefore garden area would not apply to these areas. It may also simply means that area needs to be explicitly identified as such on the structure plan.

As it is noted that garden area requirements can be exempted via a schedule to the zone, but cannot be modified (increased or decreased) as referred in the Planning Practice Note PPN84.

<table>
<thead>
<tr>
<th>General Residential Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Pros</strong></td>
</tr>
<tr>
<td>Possibility to exempt entirely garden area requirements.</td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

While the garden area requirements can be scheduled out (to the benefit of wide site coverage), this would be to the detriment of space kept for landscaping and open space at ground level. While the schedule can impose different Rescode requirement (e.g. landscape, and POS), the ability to discretionary vary these requirements remain and would be unlikely to effect changes in design and developers attitude.

Furthermore, the Draft Boronia Renewal Strategy comprises key directions that are aimed at retained a green character (“Boronia is a green place with spaces to play”, “Boronia has quality living environment”) and the retention of the garden area requirement will be a tool required to ensure design proposals achieves this in a non-tokenistic way.

Consequently, the recommendation made in Glossop’s DRAFT planning advice to assist delivery of the Boronia Renewal Project Strategy (2018) to schedule out the garden area requirement should not be considered. This is however greatly reliant on a review of height requirements imposed by the DDO [refer to height assessment in Section 4].
Evolution of the Residential Growth Zone:
The Residential Growth Zone came to final effect in Victoria through VC116 on 1 July 2014 and was implemented to parts of Boronia via C131 (RGZ2) on 17 March 2016 that were previously R1Z/GRZ. The RGZ introduced the height requirement as currently applies on 17 March 2016 (C131).

The RGZ primary purpose is to encourage a diversity of housing in locations with good access to services and transport and with a scale of development that provides a transition between intensive areas and other residential land.

It is similar to the GRZ in the sense that it is intended for dwellings with other limited use. It is also similar to the MUZ in the sense that it can function as an adequate buffer between commercial core and other residential land but only in term of density of development rather than a variety of usage as achieved by the MUZ.

In terms of dwellings, the zone primarily offers a development controls function for multi-dwellings proposal with the schedule to the zone allowing:
- Design objectives
- Variation of some Rescode standard requirements (minimum street setback, site coverage, permeability, landscaping, side and rear setbacks, walls on boundaries, private open space, front fence)
- Maximum building height
- Specific application requirements
- Additional decision guidelines

Development would be subject to the Rescode standards and objectives assessment. The zone (and its schedule) also propose height requirements [refer to Section 4 regarding height].

The purpose and decision guidelines of the RGZ can be referred to in Attachment 2.

It is noted that the RGZ does not comprise garden area requirements.

<table>
<thead>
<tr>
<th>Residential Growth Zone</th>
<th>Pros</th>
<th>Cons</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td><strong>Pros</strong></td>
<td><strong>Cons</strong></td>
</tr>
<tr>
<td></td>
<td>Transitional Zone allowing a high density residential development</td>
<td>May have issues at interface with other residential zone or fringe of activity centre boundary.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

The ‘DRAFT planning advice to assist delivery of the Boronia Renewal Project Strategy (2018)’ prepared by Glossop also provided a brief analysis of the RGZ with recommendations at pages 23-24.

Recommendations:
- **Retain the garden area requirements for the GRZ, if the residential zone is used, with the purpose to achieve greater green outcome. And,**
  - **Ensure an objective or strategy clearly stipulate the intent of Council that garden area applies on GRZ land.**
  - **Consider the use of different schedule of GRZ, including a specific schedule for land affected by the Dandenong Foothills Policy at the precinct surrounding Chandler Park.**
- Implement a transitional approach C1Z (core), MUZ (transition)/ RGZ (transition), GRZ (sensitive residential) within the Activity Centre Boundary through appropriate precinct boundary,
- Ensure the residential precincts (or GRZ) act as an adequate buffer between NRZ and other precincts/zones of the activity centre.
- Make full use of the Schedules to the GRZ and RGZ.
- Extend land under RGZ (transition precinct) (e.g. Orchid, Genista, Sundew, Rosella, William)
  - Consider 800m walkability to train station as primary factor for RGZ.
- Consider the General Residential Zone to areas that are beyond 800m walkability to the train station.

Overlays Analysis

Design and Development Overlay Schedule 7 (DDO7)

Schedule 7 of the DDO was introduced via C62 on 9 September 2012 effected the height requirement currently applicable by the overlay. A sunset clause was later introduced and renewed via C133 on 03 December 2015 until December 2019.

Pursuant to a DDO, a planning permit is required for buildings and works unless the schedule exempts it or for a swimming pool unless a schedule requires a permit for a swimming pool. A permit is also required for fence if a schedule requires it. It is noted that Clause 62 exemptions remain applicable. Applications can vary a requirement of the DDO unless the schedule specifically states that a requirement cannot be varied with a permit.

This overlay also addresses the design and setbacks for new development in the activity centre and applies to the whole of the area within the Activity Centre boundary.

The ‘DRAFT planning advice to assist delivery of the Boronia Renewal Project Strategy (2018)’ prepared by Glossop also provided a brief analysis of the DDO with recommendations at pages 26-27 which can be referred to. The recommendations include:

- that built form outcome cannot be addressed within the C1Z and consequently the DDO is an important tool for such zone.
- Subjective terms (such as outstanding architectural design) should be avoided unless clearly defined.
- The DDO7 already exists and will likely reduce the level of strategic justification required for a proposed rewritten DDO.

It is noted that preliminary discussion with the Department of Environment, Land, Water, and Planning has indicated that the application of a DDO on land zoned GRZ would unlikely be supported and that the schedule to the zone should be used instead for the control of height and other elements that can be achieved.

In conjunction with the current local planning policy, the schedule could be retained on C1Z, RGZ and MUZ land and modified to reflect the objectives of the Boronia Renewal Strategy.

Recommendations:

- Retain the fact that a DDO applies in Boronia and completely rewrite DDO7 into a new DDO that will apply to the C1Z and possibly to the RGZ and MUZ as well
- **Evaluate the possibility to address materials, colours, view lines, site coverage/garden area/landscaping, public realm improvement via a DDO to the C1Z, MUZ, RGZ.**
- **Implement the DDO with the above points, setbacks, upper storey recess, signage, height to the C1Z.**
- **Eliminate subjective terms, or provide definition to all terms in the rewriting of the DDO.**
- **Refer materials, colours, design, view lines, and recess [etc] within the GRZ via planning policies.**
- **Incorporate application requirements, which includes ESD reports.**

**Environmental Significance and Significant Landscape Overlays**

**Environmental Significance Overlay Schedule 2 (ESO2)**

Schedule 2 of the ESO applies to part of the Activity Centre, primarily on small pockets of public land identified as sites of biological significance in Knox. The primary purpose is for the appropriate management and protection of biodiversity.

A permit is required for buildings and works pursuant to the ESO unless it is specifically exempted. The intent of the controls is to manage an appropriate balance between the retention of exemplary native vegetation and space for biodiversity to thrive and development.

The application of the ESO2 relied on the 2010 ‘Sites of Biological Significance in Knox’ which was an important strategic research undertaken for this purpose. There is no need at this stage to review this work.

![Land affected by ESO2](image)

**Environmental Significance Overlay Schedule 3 (ESO3)**

Schedule 3 to the ESO applies outside the current activity centre boundary, within part of the Dandenong Foothills. The area covered by the ESO was identified in the Sites of Biological Significance in Knox 2010.

**Significant Landscape Overlay Schedule 2 (SLO2)**
**Significant Landscape Overlay Schedule 3 (SLO3)**
Schedules 2 and 3 of the SLO applies to part of the north-east fringe of the Activity Centre, primarily along Elsie and Bambury Street being places also affected by the Dandenong Foothills policy. The primary purpose is for the appropriate design and sitting of development within the scenic backdrop of the foothills.

A permit is required for buildings and works pursuant to the SLO unless it is specifically exempted. The intent of the controls is to manage an appropriate balance between the retention of vegetation, scenic integration of the built form, and assessment of the height impact.

As such it carries a height control of 7.5m in the sense that a permit is not required if the building is less than 7.5m in height, but discretion applies through the issuance of a permit above 7.5m.

There is also no need to review the application of the SLO onto land that would be removed from the Activity Centre Boundary as the strategic justification for the SLO2-3 lies in the Dandenong Foothills policy which remains unchanged in that regard. However, land for which the Dandenong Foothills Policy would no longer apply should be have the SLO removed, this apply to land within the activity centre and land to be rezoned along Reve Street.

Recommendations:
- Retain the ESO as current with no changes.
- Remove the SLO from land included within the Activity Centre Boundary and which are removed from the Foothills Policy area.

Vegetation Protection Overlay (VPO)

Schedules 1, 2, 3, and 4 of the VPO affects parts of the Boronia Activity Centre and beyond Boronia.

**VPO1 – Remnant overstorey vegetation of 5m or more (native only)**

The VPO1 consists primarily of 4 pockets located around the train station and Boronia Village.

These were identified via the 1998 ‘vegetation assessment and protection strategy for Knox’. There does not seem to have been any review of these controls or accuracy of its mapping.

There is some discrepancy in mapping that may need to be reviewed.
VPO2 – Significant exotic and non-indigenous native trees (any vegetation - specified only)

These were identified via the 1997 ‘management strategy for riparian/flood plain vegetation’ and 1998 ‘vegetation assessment and protection strategy for Knox’. There does not seem to have been any review of these controls or accuracy of its mapping.

The overlay triggers a permit for the removal of vegetation listed in the schedule by reference to a general address (street name and melway reference) and a specific tree (species and number). There is a complete discrepancy between the planning mapping and the overlay schedule information identifying the specific tree which makes it impossible to cross-reference as:
- The street address does not match the mapping
- The melway reference comprises error
- The mapping does not necessarily refer to a location on the schedule.

Further to this, the mapping often applies on land with no trees, causing further confusion. Overall this overlay is impractical and impossible to implement diligently and also discredit the control.

VPO3 – Remnant overstorey vegetation of 8m of more (native only)

VPO4 – Canopy tree protection (native and any vegetation specified)

These two VPO covers wider area primarily east of Dorset Road (and also along Herbert Ave for VPO3 and Rankins area for VPO4). These controls are more contemporary, however it is noted that the VPO3 covers the commercial core of Boronia, while there may not be any trees that qualifies for protection as intended by the VPO.

The VPO4 was identified in the Sites of Biological Significance in Knox 2010 and implemented as a result of this study. It is noted that it complements areas affected by the ESO3.

A mapping review may be relevant to identify trees precisely and map accordingly.

The ‘DRAFT planning advice to assist delivery of the Boronia Renewal Project Strategy (2018)’ prepared by Glossop also provided a brief analysis of the VPO with recommendations at pages 29.

The recommendations are:
- Review the VPO2 to remove redundancy
- Investigate further the VPO1 and VPO3 with a view to remove redundant controls
- Retain the VPO4

It is noted that Clause 21.03 of the Scheme identifies as future strategic works the review of overlays to ensure all significant vegetation is afforded appropriate protection. There is currently a business case for the 2019-20 budget recommending a review of the VPO controls in Knox which would address any gaps and issues in the vegetation protection overlays.

Recommendations:
- Further investigation, including on-site review is necessary for the VPO to increase the accuracy and credibility of the control. This investigation can be undertaken within the review of the Vegetation Protection Overlay for which a business case is currently prepared. More specifically this business case may also consider the following:
  o Retain VPO2 but identify that a full review will be required.
  o Review VPO1 mapping.
  o Evaluate whether VPO1 can be merged with VPO4.
- Review mapping accuracy and extent of coverage for VPO3, particularly by evaluating whether 8m native vegetation exists on the land it covers and whether VPO3 should only affect land where vegetation the relevant vegetation is identified.
- Retain the VPO4, including on land removed from the Activity Centre.
- In the interim, a review of the mapping of the VPO2 as a desktop review and remove mapping on land where no vegetation exists (e.g. 180 Boronia Road, and 8 Woodvale)

**Public Acquisition Overlay (PAO)**

The PAO applies to parts of land abutting Dorset Road for the benefit of the acquiring Authority (VicRoads) with a view of a future enlargement of the road reserve. There is no need to review this control.

The application of PAO to create pedestrian linkages and resolve vehicle turning point at the end of no-through road may be considered.
Other overlays currently not applying in Boronia.

**Heritage Overlay (HO)** – There is currently no heritage overlay affecting the Activity Centre. It is not considered that a HO will likely be implemented.

**Land Subject to Inundation (LSIO)/Special Building Overlay (SBO)** – There is currently no flood controls affecting the Activity Centre. There area however land that are impacted by SBO further away from the Activity Centre Boundary being:
- Blind Creek Catchment (comprises LSIO and SBO) which affects properties along Hazelwood Road and the lower part of Springfield Road.
- Dandenong Creek Catchment (comprises SBO) which affects properties north of Woodmason Road.

The Activity Centre comprises the main drainage retention basin which is located in Boronia Park, collecting stormwater from most of the Activity Centre Area with an outlet towards Blind Creek. A second Melbourne Water retention basin is located further north at Old Joes Creek with an outlet flowing towards Dandenong Creek.

However, surface drainage flooding has been noted on the southern part of Boronia particularly from the outlet of the Boronia Park retarding basin (Park Crescent, Pine Crescent, Cypress Crescent) and around its input (Boronia Road and Dorset Road junction). These are currently subject to further modelling and may separately result in flooding controls being implemented.

**Parking Overlay (PO)** – The PO is currently not implemented in Knox, a separate review of its implementation within Boronia Activity Centre should for a subsequent implementation allowing variation to the parking controls.

**Development Contribution Plan Overlay (DCPO)** – The DCPO is currently being evaluated at a municipal wide level for a subsequently implementation.

**Incorporated Plan Overlay (IPO)** – The IPO is not currently implemented in Knox, it is not considered that the IPO would be a relevant tool for Boronia.

The ‘DRAFT planning advice to assist delivery of the Boronia Renewal Project Strategy (2018)’ prepared by Glossop also provided a brief overview of other controls at pages 28 to 30 which can be referred to.

**Current Height Controls**

The main point of contention for development in the Boronia Activity Centre is the current and future height limit controls for new development. The Activity Centre is located in the Dandenong Foothills and the protection of the views of the Dandenong Ranges is an important community value.

The Knox Planning Scheme provides several options to control building height and other design controls – mainly through schedules to the Residential and Mixed Use Zones and the Design and Development and Development Plan Overlays. Guidance is also provided through the Rescode provisions at Clause 54 and 55. Table 1 below provides a summary of these controls.

<table>
<thead>
<tr>
<th>Zones</th>
<th>Clause 32.08-10 of the zone specifies a maximum building height which can be varied by the schedule to the zone,</th>
<th></th>
</tr>
</thead>
</table>
but if no maximum height is specified the default zone height is applicable:

- **Maximum 11 metres**
- **Maximum of 3 storeys**

Further exemptions apply that may allow in certain circumstances a specific building to exceed the maximum height or number of storeys being:

- Vesting rights, including replacement building;
- Building on either side (or side corner) exceeds the maximum building height;
- Transitional provisions applies;
- Exceeds by at most 1m if the topography of the land is greater than 2.5 degrees.
- On land subject to flooding, height measurements calculation differ.

### Schedule 4 to the GRZ

The schedule does not specify alternative maximum building height or number of storeys and therefore the default of Clause 32.08-10 apply.

### Residential Growth Zone

Clause 32.07-9 of the zone specifies a maximum building height which can be varied by the schedule to the zone, but if no maximum height is specified the default zone height is applicable as a discretionary maximum:

- **Discretionary maximum 13.5 metres**
- **No restriction to number of storeys**

Further exemptions apply that may allow in certain circumstances a specific building to exceed the maximum height being:

- Vesting rights, including replacement building;
- Building on either side (or side corner) exceeds the maximum building height;
- Transitional provisions applies;
- Exceeds by at most 1m if the topography of the land is greater than 2.5 degrees.

On land subject to flooding, height measurements calculation differ.

### Schedule 2 to the RGZ

The schedule does not specify alternative maximum building height and therefore the default of Clause 32.07-9 apply.

### Mixed Use Zone

Clause 32.04-11 of the zone specifies a maximum building height as specified in a schedule to the zone. Further exemptions apply that may allow in certain circumstances a specific building to exceed the maximum height being:

- Vesting rights, including replacement building;
- Building on either side (or side corner) exceeds the maximum building height;
- Transitional provisions applies;
- Exceeds by at most 1m if the topography of the land is greater than 2.5 degrees.

On land subject to flooding, height measurements calculation differ.
<table>
<thead>
<tr>
<th>Schedule to the MUZ</th>
<th>The schedule does not specify maximum building height and therefore the standard of Rescode or other controls apply(1).</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial 1 Zone</td>
<td>The Commercial 1 Zone does not specify maximum building height, and the decision guidelines to the zone refers to Rescode for guidance.</td>
</tr>
</tbody>
</table>
| Zone Status Summary | - The GRZ specifies a maximum building height at clause 32.08-10 which supersedes Rescode;  
- The RGZ specifies a maximum building height at clause 32.07-9 which supersedes Rescode;  
- The MUZ does not specify a maximum building and therefore Rescode apply(1);  
- The C1Z does not specify a maximum building height and refers to Rescode for its decision guidelines at clause 34.01-8 (discretionary); |

**Overlays**

**Significant Landscape Overlay Schedules 2 and 3**

The SLO2 and SLO3 apply to parts of the Boronia Activity Centre and extends further onto the Dandenong Foothills area. The SLO2 and SLO3 comprise a permit trigger for buildings that are 7.5m and more and a decision guideline on whether a building exceeding the height requirement will have a detrimental impact on key elements of the landscape.

**Design and Development Overlay 7**

The DDO7 overrides the GRZ requirements by specifying further limitations and criteria. The DDO7 creates five categories related to height and number of storey within the Activity Centre boundary:

- Maximum 4.5m – single storey*
- Maximum 7.5m – double storey*
- Maximum 9m – 2-3 storeys
- Maximum 11m – 3 storeys*
- Maximum 14m – 4 storeys*

*Indicates discretionary height requirement may be varied by a permit. The 9m – 2-3 storeys bracket is however a compulsory requirement.

Areas of GRZ generally falls within the following brackets:

- Maximum 7.5m – double storey*  
  - North-East and South-East quadrant)  
  - North of train station
- Maximum 9m – 2-3 storeys  
  - North-West and South-West quadrant
- Maximum 11m – 3 storeys*  
  - Parts of North-East quadrant (Albert Ave)  
  - Part of North-West and South-West quadrant (Boronia Road)  
  - Part of South-East quadrant (Hastings and Torrens Ave)

The DDO7 supersedes Rescode on building height for the whole of the Boronia Activity Centre;
Other controls affecting height:

**Rescode(1)** Standards A4 (Clause 54), B7 (Clause 55)  
Based on the building height rescode standard, a building should not exceed the maximum height specified in zone, schedule to the zone, or an overlay that applies to the land.

- If no maximum height is specified then Rescode specifies discretionary height of 9m, unless the slope of the land exceed 2.5 degrees or more in which case the discretionary height is 10m

**Other influences**  
Rescode Standard B17 – Side and rear setbacks  
- Ensure that height and setback respects character and limit the impact on amenity of existing dwellings

Rescode Standard B18 – Walls on boundary  
- Ensure the location, length, height of a wall on boundary respects character and limit the impact on amenity of existing dwellings

Rescode Standard B20 – North facing windows  
- Ensure to allow adequate solar access to existing north facing habitable room windows

Rescode Standard B20 – North facing windows  
- Ensure buildings do not significantly overshadow existing secluded private open space

Decision guidelines to the Zones which comprises to ensure that the following is considered: **Impact of overshadowing on existing rooftop solar energy facilities on dwellings on adjoining lots in a GRZ, MUZ, NRZ, TZ, or RGZ.**

### Residential zones height timeline

Pre-2012 Residential Zoning [Rescode 9m]  
Pre-2014 R1Z [Rescode / Superseded by DDO]  
2016 - C131 - GRZ4 implemented [Rescode 9m]  
• RGZ2 implemented [13.5m]

2012 - C82 - DDO7 implemented [Height requirements 7.5m to 11m]  
2014 - VC116 - GRZ introduced [Rescode 9m] and RG2 introduced [13.5m]  
2017 - VC110 GRZ amended with new height requirements [11m]

**Review of Height**  
The Boronia Activity Centre controls provides for heights up to 14m / 4 storeys within the commercial core and 7.5m/2 storeys and 9m/2-3 storeys in the existing residential areas through the current DDO.

Taken alone, the C1Z and MUZ zones provide for development with no height limits, while the RGZ restricts development to 13.5m (unless scheduled), and the GRZ to 11m/3 storeys (unless scheduled). Rescode serves as a guidance on decision making for the C1Z and MUZ.
Under the current schedules, any development in the GRZ4 – the specific control for the Boronia Activity Centre cannot exceed 9m and 13.5m in the RGZ2.

The evolution of height controls made mandatory through the zones has come to the point of surpassing the mandatory and discretionary height set in 2012 within the DDO7.

The DDO further restricts the height requirements in the residential areas to lower than that marked on the zone. This means the height specified in the zone is subjugated to that of the DDO instead of what may be presented in the zone or Rescode.

In some instances, this means the height requirement impacted by the DDO is more restrictive or, at best, similar to that of residential land situated outside the Activity Centre boundary. This may eventuate in an effective lack of distinction between the built form of the Activity Centre and its surrounding suburb. It could result in instances where a building outside the Activity Centre will be taller than that of an abutting building within the Activity Centre, regardless of views. The best example is a comparative of 11 and 13 Iris Crescent (refer to examples identified further below).

As a result, the main difference in density of development between surrounding suburb and the Activity Centre is likely to be gained against site coverage due to the limitation in height, with the housing character policy governing discretion. This means the current control impacts as follow:

- The desire for greater yield and density may:
  - Likely be sought by greater coverage, to the detriment of vegetation and landscaping.
  - Likely be sought by providing smaller units, resulting in limited offer, and consequently reduced diversity of dwelling types, but also to the detriment of internal amenities.
  - Likely seek reduction of ancillary elements such as communal space, excess car parking, visitor car parking, storage space, and private open space left to the minimum. Or,
  - That the differences between Local Living and Knox Neighbourhood in term of height will be unnoticeable apart for the provision of open space and landscaping.

- A review of height requirements be reevaluated for the GRZ area due to the opposite outcome sought by:
  - The local living character seeking to enhance green and leafy character but limits provision of medium density housing through increased height.
    - By provision of minimum landscape area
    - By seeking a landscaped front yard
    - By seeking retention of existing vegetation
    - By provision of required setbacks
    - By requiring rear dwelling to be single storey
    - By requiring POS in accordance with three options
  - The activity area character seeking to balance “green and leafy” character when viewed from the street whilst allowing more intensive residential development.
    - It does not include improvement of landscaped area in the policy but does require landscaping requirement within the schedule to the zone.
  - The commercial areas do not have “green” or specific landscaping requirement which are also not specified within Clause 22.06.
Interface Zones
The Boronia Activity Centre is surrounded by a residential area with varying levels of development intensity, and height limits. These limits need to be further considered, if the development level is to be increased in the Activity Centre.

Zones on the fringe of the Boronia Activity Centre
The following zones currently abuts the Activity Centre boundary and form the suburban area outside of it:
- Neighbourhood Residential Zone (NRZ1) - East:
  - Clause 32.09-10 of the zone specifies a maximum building height which can be varied by the schedule to the zone, but if no maximum height is specified the default zone height is applicable being a maximum of 9 metres and a maximum of 2 storeys;
  - The same exemptions as per the GRZ applies.
  - Schedule 1 comprises a maximum building height of 8m with discretion for further height of architectural features of a building.
- General Residential Zone (GRZ2) – North and South:
  - Schedule 2 comprise a maximum building height of 9m
- General Residential Zone (GRZ5) – South-West:
  - Schedule 5 comprise a maximum building height of 9m

Comparative of abutting examples
- 1 Springfield Road – within Activity Centre, GRZ4 and DDO7 has a mandatory limit of 9m for 2-3 storeys as applied by the DDO
- 3 Springfield Road – outside Activity Centre, GRZ2 has a mandatory limit of 9m as applied by the Schedule to the zone. And 3 storeys as indicated by the Zone.
- 36 Park Crescent - within Activity Centre, GRZ4 and DDO7 has a mandatory limit of 9m for 2-3 storeys as applied by the DDO, affected by flood but not currently recognised by planning controls.
- 37 Cypress Avenue – outside Activity Centre, GRZ2 has a mandatory limit of 9m as applied by the Schedule to the zone. And 3 storeys as indicated by the Zone, affected by flood but not currently recognised by planning controls.

Should the flood issue result in an SBO being implemented in the future, the GRZ2 would allow for a greater as the height would be calculated from the freeboard level. The DDO7 does not include such option.
- 58 Boronia Road - within Activity Centre, GRZ4, SLO2, and DDO7 has a discretionary limit of 7.5m for 2 storeys as applied by the DDO and SLO.
- 56 Boronia Road - outside Activity Centre, NRZ1, SLO2 has a mandatory limit of 8m as applied by the Schedule to the zone and discretionary limit of 7.5m as applied by the SLO. Dandenong Foothills Policy applies.
- 289 Dorset Road - within Activity Centre, GRZ4 and DDO7 has a discretionary limit of 11m for 3 storeys as applied by the DDO.
- 291 Dorset Road - outside Activity Centre, GRZ2 has a mandatory limit of 9m as applied by the Schedule to the zone. And 3 storeys as indicated by the Zone.
- **11 Iris Crescent** – within Activity Centre, GRZ4 and DDO7 has a discretionary limit of 7.5m for 2 storeys as applied by the DDO.
- **13 Iris Crescent** - outside Activity Centre, GRZ2 has a mandatory limit of 9m as applied by the Schedule to the zone. And 3 storeys as indicated by the Zone.

- **20 Woodvale Road** – within Activity Centre, GRZ4 and DDO7 has a mandatory limit of 9m for 2-3 storeys as applied by the DDO.
- **22 Woodvale Road** - outside Activity Centre, GRZ5 has a mandatory limit of 9m as applied by the Schedule to the zone. And 3 storeys as indicated by the Zone.

- **44 Bambury Street** – within Activity Centre, GRZ4, SLO3 and DDO7 has a discretionary limit of 7.5m for 2 storeys as applied by the DDO and 7.5m as applied by the SLO. Dandenong Foothills Policy applies.
- **43 Bambury Street** - outside Activity Centre, NRZ1 has a mandatory limit of 8m as applied by the Schedule to the zone and discretionary limit of 7.5m as applied by the SLO. DDO1 also applies (controls of site coverage) and Dandenong Foothills Policy applies.

**Location of comparative sites**

**Conclusion/Recommendations**

It is recommended that:

- Use the schedule to the MUZ, RGZ and GRZ. Or apply the ACZ as relevant.
- Review the DDO7 in term of height to avoid discrepancy with allowable height outside the activity centre.
  - Rewrite the DDO and retain it for C1Z, MUZ, RGZ
  - Ensure terms are not subjective and provide definition, or
  - Delete the DDO in favour of an ACZ.
- Retain garden area for GRZ
  - Consider different GRZ schedule for land affected by Dandenong Foothills
- C1Z be retained for the commercial core of the centre

197 of 787
• Review the area of RGZ and MUZ and rezone as appropriate along the commercial core as a transition buffer to standard residential area.
• Release more RGZ, expand such as along Dorset, Orchid/Genista
• Review MUZ along Dorset Road south tucked between C1Z areas
• Create MUZ along Rangeview local shop
• Avoid creating C1Z pockets separated by MUZ (e.g. Dorset Road South)
• MUZ be applied along Dorset Road/ railway line / Maryville Road (South of Boronia Rd)
• The DDO7 and Local Planning Policy be reviewed for clarity, efficiency and remove redundant provisions etc.
• Remove redundant VPO mapping which do not cover trees
• Refer to Appendix 6 for an in-depth analysis of the Scheme.
STRATEGIC OPPORTUNITY SITES (SOS)

Overview

The Council asked that the review also include the identification of strategic sites for redevelopment opportunities and to investigate options for how it can best use its assets in the activity centre to support the long term renewal.

Need to review, renew ageing and/or failing infrastructure in Boronia Activity Centre

A range of initiatives are currently underway or being investigated with regard to the state of infrastructure in and around the Boronia Activity Centre, including the following:

- Knox Basketball Stadium (failing building, flooding issues)
- Boronia Library (additional floor space required, flooding)
- Retarding basin (need to expand by approx. 50% to alleviate flooding concerns across Boronia)
- Park Crescent childcare (refurbishment needed, building lifespan up to 10 years)
- Bellbird Senior Citizens Centre (Council lease this site from VicTrack, current proposal to end lease and decommission site in the long term)
- Knox Leisureworks (ageing facilities).

Possible Asset disposal/leverage or redevelopment opportunities

In addition, there are a number of sites that may offer opportunities for asset disposal/leverage or development opportunities, including:

- Boronia Youth Hall (257 Dorset Rd) - Currently vacant (Public Use Zone) (potential high value and rezoning into commercial given its central location)
- Potential sale of part of Boronia Park to fund other infrastructure needs
- Dorset Square – Council owns approximately 1ha of land within the centre of Boronia. Dorset Square provides vital car parking and has been the focus of significant streetscape upgrades (approx. 5 years ago). However, the large expanse of parking in the square provides a redevelopment opportunity or at least the integration of alternative activities. Recent interest by Coles to redevelop their multi deck carpark could offer alternative parking options.

Boronia town Centre has a number of opportunity sites that possess attributes that make them favourable for redevelopment for a mix of uses as well as higher density residential development.

Site identification (criteria)

The redevelopment of a site within the Boronia Town centre could be considered a strategic opportunity for a number of reasons. The inclusion of some or all of the following characteristics contribute to making a strategic opportunity. These criteria represent and assessment at a particular point in time and should be applied noting that the context for considering an opportunity may change over time and the failure to meet a criteria does not necessarily means a site cannot be a strategic opportunity site.
Ownership

- **Single or contiguous allotment under one ownership**; or
  - Comprise different ownership with the potential to be consolidated easily with limited negotiation required (e.g. max up to three landowners involved);

Size

- **Over 1,000m² in lot size outside the town centre commercial core area**;
- **Over 700m² inside the town centre core commercial area**; or
  - Has dimensions that make an efficient development parcel (width and depth including with potential consolidation);

Controls

- Located in a zone that permits commercial, mixed use, or residential use (e.g. C1Z, MUZ, and Residential Zones); and
  - Not constrained by a Heritage Overlay;
  - Not constrained by flooding impact;
  - Not subject to a vegetation protection overlay;

Context/location

- Fronts an arterial road and/or is within Principal Public Transport Network area (train station);
- Comprise a dual road frontage/access points (e.g. transversal lot) or on a corner site;
- Is within 400m walkability distance of train station;
- Is adjacent or across the road from open space/park (inclusive of public square and/or park – i.e. easy access to public spaces);
- Is sited at a strategic location (i.e. at Boronia / Dorset Road intersection, Erica Avenue, Train Station vicinity, Dorset Square);

Activity/Land use

- Has not recently been developed for medium or high density dwellings (post-2000 development, e.g. 3+ townhouses/villas and apartments)
- Was not recently strata subdivided (e.g. post-2000) or previously subdivided with similar tenure arrangements resulting in different ownerships (refer to ownership – max three landowners involved);
- Existing development/building is not underperforming and achieving its potential (e.g. in terms of economic return or contribution to the town centre function through vacancy or underutilisation of space) or,
  - is not an inefficient use of land with regard to planning controls, infrastructure and opportunity of the site (e.g. lack vertical density, aged/dilapidated infrastructure building/land occupation ratio, at grade car parks may be considered underutilisation or an essential land use);
- Capacity to accommodate higher density dwellings above ground floor level (not constrained by mandatory height controls as currently identified in DDO7);
- Currently supports ongoing business activity within commercial/mixed use zones, whether vacant or not, and does not create potential displacement issues (e.g. loss of business space, particularly through redevelopment)
Other factors

- Is not relied on to meet statutory obligations or that there are alternate means of meeting these requirements (e.g. part of a special levy, or meeting car parking requirements under planning regulations), if known.
- Not constrained by established infrastructure currently in use and that cannot be easily moved or reconfigured, if known (Telstra building, substation, overhead power lines, drainage ROW, train line below etc.)

Therefore, as a short term priority for directing development, the Strategy has placed a filter over the sites by putting an emphasis on encouraging development on sites that exhibit a number of the above criteria.

Site visits and desktop analysis also revealed that a number of the sites identified through GIS analysis were occupied by uses that are more important to the community than the need for redevelopment. These include:

- Medical facilities that are well established or have clear links or dependencies with other uses nearby;
- Public Open Space or garden space that should be retained as contributing to local amenity;
- Schools, child care and aged care facilities that serve a specific catchment and are difficult to relocate.

Similarly, there are other non-residential and non-commercial uses on these sites which have limited locational flexibility but are desirable in the community and serve a specific local catchment. These include:

- Police and emergency services, ambulance, fire station;
- Child care centres/kindergartens and aged care facilities – many of these facilities are located on large sites and on main roads near residential areas to be near their client base. The main location requirements are accessibility (by car and public transport) and often these uses have a requirement for a certain amount of outdoor space.
- Churches and faith-based facilities – many churches are long established and core services have often expanded to encompass the delivery of social services and in some cases, small businesses, e.g. opportunity shops, function rooms, or child care.
- Council owned-land and facilities – the key function is to provide services and facilities for meeting community needs. There are also some community facilities that serve a regional or municipal function as well such as LeisureWorks.

SOS selection

Once the above commercial and non-commercial uses were excluded a list of 11 primary strategic opportunity sites and 20 secondary primary strategic sites remain (refer site list below.)

<table>
<thead>
<tr>
<th>Address</th>
<th>Site Property</th>
<th>Site Selection criterion</th>
<th>Design Features</th>
</tr>
</thead>
<tbody>
<tr>
<td>121-127 Boronia Road</td>
<td>Boronia Junction and associated car park</td>
<td>Location</td>
<td>Pedestrian connectivity</td>
</tr>
<tr>
<td>Location</td>
<td>Conditions</td>
<td>Potential</td>
<td>Activation and surveillance</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>---------------------</td>
<td>--------------------------------</td>
<td>---------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>103-109 Boronia Road</td>
<td>Location</td>
<td>Pedestrian connectivity</td>
<td></td>
</tr>
<tr>
<td>202-210 Dorset Road</td>
<td>Conditions</td>
<td>Activation and surveillance</td>
<td></td>
</tr>
<tr>
<td>112 Boronia Road 2 Torrens Ave</td>
<td>Conditions</td>
<td>Density development</td>
<td></td>
</tr>
<tr>
<td>224 Dorset Road</td>
<td>Location</td>
<td>Density development</td>
<td></td>
</tr>
<tr>
<td>230 Dorset Road 17-19 Dorset Square</td>
<td>Location</td>
<td>Use and function</td>
<td></td>
</tr>
<tr>
<td>236-238 Dorset Road</td>
<td>Location</td>
<td></td>
<td></td>
</tr>
<tr>
<td>260 Dorset Road</td>
<td>Location</td>
<td>Pedestrian connectivity</td>
<td></td>
</tr>
<tr>
<td>264-268 Dorset Road</td>
<td>Conditions</td>
<td>Activation and surveillance</td>
<td></td>
</tr>
<tr>
<td>280 Dorset Road</td>
<td>Conditions</td>
<td>Density development</td>
<td></td>
</tr>
<tr>
<td>286-288 Dorset Road</td>
<td>Potential</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2-4 Rosella Ave</td>
<td>Conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>17-19-21 Chandler Road</td>
<td>Conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>267 Dorset Road</td>
<td>Conditions</td>
<td>Activation and surveillance</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Location</td>
<td>Density development</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>Conditions</td>
<td>Potential</td>
<td>Location</td>
</tr>
<tr>
<td>---------------------------------</td>
<td>-------------------------------------</td>
<td>--------------------</td>
<td>-------------------</td>
</tr>
<tr>
<td>5-7 Genista Ave</td>
<td>Location</td>
<td>Potential</td>
<td></td>
</tr>
<tr>
<td>1-11A Erica Ave</td>
<td>Conditions</td>
<td>Potential</td>
<td>Location</td>
</tr>
<tr>
<td>31-39 Erica Ave</td>
<td>Conditions</td>
<td>Potential</td>
<td></td>
</tr>
<tr>
<td>139-141 Boronia Road</td>
<td>Conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>159 Boronia Road</td>
<td>Location</td>
<td>Potential</td>
<td></td>
</tr>
<tr>
<td>9/163 Boronia Road</td>
<td>Market Boronia Village and associated car park</td>
<td>Location</td>
<td></td>
</tr>
<tr>
<td>4 Sundew Ave</td>
<td>Conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Langwith Ave</td>
<td>Conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>152-160 Boronia Road</td>
<td>Conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>114-132 Boronia Road</td>
<td>Conditions</td>
<td></td>
<td></td>
</tr>
<tr>
<td>217-229 Dorset Road</td>
<td>Location</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Park Crescent</td>
<td>Conditions</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
It is also noted that further prioritisation of these sites for future strategic work is also undertaken based on additional local knowledge and conversations with landowners briefing outlined in examples below:

**Coles multi-deck car park**

In 2018 Coles made a significant investment, approximately valued at $9M, to upgrade and refurbish its multi-deck car park located on the eastern edge of Dorset Square. Works included realignment of vehicle ramps, installation of trolley escalators, digital real time parking availability information and repainted structure and reconfigured car parking spaces.

**Aldi proposal at 1-11 Erica Avenue**

An amended planning application was lodged with Council for the development of a 5 storeys mixed used apartment and ground commercial building at the above land. The proposal has received Council approval with a notice of decision to approve a planning permit issued in January 2019.

**Site analysis**

Two groups of SOS – A) could be redeveloped independent of Council and B) Council has a direct interest in a particular site.

The following analysis framework has been prepared with the second list in mind and has resulted in set of consideration in the form of questions to be used to gauge the level of interest and
subsequently what actions Council might take in relation to sites that can directly deliver specific policy outcomes. In particular, sites may be of interest to Council because:

- They further the implementation of Council policies
- Redevelopment of a site in a certain way will help address a community need;
- A future opportunity needs to be protected to ensure that a scarce resource is managed to realise its full potential. Stop short term quick return uses from negating long term potential and underdevelopment
- A site offers a short term window of opportunity to gain alignment that may not be there in the future
- The land owner has expressed an interest in working with council
Proposed Activity Centre Boundary

Knox Council was directed to review and consider potential realignment to the Boronia Activity Centre boundary as part of the Minister for Planning’s approval of Amendment C133. This was in response to a number of conflict points raised during the previous panel hearings and changes to the General Residential Zone since its application in the activity centre area. Additional policy conflict also exists by the overlapping and conflicting policy directions within the Activity Centre boundary, such as the Foothills and the intent of the Activity Centre.

Further adjustments to the Activity Centre boundary have been made to clearly direct growth into this area to support the regeneration of the town centre.

The proposed activity centre boundary modifies the existing area as set by the 2006 Boronia Structure Plan and includes consideration of the interface with the foothills area to the east of the centre. Part of the Activity Centre is affected by the Dandenong Foothills Policy and the Significant Landscape Overlay (e.g. applying the Foothills) this has caused a conflicting outcome with regard to the purpose of the Activity Centre, and other controls such as the Housing Policy and the Design and Development Overlay.

The following assumptions are made in determining the activity centre boundary:

- The remaining capacity of the residential areas to accommodate future growth;
- Walkability is a paramount factor which comprises the sum of good walkability to Retail, Train Station, and Conveniences within 800m.
  - New path connections and pedestrian access which would improve walkability access to those services
  - Proximity to the train station within 1000m
  - Physical barriers, such as train line and arterial road, as well as topography, are considered within walkability index.
  - The opportunity to provide neighbourhood based hub and its impact on overall walkability
- Opportunity for growth and development within the walkability index
- The level of existing amenity and how development may improve or negatively affect such amenity, including the proximity of arterial road, or the retention of local character.
- Physical and natural limitations such as flood, and retention of large expanses of vegetation.
- The existing settlement pattern and its relation to a more dense and developed activity centre.
- The current controls and policies affecting the surrounding areas.

Recommendations

The following changes to the boundary are recommended:

- Rectify policy and controls inconsistencies by reducing the boundary on the South-eastern quadrant by removing all lots addressing Gwyn Court, Marie Street, and Rubida Court,
  - Rezone the above lots from GRZ4 to NRZ and adjust the Housing Strategy to show these lots as Bush suburban. Remove DDO7 and consider the purpose of the DDO1-2 when drafting the Schedule.
- Retain 58 to 66 Boronia Road within Activity Centre, remove from SLO2 and Dandenong Foothills Policy
The justification are, in order of importance:

- These lots are affected by a single dwelling covenant registered on the title which restricts multi-dwellings development. There has been no attempt at removing the covenant and no development proposal has been sought to date (except for Boronia frontage). However, properties facing Boronia Road which are also affected by the covenant have successfully applied to remove or vary the covenant.
- These lots are located within the Dandenong Foothills Policy area, and are subject to the VPO and SLO overlays which adds to the level of complexity for higher density development within activity centre.
- These lots immediately abut the areas of NRZ, DDO1, and Bush Suburban policy which restricts redevelopment. This results in an abrupt division with little or no transition between the rest of the Foothills and the Activity Centre. The removal from the Activity Centre would allow for controls providing a typology transition between the NRZ and the AC.
- These properties are on the south-eastern edge of the Activity Centre, with greater distance in terms of walkability and pedestrian access due to the crossing limitations imposed by Boronia Road. The effective walkability distance is result in >800m from the train station and >400m from nearest convenience (94 Boronia Road, including weight of slopes. The nearest pedestrian crossings to reach the core of the commercial areas or nearby parks are further east via the roundabout junction of Albert Road (non-prioritised) or west via Hastings Road which includes a sudden drop of 5-6m (14% slope) which is not conducive to safe all-users access.
- Retain 58 to 66 Boronia Road within the Activity Centre with an understanding that land facing an arterial road carries lesser amenity, however explore the use of the Schedule to Clause 52.02 to alleviate the restriction of the covenant.

Recommendations:

- **Reduce the boundary on the South-Western quadrant by removing properties along Rankin Road,**
  - Return these lots to the purpose of the GRZ5 – Bush Suburban with no changes to overlays.
- **Set the boundary to either include 216 to 228 Boronia Road or somewhere within these lots that can be retained as part of the large St Joseph area.**

The justifications are:

- The properties along Rankin Road abuts St Joseph School land with a natural backdrop remnant vegetation along school land boundary. In addition, these lots have good retention of canopy coverage within front and rear setbacks. This is further protected by the VPO4.
- There has been no development proposal to date on properties along Rankins which has retained its original character.
- These lots immediately abut the areas of GRZ5 and Bush Suburban policy which all comprise good level of amenity control. This results in an abrupt division with little to no transition with the Activity Centre, the removal from the Activity
Centre can allow for the placement of controls providing a smoother density and typology transition. It will also ensure a greater protection of the vegetation in line with the statement of significance of the VPO4.

- The majority of lots alongside Rankins Road are identified as affected by the 1/100 year Flood Extent draining towards Blind Creek at Scoresby Road vicinity.
- The properties along Boronia Road have already been developed (or comprise permit allowing the development) and would effectively remain unaffected by this change.
- The lots alongside Rankins Road are all outside the walkability index in terms of distance, being >1000m from the train station, >800m from the retail and commercial core.

Alternatively,

- Retain 216 to 224 forming part of the larger St Joseph School land retention.

Recommendations

- **Address development performance of Bambury and Elsie via appropriate controls and policies by:**
  - **Rezone these lots within the NRZ and consider its own schedule.**
  - **Retain 17 Rangeview Road within the Activity Centre to retain a clear activity centre boundary, and remove SLO2 and Foothills Policy from this lot**

The justifications are:

- While there is a conflict between housing policy, activity centre, Dandenong Foothills, and DDO7/SLO2 which has caused headache in interpretation both by Council officers and at VCAT; it is important to note that determinations from the Tribunal has indicated that Bambury Street is unique and that it should not be treated as per other residential areas within the activity centre.
  - There will be scope to highlight this via Scheme policies and structure plan and possibly even clarify the controls.
  - The DDO and SLO would need to be highlighted as the development of this area should provide for a particular outcome that is dissimilar to both the core of the activity centre, and the foothills area. It is a transitional area and the typology of townhouses or villa units reflects this.
  - The majority of redevelopment permits took place prior to the implementation of garden area requirements (<2016) which saw wider site coverage being attained, further proposal on undeveloped land will have to meet garden area requirements which will help providing an outcome more sympathetic to the foothills policy (albeit transitional) with more green space and possibly more front setback landscaping.
- Removal from the Activity Centre will result in unfairness to landowners of properties that have not redeveloped. At this stage, 4 properties (and 4 more facing Albert Street) have no permit or not redeveloped. This means these landowners may lose the benefit of redeveloping their land (pursuant to controls) and yet abut densely developed land. This will result in a lose/lose situation for them.
In any case, Elsie Street properties are within good walking distance to the core and train station and it would be recommended that 6-10 and 17 Rangeview and properties south of Elsie Street be retained but with more accurate determination of the design outcome sought on the fringe with the NRZ.

- The topography and wide nature strip of Elsie Road has the benefit to better integrate development than Bambury, appropriate setback requirements for landscaped buffer at the front of the street, planning controls and placement within alternative housing policy may provide the desire transition. Properties along Rangeview should be consolidated around a neighbourhood precinct with local services and easy access to school, parks, and retail services and therefore retained at this effect.

Alternatively,

- The issue of Bambury Street was also identified at the Planning Panels for Amendment C62 related to the Boronia Structure Plan. VCAT decisions have further highlighted this [as mentioned above]
- The lack of transition between the north side and south side of the street has resulted in disparities in the form of development in the streetscape, with the street acting as the buffer. However, it is noted that multi-dwellings is not an unknown occurrence on the northern side of the street, with villa units and dual occupancies representing 50% of the existing typology within the northern side of Bambury Street (within NRZ and foothills).
- The eastern part of Bambury Street is outside the walkability index for both the retail and access to the train station. The access to convenience is however achieved within 400m 9 Rangeview Street.

Recommendations:

- **Retain St. Joseph School and considers the inclusion of Janssen spiritual Centre located at 22 Woodvale in the long term.**

The justifications are:

- These properties are currently zoned residential and could see development occurring particularly should their current occupation cease. Altogether they represent 5.8ha of developable land.
- These land comprise large amount of remnant vegetation that would be best protected and pedestrian linkages could be improved between Rankins, Donald, Vivienne, Woodvale, and Boronia Road through integrated strategic planning.
- The area would also be opportune to improve neighbourhood services by dedicating a neighbourhood hub.
- The area will be considered on the edge of the walkability index, but the provision of neighbourhood hub would improve immediate distance to essential services.

Alternatively:
- Janssen Spirituality centre is not included (22 Woodvale) but may be considered at a later stage.
- Consider the St. Joseph School area to be rezoned as individual significant site outside the Activity Centre with a Development Plan Overlay.

**Proposed future expansion**

It is acknowledged that most of the expansion to the activity centre boundary will be difficult to achieve this late in the process as:

- Studies made as part of the background research have not considered this.
- It has not been hinted during consultation process
- Relevant authorities have not been consulted (VicRoads/Melbourne Water etc.)

As such it is considered most expansion capacity will be for consideration upon:

- Potential increase in capacity if the capacity cannot be achieved within the commercial core or elsewhere in the activity area.
- Walkability index
- Later consideration during a 5 years review.

**Recommendations:**

- **Expands North along Iris Crescent and including Lyrebird, Warbler, Sandpiper, and Lorikeet in the short term.**

  The justifications are:
  
  o Iris Cr is within walking distance to the train station and the urban core
  o The eastern side of Iris Cr is already within activity centre, the expansion will simply bring the western side in as well.
  o The Warbler Estate can be included for future planning redevelopment within a scope of 2030-2040 and beyond. The residential stock is currently in still early to mid-lifespan having been built around 1999-2001. By 2040, it is likely the residential stock may be close to redevelopment status and it would be paramount to ensure an integrated redevelopment this close to the urban core and train station. Further improvement would need to be marked, particularly consisting of the improvement to the pedestrian network as a priority (Lorikeet to Tormore, Lyrebird to Herbert, Sandpiper to Lorikeet. Master Planning should be considered over this Estate to ensure proper redevelopment in the future with a higher density, and possibly via consolidated lots.
  o This expansion should occur to rationalising the shape of the boundary area.

**Recommendations:**

- **Expands southward along Dorset Road, Douglas/Alfred Street, Springfield and Stonehaven**

  o A southward expansion can include areas within good walkability.
  o Limits the expansion are defined by topography which drops south of Pine Crescent, areas of CHMP and flood near the Blind Creek.
    - Areas of stormwater flood along Narcissus Street.
Other problematic area to consider are flood constraints along Cypress and Pine.

- The expansion on the eastern side of Dorset Road would provide for approximately 2ha of potential redevelopment land, in walking distance of the station and retail area and for which laneway paths exists in the cadastre and could be built. The residential stock in the area has seen limited development and is comprises dwellings which are potentially at the end of their useful life. The area is within the NRZ and Dandenong Foothills policy but has reduced amenity due to its location tucked between arterial and train line.

- An old garage/petrol station at 158 Dorset Road could be reconverted as a neighbourhood service hub, it is noted that the previous history of this land could mean it is contaminated imposing limitations on its future development for a sensitive use. The Reve Street Area is however noted as being outside the walkability catchment to the train station and may be slightly too far to justify its inclusion within the Activity Centre.

Recommendations:

- **Expands North along Power Road, including Central and Catherine.**
- **Expands North along Dorset Road.**
  - A northward expansion can include areas with good walkability to station and retail core
  - The northernmost limit allow to retain a buffer between the activity centre and the Bayswater Industrial Precinct
  - Land along Central Avenue has already been heavily developed with villa and townhouses typology which is more akin to a centre’s density than that of surrounding suburbia, while there is little to no opportunity for further development, land along Catherine St comprise redevelopment opportunity
  - Pedestrian Permeability towards Woodmason need to be considered
  - The provision of a park need to be considered.

Summary of recommendations:

- **Remove properties of the Marie Street Estate**
  - Address DDO1-2 issue resulting and apply appropriate schedule
  - Retain other overlays.
- **Remove 58-66 Boronia Road or identify a strategy to apply Schedule to Clause 52.02**
- **Remove properties of Rankins Road**
- **Retain Elsie/Bambury boundary as current and address via appropriate zone schedule**
- **Include properties of Iris Crescent and Warbler Estates but subject to appropriate structure/precinct planning for a horizon of 15-30 years.**
- **Incorporate a 5 years review for further expansion of boundary north and south within the walkable catchment.**
- **Rezone Reve Street by removing Foothills Policy and SLO2 and integrate to Knox Neighbourhood to allow for transitional redevelopment of this street as a buffer to the Bush Suburban area.**
Appendix 1 – Social and Affordable Housing

Examples of Knox City Council’s commitment to social and affordable housing (in no particular order)

Source: Knox City Council, Community Wellbeing Department

Knox City Council has been working to achieve social and affordable housing outcomes for its City since the 1950s. Council has moved from donating land to more appropriate and sophisticated strategies, which match current need and align to the roles approved by Council that are set out in its Housing Strategy and Affordable Housing Action Plan.

1. Knox Community and Council Plan 2017-21

The Knox Community and Council Plan (head of power) confirms Council’s commitment to social housing as follows:

- Goal 2 – We have housing to meet our changing needs.
- Council target – An increase in social and affordable housing in Knox
- Council Initiative 2.3.1 – Implement the Affordable Housing Action Plan including advocacy for an increase of the supply of social and affordable housing at key strategic sites and across the municipality.

Link: Knox Community and Council Plan 2017-21

2. Knox Housing Strategy 2015

The Knox Housing Strategy 2015 states ‘Council does have roles to play as a planner, provider, partner and advocate in increasing housing affordability in Knox’.

Link: Knox City Council Knox Housing Strategy January 2015

3. Knox Affordable Housing Action Plans

Two Action Plans have been developed by Council since 2007:

- Knox Affordable Housing Action Plan 2007-12
- Knox Affordable Housing Action Plan 2015-20 – the key focus of the Plan is to increase the supply of social housing by:

  - strengthening our advocacy – by Council and through the Eastern Affordable Housing Alliance (Note: Council has continued to send correspondence and meet with relevant Ministers concerning social housing in Knox, particularly focusing on increasing the supply of social housing and the introduction of inclusionary zoning)
  - continued engagement/partnerships with social housing providers
  - negotiation with developers for a voluntary contribution of 5% to social housing on larger-scale development sites
  - Council to provide at least 5% social housing on Council-owned development sites
  - Ensuring that affordable and social housing is considered and addressed in structure plans and other place-based strategic plans
  - the Housing Monitoring Program to measure changes in the supply of social housing
  - raising community awareness of the need for greater diversity and affordability of housing.

Link: Knox Affordable Housing Action Plan 2015-20
4. Key affordable housing research

- **Toward an Affordable Housing Growth Strategy for the City of Knox** (2008)

- **Defining Affordable Housing and a Minimums Supply of Social Housing for Knox** (2011)

  Formula: Minimum supply = non-home-owning households in need + social housing + affordable private lettings.

  Link: [Defining affordable housing and a minimum supply of social housing for Knox - A methodology for meeting social housing needs 2010-30](#)

- **Minimum Supply of Social Housing, Knox** (2016-2036) – This research forecasts that 860 additional social housing dwellings are needed to meet the minimum supply by 2036 to meeting the minimum supply requirements. It should be noted that this figure relates to a minimum supply only, rather than an optimum supply.

  Refer to Attachment 2 of this document.

- **Minimum Supply of Social Housing, Eastern Metro Region** (2016-2036) – This research forecasts that 11,420 additional social housing dwellings are needed in the Eastern Metropolitan Region by 2036 to meet the minimum supply requirements.

- **Knox Affordable Housing Profile** (2016)

5. Knox City Council’s Sale of Land and Buildings policy

The policy includes a social component, which weights decisions concerning the sale of Council’s land and buildings in accordance with its social agenda and policies, which includes social and affordable housing.

6. Recent negotiations for the inclusion of social housing on development sites

Council negotiates with developers on a case-by-case basis for the voluntary inclusion of 5% social housing in strategic investigation and larger-scale developments sites. The following sites are recent examples – which are at various stages of negotiation and/or advocacy.

**Private**

- Harcrest site (Mirvac), Wantirna South (7 social housing dwellings)
- Kingston Links (PASK) – agreement for 20 social housing dwellings and a cash contribution Jenkins Orchard – on hold (3 % social housing)
- Norvel Road Quarry – rezoning application lodged. Early discussions have commenced concerning the provision of social housing on this site.
- Boral Quarry – rezoning required. Early discussions have commenced with Boral Property Group concerning the provision of social housing on this site.

**State Government**

- Crn. Scoresby Rd and Burwood Hwy site – advocacy for 5% social housing
- Former Wantirna Heights site – advocacy for 5% social housing

Former Boronia Heights site – part of the ‘inclusionary housing’ pilot included in the Victorian Government’s Homes for Victorians strategy – advocacy for inclusion of social housing

**Council-owned**

- Stamford Park – 9 social housing dwellings on 3 lots. Site was sold to Stockland. The Contract of Sale of Real Estate requires 5% of the total number of dwellings on the site to be offered to
Registered Housing Associations/Providers (RHA/P) for an agreed construction value – cost of constructing the dwellings only, no land charges. The preferred RHA/P will agree to take title of the social housing dwellings subject to the terms of a Section 173 agreement, which includes the continued use of the social housing lots for social housing to Council’s satisfaction.

- Other Council-owned surplus land to be explored.

7. Strategic Asset Investment Strategy (SAIS)

Knox is currently preparing a Strategic Asset Investment Strategy (SAIS), which will identify the optimal locations for certain classes of strategic assets in the municipality and assess how Council can best ensure the provision of these assets in those areas.

One of the priority areas of the SAIS is social and affordable housing. Through the application of the ENVISION mapping tool (see below), Council aims to map the optimal locations for social housing within the municipality.

8. Greening the Greyfields (GTG) Project

The GTG Project is a partnership between Knox, Maroondah and Whitehorse Councils and Swinburne University and aims to use the ENVISION tool/technology to normalise lot amalgamation and precinct scale development. Council’s specific interest is in looking at the application of ENVISION in meeting its affordable and social housing goals. The tool will be used to identify which parts of the municipality are in greatest need of intervention and then design a program around the building of a community investment partnership.

9. Partnership with DHHS

Council meets regularly with DHHS to discuss public housing supply in Knox. Council and DHHS are currently developing a MOU between Council and the Director of Housing and Deputy Secretary (Finance and Infrastructure Division) to define the nature and approach to our partnership. Council has also identified a number of public housing sites in Knox, across a range of price points, which have tangible redevelopment potential.

10. Social housing referral protocols

Council led the development of referral protocols with Women’s Housing Limited and Community Housing Limited to clarify the allocation process of social housing for people referred by Council.

11. Closure and redevelopment of the Wantirna Caravan Park

Council led the development of a network and process to support Wantirna Caravan Park tenants to be relocated to appropriate affordable housing.

12. Knox City Council’s ‘The Untitled House’ Arts Project 2017

In partnership with Swinburne University of Technology, the Arts Project communicated social themes relating to housing affordability, access and suburban living.
Link: [Knox City Council’s Untitled House Arts Project 2017](#)

13. Homelessness Protocol

Council is developing a Homelessness Protocol in liaison with staff, homelessness service providers, not-for-profit agencies and other key stakeholders. The Protocol will set out appropriate
intervention procedures for a broad range of arising homelessness matters, for example, rough sleeping and queries from homeless people and older people seeking assistance from Council’s Housing Support Service etc.

14. Establishment of the Eastern Affordable Housing Alliance (Alliance)

In 2009, Knox City Council established the Alliance to ‘advocate for increased affordable housing in the Eastern Metro Region of Melbourne to meet the needs of our communities for safe, secure and affordable housing now and into the future’. The Alliance comprises six Councils from the Eastern Metro Region. Knox City Council contributes $15,000 per year to the Alliance (recently increased from $7,000 pa) and hosts, supervises and supports the Alliance’s secretariat position.

Link: Eastern Affordable Housing Alliance

15. Laying a Social Housing Pipeline in Knox project

The Project is funded by a grant through the Social Housing Investment Planning 2017-18 Grants for Local Government (SHIP Grant) from the Victorian Department of Health and Human Services.

The Project comprises three major outputs:

- **A Strategic and Surplus Sites Framework** – to scope and establish an internal working framework for the identification of strategic and surplus sites in Knox, and the delivery of social housing on these sites;

- **A Social Housing Futures Fund (and other options) Investigation** – to explore the establishment of a social housing fund (and other options) that levies and collects, and then invests and allocates developer and other contributions towards the delivery of social housing outcomes; and

- **A Laying a Social Housing Pipeline in Knox Report** – a report that brings together the overarching framework and approach for laying a social housing pipeline in Knox, which includes recommendations and estimated costs and resource requirements for implementation.

16. Metropolitan Development Advisory Panel – Affordable and Social Housing Working Group

The Panel is exploring planning mechanisms that can be used to address the social and affordable housing needs in Melbourne. Knox City Council participated in a workshop held on 5 October 2018 to advise the Panel on social/affordable housing needs in Melbourne.

17. Application to the Voluntary Affordable Housing Agreement Grant Program (DELWP) *(Unsuccessful)*

In October 2018 Council applied for a Voluntary Affordable Housing Agreement Grant Program to:

- Review and design Knox City Council’s affordable and social housing policy framework; and

- Renew its affordable and social housing targeted data and forecast to 2041 to align with Homes for Victorians the recent amendments to the Planning and Environment Act and other emerging trends relevant to Knox.

18. Knox City Council affordable and social housing policy, planning and relationship building workshop series

Knox City Council will conduct a series of three workshops on affordable and social housing in Knox with Swinburne University. The aims of the workshops are to:
- Inform the review and design of Knox City Council’s affordable and social housing policy framework;
- Achieve horizontal and vertical alignment of social and affordable housing policy and legislation in Knox;
- Identify emerging trends, opportunities and blockages in policy, legislation and delivery options;
- Identify tangible social and affordable housing delivery opportunities for Knox;
- Build a common language that enables improved affordable and social housing communication; and
- Strengthen effective relationships with and between key affordable and social housing sector agents.

The first workshop will be held on 23 January 2019. The workshop series will also build strategic relationships and partnerships between government, industry, academic and community sector stakeholders.
Appendix 1A – Boronia Job Data

Job - Boronia Density

The following information is drawn from the 2016 Census using the density of jobs by destination zones. It also draws on the "Boro Job" as the benchmark.

The Boronia Economic Sectorization uses contributed 27% jobs, 54% for total employment.

Total industries of 39.2%, the employment experience shows that the Boronia is estimated at 39.2% jobs. This job growth benchmark is (19) estimate of 39.2% jobs per category.

<table>
<thead>
<tr>
<th>Industry</th>
<th>Index %</th>
<th>Proportion of total</th>
<th>Index %</th>
<th>Index %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail Trade</td>
<td>11</td>
<td>12.4%</td>
<td>6</td>
<td>Business Services</td>
</tr>
<tr>
<td>Personal Services &amp; Recreation Services</td>
<td>17</td>
<td>19.3%</td>
<td>8</td>
<td>Retail &amp; Hospitality</td>
</tr>
<tr>
<td>Health, Care &amp; Social Assistance</td>
<td>3</td>
<td>3.5%</td>
<td>5</td>
<td>Creative &amp; Cultural</td>
</tr>
<tr>
<td>Accommodation &amp; Food Services</td>
<td>5</td>
<td>6.0%</td>
<td>5</td>
<td>Other</td>
</tr>
<tr>
<td>Other Services</td>
<td>5</td>
<td>5.6%</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Total &amp; Other Industries</td>
<td>5</td>
<td>5.6%</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td>4</td>
<td>4.6%</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Health, Social &amp; Community Services</td>
<td>4</td>
<td>4.6%</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Information &amp; Telecommunications</td>
<td>2</td>
<td>2.3%</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Administrative &amp; Support Services</td>
<td>2</td>
<td>2.3%</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>2.3%</td>
<td>2.3%</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td>Manufacturing</td>
<td>1</td>
<td>1.2%</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Construction</td>
<td>1</td>
<td>1.2%</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Real Estate &amp; Financial Services</td>
<td>1</td>
<td>1.2%</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Agriculture &amp; Forestry</td>
<td>1</td>
<td>1.2%</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Total per Industry</td>
<td>1</td>
<td>1.2%</td>
<td>1</td>
<td></td>
</tr>
</tbody>
</table>
Appendix 2 – Reference Maps
Map 308 – Groceries Walkability Map

Grocery Walkability Map

Legend:
- Coles
- Proposed Aldi
- Woolworths
- Commercial Core Indicative boundary
- Reserves
- Boronia Activity and Study/Free Property
- Boronia Activity Centre Boundary
- Within the Coles Walkability 400m Catchment
- Within the Coles Walkability 900m Catchment
- Prospective Aldi Walkability 400m Catchment
- Prospective Improvement Coles Walkability 400m Catchment

Boronia Renewal Project - 2019-01-25 - Map 308 V001
Map 3: Existing Community Services & Facilities - Boronia Activity Centre
Other relevant maps

Map 10A - Property ownership by category
Map 11.3A - Remaining developable land: town centre and surrounds

Remaining developable land: town centre and surrounds

Legend
- Current Activity Centre boundary
- Town Centre Indicative boundary
- Remaining developable land in Town Centre
- Covenants Effectuated Property
- Remaining developable land in Town Centre
- Valid planning permit to develop
- Valid planning permit to develop
- Valid planning permit to develop
- Valid planning permit to develop
- Valid planning permit to develop

"Remaining developable land" is defined as land that:
- Is not needed for a public or community use (e.g. park, school);
- Does not contain a building constructed from the year 2000 onwards;
- Is larger than 500m² in size (unless in the 'Town Centre'); and
- Single dwelling developments do not apply (TBC).
Appendix 3 - VicSmart

“VicSmart is a streamlined assessment process for straightforward planning permit applications. Classes of application are identified in the planning scheme as being VicSmart and have specified requirements for information, assessment processes and decision guidelines.

Key features of VicSmart include:
- a 10 day permit process
- applications are not advertised
- information to be submitted with an application and what council can consider is pre-set
- the Chief Executive Officer of the council or delegate decides the application.”


In short, VicSmart means:
- The applicant may expect a permit within 10 statutory days, or benefit of failure to determine appeal rights. The applicant must provide all information required by the Scheme, including all determination by statutory referral authorities to be eligible to VicSmart.
- VicSmart applications are not advertised and there is no third-party appeal rights.
- Council officers have 4 days of receipt to determine whether the application is complete and request further information. Council officers are limited in the information they may request, but also in the decision guidelines to determine an application.
  - E.g. the Planning Policy Framework (e.g. MSS – LPPF) are not considered.
- The limited timeframe for decision (or requesting information) means that internal specialist department referral input are unlikely to occur.
  - Issues may arise requiring corrective measures by another branch of Council if not identified; particularly if corrective measure is not required by a valid condition on the permit.
  - This requires Departments to be proactive and determinative in the outcome and standard sought as it may not be possible to negotiate or require information from the applicant.
  - More pressure is left to the Planning officer to make an appropriate and determinative decision that considers holistic issues/solutions, amenity, and will benefit the community.
- More than one VicSmart triggers can be included but an application does not benefit of the VicSmart process if it comprises another permit trigger which is not VicSmart eligible.
- VicSmart classes of permit can be created by Council.
- VicSmart classes of permit are delegated to officers (via the CEO) and are not eligible to call-in/determination by Council.

VicSmart for buildings and works under the zone (Commercial, and ACZ)

Under the ACZ and Commercial Zone, proposal for buildings and works that are less than $500,001 in cost, for which a permit is not required for the use or under any other provisions of the Scheme (not VicSmart eligible) could be applied under the VicSmart process if the proposal triggered a permit for the development (as default, or by the schedule).

Large scale development would generally imply cost higher than $500,000 and not be eligible but development up to this amount can still have significant impact as example:
- There will no regard to a requirement, objective, or guidance that is solely identified in the MSS/LPPF.

- Proposal may not necessarily satisfy other statutes (e.g. waste management associated with food premises, building regulations).

It is important to note that other VicSmart categories also includes signage [type of sign and location] and car parking [waiver of up to 10 spaces].
**MAIN FEATURES**

<table>
<thead>
<tr>
<th>ACTIVITY CENTRE ZONE</th>
<th>COMMERCIAL 1 ZONE</th>
<th>MIXED USE ZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td>This zone applies to Activity Centre and encourage a mixture of uses and the intensive development of the activity centre.</td>
<td>It allows a wide range of commercial and accommodation activities without a permit, including a supermarket or shop.</td>
<td>This zone provides for a range of residential, commercial, industrial and other uses and is suitable for areas with a mixed use character.</td>
</tr>
</tbody>
</table>

**OVERVIEW OF ZONE**

This zone applies to Activity Centre and encourage a mixture of uses and the intensive development of the activity centre.

**‘PURPOSE’ OF ZONE**

(as specified in zone provisions)

- To encourage a mixture of uses and the intensive development of the activity centre:
  - As a focus for business, shopping, working, housing, leisure, transport and community facilities.
  - To support sustainable urban outcomes that maximise the use of infrastructure and public transport.
  - To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.
  - To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.
  - To facilitate use and development of land in accordance with the Development Framework for the activity centre.

**LAND USE PROVISIONS**

**As-of Right Uses**

Examples of uses where a planning permit is not required (Section 1 use)

- Office
- Retail / Shop
- Accommodation (max 2m ground level frontage)
  
  Note: Refer to Commercial 1 Zone clause for full list of uses.

**Permit Required Uses**

Examples of uses where a planning permit is required (Section 2 use)

- Accommodation (if at ground level)
- Industry
- Place of Assembly
  
  Note: Refer to Commercial 1 Zone clause for full list of uses.

**Prohibited Uses**

Examples of uses which are prohibited

- NIL Default Zone Controls.

**DEVELOPMENT CONTROLS**

**Building Heights**

(NB. heights apply only to buildings used for dwellings or residential buildings)

- Discretionary height to be set by Council.

- NIL Default Zone Controls.

- NIL Default Zone Controls:
  - Set by Council in a Schedule
  - Some exemptions to the mandatory building heights apply, please see the Mixed Use Zone parent clause.

**Note:** Refer to Mixed Use Zone parent clause for full list of uses.

**Note:** Refer to Commercial 1 Zone parent clause for full list of prohibited uses.
**OVERVIEW OF ZONE**

The Residential Growth Zone is designed to enable new housing growth and diversity near activity centres, train stations and other areas suitable for increased housing activity. This means greater heights and a mix of townhouses, flats and apartments.

The General Residential Zone is designed to enable a number of different types of housing stock to be built (e.g., a mix of single dwellings, units and some townhouses).

The Neighbourhood Residential Zone is designed to protect areas of mostly single dwellings, heritage and consistent neighbourhood character.

**PURPOSE’ OF ZONE**

(As specified in zone provisions)

- To provide housing at increased densities in buildings up to and including four storey buildings.
- To encourage diversity of housing types in locations offering good access to services and transport including activity centres and town centres.
- To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.
- To ensure residential development achieves design objectives specified in a schedule to this zone.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.
- Encourage development that respects the neighbourhood character of the area.
- Encourage a diversity of housing types and housing growth particularly in location of housing that accommodates services and transport.
- Recognise areas of predominantly single and double storey residential development.
- To manage and ensure that development respects the identified neighbourhood character, heritage, environmental or landscape characteristics.
- To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.
- To recognise areas of predominantly single and double storey residential development.

**LAND USE PROVISIONS**

**As-of Right Uses**

Examples of uses where a planning permit is not required (Section 1 use)

- Use of a building as a dwelling
- Home occupation
- Medical centre and place of worship up to 250 sqm
- Food and drink premises (other than a convenience restaurant, hotel or tavern) and shop up to 1000 sqm 1, 2.

Note: Refer to Residential Growth Zone parent clause for full list of uses.

- Use of a building as a dwelling
- Home occupation
- Medical centre and place of worship up to 250 sqm 2
- Residential aged care facility

Note: Refer to General Residential Zone parent clause for full list of uses.

- Convenience shop or takeaway food premises 2
- Convenience restaurant or takeaway food premises 2
- Hotel or Tavern
- Medical centre or places of worship (if Section 1 condition is not met)

Note: Refer to General Residential Zone parent clause for full list of uses.

**Permit Required Uses**

Examples of uses where a planning permit is required (Section 2 use)

- Office up to 250 sqm 1
- Hotel or Tavern
- Shop (including a convenience shop if it exceeds 100 sqm) 1, 2
- Convenience restaurant 1
- Medical centres or places of worship (if Section 1 condition is not met)

Note: Refer to Residential Growth Zone parent clause for full list of uses.

- Convenience shop or takeaway food premises 2
- Convenience restaurant or takeaway food premises 2
- Hotel or Tavern
- Medical centre or places of worship (if Section 1 condition is not met)

Note: Refer to Neighbourhood Residential Zone parent clause for full list of uses.

- Convenience shop or takeaway food premises (if Section 1 condition is not met)

Note: Refer to Neighbourhood Residential Zone parent clause for full list of uses.
<table>
<thead>
<tr>
<th>MAIN FEATURES</th>
<th>RESIDENTIAL GROWTHZONE</th>
<th>GENERAL RESIDENTIALZONE</th>
<th>NEIGHBOURHOOD RESIDENTIALZONE</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Prohibited Uses</strong></td>
<td>• Adult sex bookshop</td>
<td>• Adult sex bookshop</td>
<td>• Adult sex bookshop</td>
</tr>
<tr>
<td>Examples of uses which are prohibited</td>
<td>• Brothel</td>
<td>• Brothel</td>
<td>• Brothel</td>
</tr>
<tr>
<td></td>
<td>• Bottle shop</td>
<td>• Bottle shop</td>
<td>• Bottle shop</td>
</tr>
<tr>
<td></td>
<td>• Office (other than medical centre)</td>
<td>• Office (other than medical centre)</td>
<td>• Office (other than medical centre)</td>
</tr>
<tr>
<td></td>
<td>• Retail premises (other than a community market, convenience shop, food and drink premises)</td>
<td>• Retail premises (other than a community market, convenience shop, food and drink premises)</td>
<td>• Retail premises (other than a community market, convenience shop, food and drink premises)</td>
</tr>
<tr>
<td></td>
<td>• Convenience restaurant or takeaway food premises (if the Section 2 conditions are not met)</td>
<td>• Convenience restaurant or takeaway food premises (if the Section 2 conditions are not met)</td>
<td>• Convenience restaurant or takeaway food premises (if the Section 2 conditions are not met)</td>
</tr>
<tr>
<td>Note: Refer to Residential Growth Zone parent clause for full list of prohibited uses.</td>
<td>Note: Refer to General Residential Zone parent clause for full list of prohibited uses.</td>
<td>Note: Refer to Neighbourhood Residential Zone parent clause for full list of prohibited uses.</td>
<td></td>
</tr>
</tbody>
</table>

**BUILDING HEIGHTS**

<table>
<thead>
<tr>
<th>Default Zone Controls:</th>
<th>Default Zone Controls:</th>
<th>Default Zone Controls:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Maximum (discretionary*) height of 13.5m – 4 storeys (unless specified otherwise in local schedule to the zone).</td>
<td>• Maximum height must (mandatory) not exceed the height specified in a schedule. If no height is specified, the maximum height must not exceed 11m (3 storeys). Some exemptions to the mandatory building heights apply, please see the General Residential Zone parent clause.</td>
<td>• Maximum height must (mandatory) not exceed the height specified in the schedule. If no height is specified, the maximum height must not exceed 9m (2 storeys). Some exemptions to the mandatory building heights apply, please see the Neighbourhood Residential Zone parent clause.</td>
</tr>
</tbody>
</table>

**SITE DENSITY CONTROLS (NUMBER OF DWELLINGS ON A LOT)**

<table>
<thead>
<tr>
<th>Default Zone Controls:</th>
<th>Default Zone Controls:</th>
<th>Default Zone Controls:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Does not specify a limit on the number of dwellings on a lot.</td>
<td>• Does not specify a limit on the number of dwellings on a lot.</td>
<td>• Does not specify a limit on the number of dwellings on a lot.</td>
</tr>
</tbody>
</table>

**DWELLING COVERAGE TOOL**

<table>
<thead>
<tr>
<th>Default Zone Controls:</th>
<th>Default Zone Controls:</th>
<th>Default Zone Controls:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• Does not specify a requirement for a 'garden area' to be provided.</td>
<td>• Development of a dwelling on a residential lot and/or subdivision that creates vacant lots, must ensure each lot contains the minimum garden area: o 400-500sqm – 25% o 501-650sqm – 30% o 651+sqm – 35%</td>
<td>• Development of a dwelling on a residential lot and/or subdivision that creates vacant lots, must ensure each lot contains the minimum garden area: o 400-500sqm – 25% o 501-650sqm – 30% o 651+sqm – 35%</td>
</tr>
</tbody>
</table>

**CONSTRUCTION AND EXTENSION OF ONE DWELLING ON A LOT**

<table>
<thead>
<tr>
<th>Default Zone Controls:</th>
<th>Default Zone Controls:</th>
<th>Default Zone Controls:</th>
</tr>
</thead>
<tbody>
<tr>
<td>• A planning permit is required to construct or extend a dwelling on a lot 300sqm or less. There is no ability to specify a larger lot size (e.g. 500sqm) in the schedule to the zone.</td>
<td>• A planning permit is required to construct or extend a dwelling on a lot 300sqm or less. There is the ability to change this requirement to 500sqm or less in a schedule to the zone.</td>
<td>• A planning permit is required to construct or extend a dwelling on a lot 300sqm or less. There is the ability to specify a larger lot size (e.g. 800sqm) in the schedule to the zone.</td>
</tr>
</tbody>
</table>
## Appendix 5 - Summary of Use controls for Boronia Structure Plan Area

<table>
<thead>
<tr>
<th>USE</th>
<th>ACZ1-1</th>
<th>ACZ1-2</th>
<th>ACZ1-3</th>
<th>ACZ1-4/5/6</th>
<th>C1Z</th>
<th>C2Z</th>
<th>C3Z</th>
<th>MUZ</th>
<th>RGZ</th>
<th>GRZ</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
</tr>
<tr>
<td>Camping and caravan park</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Correctional institution</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
</tr>
<tr>
<td>Dependent person’s unit</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
</tr>
<tr>
<td>Dwelling</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
</tr>
<tr>
<td>Bed and breakfast</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
</tr>
<tr>
<td>Caretakers house</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Group accommodation</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
</tr>
<tr>
<td>Host farm</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Residential aged care facility</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Motel</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Rooming house</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Retirement Village</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Animal husbandry</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Animal keeping</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Animal boarding</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Dog breeding</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Racing dog breeding</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Animal production</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Grazing animal production</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Intensive animal production</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Cattle feedlot</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Intensive dairy farm</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Pig farm</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Poultry farm</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Poultry hatchery</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Animal training</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Horse riding school</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Racing dog training</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Apiculture</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
</tr>
<tr>
<td>Horse stables</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Aquaculture</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Crop raising</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Horticulture</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Market garden</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Rice growing</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Timber production</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Child care centre</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Primary school</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Secondary school</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Kindergarten</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Education</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Employment training centre</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Tertiary education</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Industry</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
</tr>
<tr>
<td>Materials recycling</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Refuse disposal</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Research and development</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Rural industry</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Abattoir</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Sawmill</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Service industry</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Car wash</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Dry cleaner</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Motor repairs</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Panel beating</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Transfer station</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Leisure and recreation</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Major sports and recreation</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Minor sports and recreation</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Indoor recreation facility</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Dancing school</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>USE</td>
<td>ACZ1-1</td>
<td>ACZ1-2</td>
<td>ACZ1-3</td>
<td>ACZ1-4/5/6</td>
<td>C1Z</td>
<td>C2Z</td>
<td>C3Z</td>
<td>MUZ</td>
<td>RGZ</td>
<td>GRZ</td>
</tr>
<tr>
<td>-----</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>------------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>Informal outdoor recreation</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td></td>
</tr>
<tr>
<td>Open sports ground</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Outdoor recreation facility</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Amusement park</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Golf course / golf driving range</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Paintball games facility</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Zoo</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Restricted recreation facility</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Motor racing track</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Earth and energy resources industry</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td></td>
</tr>
<tr>
<td>Mineral exploration / extraction</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Stone exploration / extraction</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S3</td>
<td>S3</td>
<td></td>
</tr>
<tr>
<td>Greenhouse gas sequestration / extraction</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>62.01</td>
<td>62.01</td>
<td></td>
</tr>
<tr>
<td>Geothermal energy exploration / extraction</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Petroleum exploration / extraction</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1</td>
<td>S1</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Bank</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Electoral office</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Medical centre</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Real estate agency</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Travel agency</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Place of assembly</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S1 C</td>
<td>S1</td>
<td>S2</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Amusement parlour</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Carnival</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td></td>
</tr>
<tr>
<td>Cinema</td>
<td>S1</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S1</td>
<td>C1</td>
<td>C1</td>
<td>S1</td>
<td>S1</td>
<td></td>
</tr>
<tr>
<td>Circus</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td></td>
</tr>
<tr>
<td>Drive-in theatre</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S1 C</td>
<td>S2</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Exhibition centre</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Art gallery</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Museum</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Function centre</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Conference centre</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Reception centre</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Hall</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Library</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Nightclub</td>
<td>S2 C</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S3</td>
<td></td>
</tr>
<tr>
<td>Place of worship</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1 C</td>
<td>Same</td>
<td>S2</td>
<td>S1 C</td>
<td>S1 C</td>
<td></td>
</tr>
<tr>
<td>Recreational boat facility</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S1 C</td>
<td>S2</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Boat launching facility</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Boat ramp / slipway</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Marina</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Jetty / mooring pole / pier / pontoon</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Retail premises</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S3</td>
<td>S1</td>
<td>Same</td>
<td>S1</td>
<td>Same</td>
<td>S3</td>
<td></td>
</tr>
<tr>
<td>Food and drink premises</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S1 C</td>
<td>Same</td>
<td>S1 C</td>
<td>Same</td>
<td>S1 C</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Convenience restaurant</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2 C</td>
<td>S2 C</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Restaurant</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S1 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Take away food premises</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S1 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2 C</td>
<td>S2 C</td>
<td></td>
</tr>
<tr>
<td>Tavern</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Gambling premises</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S3</td>
<td></td>
</tr>
<tr>
<td>Betting agency</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Gaming premises</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Landscaping gardening supplies</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Garden supplies</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Plant nursery</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Manufacturing sales</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S1</td>
<td>Same</td>
<td>S3</td>
<td></td>
</tr>
<tr>
<td>Market</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Motor vehicles boat or caravan sales</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S3</td>
<td></td>
</tr>
<tr>
<td>Car sales</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Postal agency</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S1 C</td>
<td>Same</td>
<td>S1</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Primary produce sales</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Trade supplies</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Timber yard</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Shop</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S2</td>
<td>S2</td>
<td>S1 C</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Adult sex product shop</td>
<td>S1 C</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td></td>
</tr>
<tr>
<td>Beauty salon / hairdresser</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S2</td>
<td>S2</td>
<td>S1 C</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Bottle shop</td>
<td>S1 C</td>
<td>S1 C</td>
<td>S1</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>USE</td>
<td>ACZ1-1</td>
<td>ACZ1-2</td>
<td>ACZ1-3</td>
<td>ACZ1-4/5/6</td>
<td>C1Z</td>
<td>C2Z</td>
<td>C3Z</td>
<td>MUS</td>
<td>RGZ</td>
<td>GRZ</td>
</tr>
<tr>
<td>-----------------------------------------------</td>
<td>--------</td>
<td>--------</td>
<td>--------</td>
<td>------------</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
</tr>
<tr>
<td>Convenience shop</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Dry cleaning agent</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S3</td>
<td>S3</td>
</tr>
<tr>
<td>Department store</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Launderomat</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Restricted retail premises</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Equestrian supplies</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Party supplies</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Supermarket</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Transport terminal</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Airport</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Bus terminal</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Hotelian</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Railway station</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Railway</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
</tr>
<tr>
<td>Road freight terminal</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S3</td>
<td>S3</td>
</tr>
<tr>
<td>Wharf</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Utility installation</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Minor utility installation</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
</tr>
<tr>
<td>Water retarding basin</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
</tr>
<tr>
<td>Reservoir</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Telecommunications facility</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
</tr>
<tr>
<td>Warehouse</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S1</td>
<td>S1</td>
</tr>
<tr>
<td>Commercial display area</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Fuel depot</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Liquid fuel depot</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Solid fuel depot</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Mail centre</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Milk depot</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S1 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Store</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2 C</td>
<td>S2 C</td>
</tr>
<tr>
<td>Boat and caravan storage</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Freezing and cool storage</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Rural store</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Shipping container storage</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Vehicle store</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Renewable energy facility</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Wind energy facility</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Unnestled</td>
<td>S1</td>
<td>S1</td>
<td>S2</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Art and craft centre</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S3</td>
<td>S2</td>
<td>S2</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
<td>S3</td>
</tr>
<tr>
<td>Brothel</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Cemetery</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Cinema based entertainment facility</td>
<td>S1</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S1</td>
<td>S1</td>
<td>Same</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
</tr>
<tr>
<td>Crematorium</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Display home</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Emergency services facility</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Freeway service centre</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Funerary parlour</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Helicopter landing site</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Home based business</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
</tr>
<tr>
<td>Hospital</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Natural systems</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
</tr>
<tr>
<td>Research centre</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Saleyard</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2</td>
<td>Same</td>
<td>S3</td>
</tr>
<tr>
<td>Service station</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>S2 C</td>
<td>S2 C</td>
<td>S2 C</td>
</tr>
<tr>
<td>Sign</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
<td>62.01</td>
</tr>
<tr>
<td>Tramway</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
<td>S1</td>
</tr>
<tr>
<td>Veterinary centre</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Winery</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
<td>Same</td>
</tr>
<tr>
<td>Innominate</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
<td>S2</td>
</tr>
<tr>
<td>Buildings and works</td>
<td>PR Unless scheduled off</td>
<td>PR Unless scheduled off</td>
<td>PR Unless scheduled off</td>
<td>PR Unless scheduled off</td>
<td>PR</td>
<td>PR</td>
<td>PR</td>
<td>PR S2</td>
<td>PR S2</td>
<td>PR S2</td>
</tr>
<tr>
<td>Clause 62.02-2</td>
<td>NPR</td>
<td>NPR</td>
<td>NPR</td>
<td>NPR</td>
<td>NPR</td>
<td>NPR</td>
<td>NPR</td>
<td>NPR</td>
<td>NPR</td>
<td>NPR</td>
</tr>
<tr>
<td>Signs</td>
<td>Cat1</td>
<td>Cat1</td>
<td>Cat1/3</td>
<td>Cat3</td>
<td>Cat 1</td>
<td>Cat 1</td>
<td>Cat 1</td>
<td>Cat 3</td>
<td>Cat 3</td>
<td>Cat 3</td>
</tr>
</tbody>
</table>
### Purpose
- **ACZ** This zone applies to Activity Centre and encourages a mixture of uses and the intensive development of the activity centre.
- **C1Z** It allows a wide range of commercial and accommodation activities without a permit, including a supermarket or shop.
- **C2Z** This zone encourages offices and associated business and commercial services together with appropriate industry and retailing.
- **C3Z** This zone provides for a range of residential, commercial, industrial and other uses and is suitable for areas with a mixed use character.
- **MUZ** Housing at increased densities up to 4 storeys.
- **RGZ** To encourage development that respects the neighbourhood character of the area.
- **GRZ** To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- **DD07** Design objectives: To maintain views toward the Dandenong Ranges National Park, To recognise Foothills significance, To reinforce opportunities for terraced forms of development in the south-east section of the centre, To develop underutilised land along the railway line for higher scale development, To recognise Boronia’s heritage, To design building heights and form with regard to the topographical form and characteristics of the local area.

### General Application
- **Activity Centre** This zone is applied in mixed use commercial centres for retail, office, business, residential, entertainment and community uses.
- **Bulky goods, office, light industry** Periphery of activity centres, strategic redevelopment sites?
- **Periphery of activity centres, strategic redevelopment sites?** This zone is intended to be used in locations near activity centres, train stations and other areas suitable for increased housing.
- **This zone is usually the main zone to be applied in new or established residential areas where there are minimal constraints to residential development.**

### Height limit
- **Nil**
- **Nil**
- **Nil unless scheduled**
- **default 13.5m (4 storeys), unless scheduled**
- **default 11m (3 storeys), unless scheduled**
- **N/A**
- **across entire centre**

### S1 uses
- **office, retail, shop, accommodation (under 2m at ground floor level)**
- **dwellings (other than bed and breakfast), food and drink premises (under 150sqm), medical centre (under 250sqm), office (under 250sqm), shop (under 150sqm)**
- **Default 13.5m (4 storeys), unless scheduled**
- **dwellings (other than B+B), home occupation, medical centre (under 250sqm), food and drink (other than convenience restaurant, hotel and tavern, (100m of and/or same frontage as C1Z or MUZ, access to RDZ, under 100sqm), shop (other than adult shop and bottle shop (100m of and/or same frontage as C1Z or MUZ, access to RDZ, under 100sqm), dwelling (other than B+B), home occupation, medical centre (under 250sqm), medical centre (under 250sqm), office (not medical centre - 100m of, same frontage as C1Z, under 250sqm), place of worship (under 250sqm, access to RDZ), residential aged care facility**

### S2 uses
- **accommodation, industry (must meet 52.10), place of assembly (except carnivals, cinema, exhibition centre and place of worship)**
- **agriculture, caretakers house, motel, residential hotel, place of assembly (except carnival, cinema and circus), Retail premises (other than Food and drink premises), Postal agency, Restricted retail premises, Supermarket and Trade supplies), accommodation (except dependent persons unit, dwelling and residential aged care), industry (52.10), place of assembly (except carnival, circus and place of worship), retail premises (other than Food and drink premises and shop), accommodation (except dependent persons, dwelling and residential aged care), convenience restaurant, convenience shop (if S1 shop conditions aren’t met - must have access to RDZ), hotel, office (not medical centre - 100m of, same frontage as C1Z, under 250sqm), place of assembly (except amusement parlour, circus, nightclub and place of worship), Shop (other than Adult sex bookshop, Bottle shop and Convenience shop) – if the Section 1 conditions are not met, 100m of and same frontage as C1Z and MUZ), accommodation (except dependent persons, dwelling and residential aged care), convenience restaurant (access to RDZ), convenience shop, food and drink (other than convenience restaurant and take away food), ace of assembly (except amusement parlour, circus, nightclub and place of worship), take away food (access to RDZ)**

### Notes
- Heights range from 4.5m (1 storey), 7.5m (2 storey), 9m (2-3 storeys), 11m (3 storey), 14m (4 storey).

2019-08-26 - Ordinary Meeting Of Council Attachment 6.5.2
<table>
<thead>
<tr>
<th>S3 uses</th>
<th>Accommodation (other than caretakers house, motel and residential hotel), hospital, intensive animal husbandry</th>
<th>Adult bookshop, brothel, materials recycling, transfer station, stone extraction.</th>
<th>Adult bookshop, amusement parlor, bottle shop, brothel, cinema based entertainment facility, industry, nightclub, retail premises (other than Community market, Food and drink premises, Plant nursery and Shop)</th>
<th>N/A</th>
</tr>
</thead>
<tbody>
<tr>
<td>Construction and extension of 1 dwelling on a lot</td>
<td>N/A</td>
<td>Permit required</td>
<td>Permit required - must meet minimum garden requirements.</td>
<td>N/A</td>
</tr>
<tr>
<td>No permit is required</td>
<td></td>
<td>works normal to a dwelling, outbuilding other than a garage or carport and under 10sqm and 3m above ground level.</td>
<td>works normal to a dwelling, outbuilding other than a garage or carport and under 10sqm and 3m above ground level.</td>
<td>N/A</td>
</tr>
<tr>
<td>Construction and extension of 2 or more dwellings on a lot</td>
<td>N/A</td>
<td>Permit required</td>
<td>Permit required</td>
<td>N/A</td>
</tr>
<tr>
<td>S4+55 requirements</td>
<td>N/A</td>
<td>Standard list</td>
<td>Standard list</td>
<td>N/A</td>
</tr>
<tr>
<td>B+W butting other res zone</td>
<td>N/A</td>
<td>must meet Cl 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along affected boundary</td>
<td>must meet Cl 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along affected boundary</td>
<td>N/A</td>
</tr>
<tr>
<td>B+ w Permissions</td>
<td>permit required, exemptions for atm, alterations to building façade</td>
<td>permit required for b+w in association with S2 use,</td>
<td>permit required for b+w in association with S2 use,</td>
<td>permit required for b+w in association with S2 use,</td>
</tr>
<tr>
<td>Neighbourhood and site description and design response</td>
<td>Yes</td>
<td>N/A</td>
<td>Yes</td>
<td>N/A</td>
</tr>
<tr>
<td>Design Controls</td>
<td>site, landscape and elevation plans</td>
<td>site, landscape and elevation plans (b+w associated with S2 use only)</td>
<td>Specified in Schedules</td>
<td>Specified in Schedules</td>
</tr>
<tr>
<td>relevance for Boronia</td>
<td>NIL</td>
<td>application on sites over 4 storeys, Boronia Mall? Zagame site, other strategic development sites?</td>
<td>Retain Schedule for Boronia, apply to current MUZ areas that have been developed or periphery of centre, Orchid Ave/ Erica Ave Cnr</td>
<td>Retain Schedule for Boronia, apply to current MUZ areas that have been developed, some areas could be converted to MUZ/ RGZ</td>
</tr>
<tr>
<td></td>
<td>NIL</td>
<td>Retain Schedule for Boronia, apply to current MUZ areas that have been developed or periphery of centre, Orchid Ave/ Erica Ave Cnr</td>
<td>retain for entire centre, reword for clarity, redundant provisions etc.</td>
<td>N/A</td>
</tr>
</tbody>
</table>
Appendix 6 – Planning Scheme Amendment Analysis

First iteration

Local Planning Policy Framework

(Future incorporation within the Planning Policy Framework – it is understood that the process of PPF translation will impact any future changes and may render them useless)
<table>
<thead>
<tr>
<th>Issues</th>
<th>Notes</th>
<th>Actions</th>
<th>Implications</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Municipal Strategic Statement (MSS)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clause 21.01-1 – Snapshot of Knox</td>
<td>Pre-2016 census data represented in the snapshot, data is out of date. State of Knox process undertaken by Council relies on own-grown data from idconsulting and not Victoria in future as written in the MSS</td>
<td>Update demographic data - This section of the Scheme will be removed from the MSS with the PPF translation and integrated in the Municipal statement which is not part of the Scheme.</td>
<td>State of Knox is being updated, which is a reference document, but the process will not extend to correct the information as written in the scheme. There would be a larger policy impact to rewrite this beyond just the numbers and actually also involve source) Final action: no action, and retain for ppp translation review or other scheme amendment update once the State of Knox is completed, and PPF so that it can be rewritten in the new format.</td>
<td>Out of date information depicted in the Scheme</td>
</tr>
</tbody>
</table>

| Clause 21.01-2 - key issues and influences | The key issues does no clearly identify: - Housing affordability (housing) - Pedestrian permeability and connectivity (transport) to form the basis of subsequent policies | Optional Housing – inclusion of affordability Transport – rewrite the dot points to be clearer in the intent behind quality infrastructure and improving mobility. Although connectivity may be underlying to an improvement of accessibility and mobility and therefore, the issue may be redundant. It is more a matter of stressing the walkability issue under a different look. - This section of the Scheme will be removed through the PPF translation | No Action - Incorporate these issue of walkability and affordability into Boronia Policy specific to these issues as found in Boronia rather than at the MSS level | Changes to these key issues and influences would have potential municipality wide implications that may not necessarily be considered as policy neutral. These matters are highlighted in other parts of the Scheme but not appropriately stressed as influences for future rectification. | Nil change |

| Clause 21.02-1 - Strategic Framework Plan | Changes to the housing policy mapping, commercial/mixed used zone, and AC boundary will render this figure out of date. | Policy Neutral – factual Update figure 1 to depict the updated AC boundary for Boronia and update housing policy section colours to reflect housing policy map and mixed used areas within Boronia AC as reflected in the strategy and other documents | Figure 1 update | Boronia Renewal Strategy, and rezoning implications will result in changes to the information depicted in the figure. | Policy Neutral update of figure as a result of the Boronia Strategy. - Include this change through the amendment as defined by the strategy Changes to: - AC Boundary - Housing Character - Foothills boundary |

<p>| Clause 21.03 – Environmental and Landscape Value | The policy could be strengthen to incorporate current concept with regards to connected canopy cover, explore connectivity support via private or public land (so to create green/biolink) It could also strengthen the method to address new vegetation via landscape plan with highlighting that &quot;growth | 21.03-1 Objective 1 – landscape value highlight importance of garden area for landscaping and incorporation of new vegetation; through highlighted setback for greenery (front/rear) Objective 1.4 – highlight method via landscape plan, and need for appropriate space for tree to grow. 21.03-2 | Status quo – Nil | Changes to these objectives and strategies are municipal wide. The aim to improve and strengthen aspirations with regards to canopy covers, landscaping and a green knox may be best addressed within a VPO review. | Policy Neutral update of figure as a result of the Boronia Strategy. Implies change to the: - Foothills boundary |</p>
<table>
<thead>
<tr>
<th>Issues</th>
<th>Notes</th>
<th>Actions</th>
<th>Implications</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Key issues - stress the disappearance of connected linked coverage (with limited gaps – biolink/green link concept) Incorporate in objective 3 – refer to a strategy, particularly connection between Site BS with corridor, a system allowing an overall linear connectivity of pockets Incorporate in future strategic works</td>
<td></td>
<td>Status quo</td>
<td>There is a risk of discrepancy if not clarified for figure 1 – as Boronia is transition. With crime perceived in Boroia, the narrowing down of further strategy to improve surveillance should be considered.</td>
<td>Policy Neutral update of figure as a result of the Boronia Strategy. Implies change to the: - Foothills boundary</td>
</tr>
<tr>
<td>Clause 21.05 - Built Environment and Heritage</td>
<td>Objective 2 identifies visual interest and appropriate scale to street frontage, this however does not include other form of public realm... such as parks, or maybe even laneways, square which should also have an adequate presentation Obj 5 Boronia is the only example of activity centre that will be the transition from bush blvd to path to the hill. It will be difficult and unclear to determine where the transition happens and how it happens</td>
<td>21.05-2 Objective 2.2 highlight visual interest to street frontage AND public realm (path/reserve) 21.05-3 Objective 5.1 and 5.2 Highlight the within Boronia transition between bush blvd and path to the hill (connection between the two need and what format, how – street level) 21.05-4 Objective 6 - Require business to provide street surveillance, present to the street, and ensure shop front windows are not entirely obscured by signage [6.8, 6.1, 6.5 extended to public path, 6.3] - Boronia laneway to present with visual interactions [6.1, 6.2, 6.3, 6.4, 6.5] - Support design that incorporate presentation to public infrastructure e.g. bus stop – 6.5, 6.4 public bench so as to have visual interactions 21.05-5 ESD key issues, add lack of inclusion of modern alternative transport mode, lack of spaces dedicated e.g. electrification, lack of bicycle parking to dwellings, appropriate location to shop Objective 8 Add support alternative mode of transport (car share) and inclusion of bicycle facility in ESD requirement Require development to incorporate bicycle? Or require development to incorporate ability to easily retrofit to electrification of transport if not provided immediately. 21.05-7 Issues Managing the impact of electronic display sign, trailer sign, and other bunting signs Objective 11 - Avoid sign which nature of advertisement is unrelated with environment or customer catchment / support sign that address</td>
<td>Or Boronia Include - Laneway/arcade surveillance - Shopfront presentation with limited signage to retain good surveillance - Rectify Figure 1 to highlight a special 'transition bush to paths' in Boronia structure plan Incorporate these issue into Boronia Policy specific to these issues as found in Boronia.</td>
<td></td>
</tr>
<tr>
<td>Issues</td>
<td>Notes</td>
<td>Actions</td>
<td>Implications</td>
<td>Outcomes</td>
</tr>
<tr>
<td>--------</td>
<td>-------</td>
<td>---------</td>
<td>--------------</td>
<td>----------</td>
</tr>
<tr>
<td>customer catchment appropriately by location, size, type - Support advertising signs that do not impede on Objective 6 and the ability to retain visual surveillance with the public realm at ground level / avoid sign that remove all capacity to retain mutual surveillance. Policy guidelines - What are accessibility guidelines – clarify</td>
<td>Figure 1</td>
<td>Application of zones to be detailed to be consistent with requirement and corrected, implications on housing policy and zone to be applied</td>
<td>Policy Neutral description of what mixed use areas are included in the design and character clause</td>
<td></td>
</tr>
<tr>
<td>Clause 21.06 - Housing</td>
<td>Social housing: - Remain a priority issue that may need further refined strategies Boronia not mentioned in the design and character policy for local living and activity centre and strategy 4.1 would be best improved as the reading is dependent to other section of the scheme but it is not clear There is no defined character for mixed use areas as identified on the housing plan. The interface between Boronia AC and foothills would be best better clarified. Convenience restaurants is not included in the policy for non-residential uses but convenience stores is. A pizzeria/small café would form a type of non-residential use that would be adequate to provide local services.</td>
<td>Part optional Changes to 21.06-2 – social housing New policy neutral correction Objective 4 21.06-5 Boronia specific policy Changes to 21.06-3 Objective 5 21.06-6 Reference and Figure 1 21.06-2 Fourth paragraph typo Objective 2 2.3 support development that includes social housing components, particularly in activity centre, SIS and other large scale sites New strategy identifying require social housing on large scale development of XX units and more (or refer to KAHAP and water down) 21.06-3 Local living – incorporate Boronia Activity centre – incorporate Boronia Objective 4 4.1. incorporate reference to 21.03 to close the loop in what it means Objective 5 Incorporate new strategy regarding Boronia and Bambury Foothills area 21.06-5 include convenience restaurants? 21.06-6 Apply zone to Boronia Reference to current Boronia renewal strategy Figure 1 map update</td>
<td>Figure 1 housing map to be updated Design and character of Clause 21.06-3 to be updated with corrected information regarding the area covered for each housing policy area. Application of zones and overlays to reflect the changes made to Boronia AC and remain consistent with the current application advice.</td>
<td>Policy Neutral update of figure as a result of the Boronia Strategy. Implies change to the: - Foothills boundary - Activity Centre Boundary - Housing character - Mixed use character</td>
</tr>
</tbody>
</table>
| Clause 21.07 - Economic Development | There is a risk of discrepancy between the strategy and the hierarchy table information which should be consistent 21.07.2 Objective 5 | Changes to Table 1 Boronia which is Boronia specific and will flow from the strategy for consistency to highlight. | Policy neutral, will only affect Boronia Activity Centre as specified. | Amend Clause 21.07 Table 1 Boronia description to
<table>
<thead>
<tr>
<th>Issues</th>
<th>Notes</th>
<th>Actions</th>
<th>Implications</th>
<th>Outcomes</th>
<th>Clause 21.08 – Community Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Objective 5 could further reflect a support of neighbourhood based services to help achieve place-based planning, reduce car dependency, and work towards 20min neighbourhood improvement.</td>
<td>5.7 also highlight, which may impact on local amenity New – support neighbourhood based services grouped in catchment with uses that are designed to intend to service local neighbourhood outside commercial core of activity centre Table 1 Boronia Role – highlight a precinct based approach (refer to place based of 21.05-1 Strategic directions - Support densification and redevelopment of core commercial area into mixed use including above retail residential, and above retail offices - Support place-based approach improving nighttime activities</td>
<td>- In the role and function: the precinct based approach (linking to the place based approach of 21.05) - In the strategic direction: update the reference of the clause as needed. Highlight the support for densification and redevelopment of the core commercial area as mixed use (including above commercial residential). No action regarding objective 5</td>
<td>The table 1 would be updated to reflect the strategic direction of the renewal strategy or there would be a risk of different language between the two. The changes to objective 5 would be of municipal wide implications and also affect other council services delivery.</td>
<td>retain an up to date reference. Policy Neutral changes</td>
<td></td>
</tr>
<tr>
<td>Clause 21.08 – Community Development</td>
<td>The policy identifies liveability as an important features to neighbourhood amenity, and also raises poor walkability as an issue. The associated objective however does not give strategies to address poor walkability on existing neighbourhood but seemingly address large scale redevelopment instead. Particularly to help supporting cutting through dead end street for pedestrian of existing areas. Objective 5 uses terms without defining it or giving a threshold. It is unclear of what constitutes a larger residential development sites. Clause 21.08-7 addresses amenity issues between residential and Licensed premises by discourage the concentration of late night trading around residential area. In the instance of Boronia, the strategy aims to improve nighttime but also to bring mixed used development within commercial areas. This may result in conflict between these two objectives and undermine them.</td>
<td>Objective 1 New support development of transversal lot with internal permeability walkability with accessibility to services New require development of dead to allow pedestrian permeability, especially for future access Objective 5 5.1 large residential development sites .... Definition? Objective 7 7.2 – what about residential within commercial New encourage trading if in conjunction with another function (cinema, restaurant, serving of food etc) Boronia nightlife precinct consideration? Discourage concentration of packaged liquor outlet Optional items Liquor management consideration for Boronia that may be best addressed in the local policy</td>
<td>Status quo – municipal wide implications Or Boronia Include - Juggle nightlife and residential amenity Incorporate these issue into Boronia Policy specific to these issues as found in Boronia.</td>
<td>Will be rewritten as part of the PPF translation. The absence of clarity for: - “large development sites” makes it difficult to understand what is the exact threshold. - Objective 7 – licensed premises may result in argument in term of interpretation between trying to active the centre and providing residential mixity in it. This can be clarified if the specific rules always override the more general strategy, if not, there is an issue.</td>
<td></td>
</tr>
<tr>
<td>Clause 21.09 – Transport and Infrastructure</td>
<td>NIL</td>
<td>Status quo</td>
<td>Status quo</td>
<td>Nil change</td>
<td></td>
</tr>
<tr>
<td>Issues</td>
<td>Notes</td>
<td>Actions</td>
<td>Implications</td>
<td>Outcomes</td>
<td></td>
</tr>
<tr>
<td>--------</td>
<td>-------</td>
<td>---------</td>
<td>--------------</td>
<td>----------</td>
<td></td>
</tr>
<tr>
<td>Clause 21.10.1 – The Dandenong Foothills</td>
<td>The Dandenong Foothills policy applies to part of the Activity Centre (Elsie, southern terraces, and Bambury). There is a light discrepancy between the AC objectives and the DF objectives which could be improved and appropriately addressed. This was noted as causing interpretation and preceding issues for decision makers and developers. The Marie street area is subject to single dwelling covenant and would be best returned to bush suburban.</td>
<td>Key issues – Boronia transition Cross check with 22.07 Specify that objectives 2 does not apply, so as not to cause discrepancy with subdivision cases. Objective 2 – precinct 2 and 3 incorporate Boronia transition figure 1 – highlight Boronia AC - Ensure policy is well cross referred with anything in 22.07 (consistency)</td>
<td>Policy Neutral or Boronia Specific policy adjustment - Figure 1 adjusted to highlight/identify the AC boundary therefore identifying the properties in transition to AC and foothills - Objective 3 of 21.10-1 incorporate a specific strategy that highlight the characteristic of the Foothills/AC transition area (precinct 2 and 3 only) - If avenue of specific GRZ schedule is considered – identify it in the local area implementation or make a specific entry regarding foothills area that falls within AC.</td>
<td>Impact with regard to housing policy and interpretation of future applications, clarify transition between the unusual case of Bambury</td>
<td>Remove Marie st from AC, rezone and change housing policy Develop schedule for this area. Retain Bambury but develop own schedule and retain in local living only.</td>
</tr>
<tr>
<td>Clause 21.10.3 – The BAC section of the MSS was written in relation to the 2006 structure plan, the new renewal strategy will result with new objectives and a different outcomes making the policy redundant as it currently stands. It must be rewritten to give way for the new strategy.</td>
<td>Rewrite and figure update</td>
<td>Complete rewrite</td>
<td>Complete rewrite with new precinct required, the PPF translation will result in another changes at a later stage.</td>
<td>New rewritten policy with updated reference. Some items may be retained if they are still relevant.</td>
<td></td>
</tr>
<tr>
<td>Clause 21.11 – Should a review of the strategy be stressed out in the commitment to monitoring There is no other monitoring requirement within the LPPF/MSS</td>
<td>Add bullet point about review of Boronia SP performance and whether boundary or other actions need review</td>
<td>No action</td>
<td>This does not exist for Knox Central, it would create a discrepancy in commitment.</td>
<td>Nil change</td>
<td></td>
</tr>
<tr>
<td>Local Planning Policies (LPP)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clause 22.01 – In Boronia, the occupation of shop front windows filled with signage limits the capacity to create mutual interactions between businesses and street which affects safety feeling and surveillance capacity. Other types if sign can negatively affect amenity and street presentation and are not addressed in the VPP: electronic trailer sign There is also a way to give character by defining type of sign character you want</td>
<td>Applies 22.01-2 objective New dot points highlighting 21.05-4 surveillance and safety especially with regard to shop front windows 22.01-3 policy Not support repetition Sign that hinder street surveillance through shop front, sign that covers whole façade windows, obstruct windows, windows to remain primarily for surveillance Trailer signs</td>
<td>Incorporate element of 21.05-4 surveillance with regard to shop front windows signage so as to not have signage obstructing ability to provide mutual surveillance to arcade, street etc. Other optional No actions</td>
<td>This policy is municipality wide and would have wider implications.</td>
<td>Nil changes</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Issues</td>
<td>Notes</td>
<td>Actions</td>
<td>Implications</td>
<td>Outcomes</td>
<td></td>
</tr>
<tr>
<td>----------------------------------------------------------------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>-----------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------</td>
<td>--------------------------</td>
<td></td>
</tr>
</tbody>
</table>
| at a location in term of material, look and feel while still allowing the identification of business. | Commercial – support old style signs, murals (graffiti deterrent), carved wood etc that enhances the character  
Cat 4 – internally illuminated, electronic, trailer Decision guidelines  
- Whether sign remove the capacity of mutual street surveillance  
App requirement – existing signs location and total advertising area for the land and business | Optional No action | Has implications in future approach and strategy to developing a neighbourhood service/walkability to service approach, it may changes the philosophy on how Council approaches residential neighbourhood and has implications municipality wide, therefore it is not suitable for this amendment | Nil Changes              |
| Clause 22.03 – Non-residential uses in residential areas            | Non residential uses in proximity to residential areas (as within) can help create small service hubs to support walkable neighbourhood.  
The current policy is good to that effect but, the type of uses stressed misses:  
- Café and convenience restaurant type services which would be good services to walk to instead of driving and which does not exclusively need to be located within commercial centre. Although are best concentrated in mini hub together  
- To address the issue of ‘risk to create commercial centre’, a limit to maximum street frontage could address cumulative impact while still creating a hub.  
- Criteria of proximity to public transport should be integrated in the land use planning and decision making for this. | Applies  
Include café/convenience restaurant?  
Objectives  
New proximity to public transport?  
Policy regarding place based network scale to create small neighbourhood service precinct?  
Impose limit in policy by street frontage maximum to address the cumulative impact | Optional No action | Nil changes | Nil Changes               |
| Clause 22.04 – Environmentally Sustainable Development               | Optional Expiry date to be extended  
Applies  
Expiry date extended  
Policy basis new dot point  
- Resilience through availability of alternative means of transport, particularly cycling | No action –  
This policy is beyond the scope of Boronia having been developed as a group of council. Advocacy for its improvement should be considered through its own proper platform including its extension. | Nil changes | Nil changes               |
| Clause 22.05 – Gaming Premises and Gaming Machines                    | NIL  
Applies | Status quo | NIL | Nil changes | Nil changes               |
<p>| Clause 22.06 – Residential Land Use and                              | Not applicable to activity centre | NA – Status quo | NIL | Nil changes | Nil changes               |</p>
<table>
<thead>
<tr>
<th>Issues</th>
<th>Notes</th>
<th>Actions</th>
<th>Implications</th>
<th>Outcomes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Within the C1Z</td>
<td>Clarification of reference to housing policy necessary at 22.06-4, maybe refer to abutting ‘local living’ etc. What about bush suburban? No real height difference between knox and local living. Cross refer to housing policy term or mention in 21.07 economic to link it all</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clause 22.07 – Development in Residential Areas and Neighbourhood Character</td>
<td>Removal of DDO from residential land will mean this policy now applies to residential land in AC. However removal of DDO to GRZ will mean this policy applies. Meaning consideration must be put to local living or activity centre identification on map Area within Dandenong foothills policy (bambury) should probably be within local living or knox neighbourhood Local living – typology for Boronia Activity centre won’t apply if ddo (e.g. rgz) Apply 22.07-7-8-9 even on ddo land?</td>
<td>Remove DDO for retained GRZ land Review local living and activity centre policy Activity centre on land with DDO Incorporate Boronia typology Bambury specific case</td>
<td>The removal of the DDO will mean this policy now applies to the activity centre. The housing policy guide will need to be updated.</td>
<td>Inclusion of content for Boronia Mixed Use area character</td>
</tr>
<tr>
<td>Provisions</td>
<td>Schedule split from Bayswater - New schedule - Update bayswater schedule to new format - Schedule for foothills - Schedule for rankins - Schedule for Reve Street similar to Foothills Area</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule to the GRZ</td>
<td>If schedule created must be separated than rest of municipality, as no schedule 1 exists, it must be created (Admin) Otherwise recommend still creating a numbered schedule to ensure no issues in the future- even if a boronia schedule isn’t used.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule to the MUZ</td>
<td>Schedule split from Bayswater</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule to the RGZ</td>
<td>Schedule split from Bayswater</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Schedule to NRZ</td>
<td>Schedule for marie street</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grid Area 2</td>
<td>DDO Do not apply to GRZ - Remove VPO1 Status Quo VPO2 Status Quo VPO3 Status Quo Zone Expand RGZ and MUZ, incorporate new GRZ, RGZ, MUZ, changes schedule GRZ, RGZ, MUZ GRZ to area removed - Apply ACZ with precinct following first draft standard zone</td>
<td>DDO Do not apply to GRZ - Remove ESO2 Status Quo SLO Remove SLO part on land along Reve Street and within Activity Centre where Foothills do not apply VPO1 – 2 – 3 – 4 Status Quo Zone Expand RGZ and MUZ, incorporate new GRZ schedule for foothills, GRZ and RGZ and MUZ NRZ to area removed Apply ACZ with precinct following first draft standard zone</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Grid Area 3</td>
<td>EAO Apply to 158 Dorset Road</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

250 of 787
## Appendix 7 - Review of planning decisions and VCAT commentary (Inclusive of previous notes in Glossop Report)

### North West

<table>
<thead>
<tr>
<th>Application/Permit</th>
<th>Address</th>
<th>Purpose</th>
<th>Decision</th>
<th>Activity Centre</th>
<th>Commentary</th>
<th>Notes</th>
</tr>
</thead>
</table>
| P/2017/6597        | 6 Henry Street, Boronia | Development of the land for seven (7) double storey dwellings and the waiver of one (1) visitor parking space | Refusal  | VCAT Overturned | The application was refused for: - being inconsistent with State and Local Planning Policies, including Clause 21.06 (Housing) and Clause 21.10-3 (Boronia Activity Centre); - not meet the design standards of the Design and Development Overlay – Schedule 7; and, - not provide the required number of parking spaces or dwelling diversity. | Conclusion of hearing pending  
The site is now affected by PPTN re. car parking  
- DDO7 impact regarding perception of single dwelling from the street. DDO7 indicate 11m/3 storeys  
- Height and impact on fringe of AC  
- Decision in relation to Rattray-Wood v Knox CC [2018] VCAT 460  
VCAT Hearing January 2019  
The intention of presenting one building per lot to the street. This is to maintain the building spacing and rhythm of the streetscape. A careful reading of this recommendation reveals that it is design objectives to maintain the perception from the street of a single dwelling permit lot, particularly in areas proposed for two storeys or less. The review site is in an area where the recommended maximum height is 11 metres and three storeys, not two storeys or less.  
The perception of one dwelling on the frontage should not be read to mean in all circumstances. The proposal presents six double storey dwellings to Central Avenue, the second street frontage. This street frontage has a length of 57.3 metres. To limit the perception of one dwelling to such a long frontage goes against the intention of the zone and the Boronia Activity Centre.  
| P/2014/6255 A      | 275-277 Dorset Road, Boronia | Amend Planning Permit P2014/6255 (issued for the construction of a three (3) storey mixed use building and alterations to access to a Category 1 Road) for the construction of a fourth storey | Refusal  | VCAT Affirmed   | The application to amend a permit for 3 storeys building was refused for: - Concerns with public vista (Tormore) obstruction to Dandenong Range, height and scale, variation to DDO7 and character.  
VCAT affirmed Council's decision that no planning permit be issued: - The additional level and overall height does not achieve the relevant design objectives of the Design and Development Overlay – Schedule 7 (DDO7), and would not allow for an appropriate transition between the precincts within the DDO7.  
The variation sought to the preferred height is not an architectural feature which adds to the architectural features of the building, nor is the building of outstanding architectural excellence.  
The additional level would be visible from the adjoining properties to the west, and given the small secluded private open space areas of these dwellings, the proposal must comply with Standard B17 of Rescode. | Additional height above DDO7 discretionary on fringe with interface area outside AC was not well received  
Interaction with areas outside AC and height transition is indicated paramount planning outcome.  
Requirement of Rescode are paramount, including setbacks  
Question “outstanding architectural” as subjective terminology, was raised and discussed with no outcome.  
Decision has ascertained the height transition logic of the structure plan in lieu of setbacks and in relation with topography |
Outstanding architectural design (Peter Brown Architects Pty Ltd v Knox CC [2012] VCAT 1006) considered the height transition from the core of the centre to the residential boundaries of the centre.

- We do not consider that the messages and outcomes for the Boronia activity centre are unclear or lack certainty. The Structure Plan envisages an urban form that scales down toward its edges moving to the residential areas that are within the activity centre. While it is true that DDO7 does not articulate or prescribe setbacks, street walls and other elements of a building envelope, the outcomes focus on maintaining heights that relate to the topography of the activity centre; transition down to the higher locations and residential areas; and achieve key views across and beyond the activity centre.....

- The DDO7 seeks to implement the Boronia Structure Plan. The Council explained in detail the background to the preparation of this document. The DDO7 clearly sets out the expectations for built form including height and scale expected across the precinct. It comprises a suite of controls that generally seek to transition height down from the core of the activity centre radiating out towards the existing residential areas that sit outside the overlay area.

P/2016/6199
Fidias Pty Ltd v Knox CC [2017] VCAT 932
31-39 Erica Avenue, Boronia

The construction of a five (5) storey building containing 52 dwellings, three (3) shops and a medical centre, and reduction in car parking

Objectives:
- Car parking and traffic issues
- Non-compliance with DDO7
- Impact on neighbourhood character and views
- Waste and infrastructure (stormwater)
- Overlooking and overshadowing
- Noise and disturbance during construction
- Accessibility and Pedestrian safety

Refusal
VCAT Overturned

- Council refused the application (6 storeys) due to concerns with the scale and height of the proposed building, its level of compliance with the Design and Development Overlay, State and Local Planning Policy, the Guidelines for Higher Density Residential Development, and the impact on the surrounding character.

VCAT overturned:
- The tribunal found that the height of the proposed development was acceptable given the site context, within an activity centre with good access to transport and services, and that the development did not significantly exceed the height limit. Interestingly, the Tribunal did not consider the proposal to be of outstanding architectural merit. In terms of landscaping outcomes, the tribunal agreed with Council that the proposed landscaping outcome was not sufficient, and included a planning permit condition that more landscaping be provided in the public realm, at the developers cost. Other conditions aim to improve the built form. Given the above, the Tribunal directed that Council’s decision be overturned, and that a Planning Permit be issued.

Application amended and issued for 5 storeys

- Hearing provided support documentation for discretionary height in relation to Tormore Reserve views as per DDO7
- The location context within the AC and close to transport accentuated the need for high rises, less focus put on the outstanding aspect but articulation and presentation still an important variable, improvement was required by conditions
- Landscape not perceived as a focus in the scheme, Erica not being identified as a landscape corridor justifying greater setbacks. It was therefore left for the public realm.

P/2016/6175
P/2016/6175/A
1-11 Erica Avenue, Boronia

Development of the land for a supermarket and a shop, reduction in car parking requirements and erection of internally illuminated business identification signs (3 storeys)

Amendment

- Done as Scheme Amendment changing C2Z to C1Z

Previous Panels comments
- It is therefore clear to the Panel that the intent of the Structure Plan is that Erica Avenue is to play a greater role within the pedestrian function of the wider Boronia Activity Centre with an emphasis on improving the built form and providing more active uses at the street frontage with offices or residential development on the upper floors. The Panel agrees that retention of the [now former] business 3 Zone is not consistent with the directions contained

- Panel comments are clear on future of Erica
- The original development was of low scale
Inclusion of offices at upper level is an important element to retain close to the station to allow train commuters to come to work in Boronia, and allow ground level shop for a demand of services with new cash flow.
<table>
<thead>
<tr>
<th>Account No.</th>
<th>Street Address</th>
<th>Use and development of the land</th>
<th>Objections</th>
<th>Decision</th>
<th>Study</th>
<th>Comment of housing policy on rear dwelling being single storey.</th>
</tr>
</thead>
</table>
| P/2016/6929 | 139 – 141 Boronia Road, Boronia | Use and development of the land for a restaurant and 20 dwellings within a four storey building, basement car park and waiving of carpark requirements | - Traffic/car parking  
- Impact on views to Dandenong  
- Height and number of storeys  
- Out of character  
- Too many restaurants | Approved | Yes | - The proposal is consistent with the controls and policy, with a condition requiring the height to be reduced from 14.3m to 14m in accordance with DDO7. | - Met the DDO requirements with no discretionary changes |
| P/2015/6370 | 14 Zeising Court, Boronia | Development of the land for three double storey dwellings | - Car parking and Traffic  
- Bulk and Outlook  
- Character  
- Overshadowing  
- Overdevelopment  
- Loss garden space  
- Noise | Refusal | VCAT Overturned | - Council refused as not meeting Knox Neighbourhood policy. The Tribunal found that the context in which the proposal is situated provided an opportunity for development of villa units consistent with the intent and objectives of the urban design and housing policies and the application of the GRZ2 to the land under the recent C131 amendment. The tribunal also outlined that the size of the lot (1,005m²) and the surrounding character of the neighbourhood affords some discretion to allow a double storey dwelling at the rear of the lot.  
- The Tribunal further questions the nature of the single storey policy at the rear “it is only where three or more dwellings are proposed that the single storey height is sought. If this were a proposal for two dwellings, this element of the design guideline would not be relevant and a two storey form in the rear of the lot would be acceptable under this policy guidance. It would seem that this element of the policy is directed to addressing potential impacts from the extent of development across the site rather than two storey building form per se. This begs the question, what is the impact of such building form that is of concern where it is acceptable in some situations and not in others.” | - Comment of housing policy on rear dwelling being single storey. |
<table>
<thead>
<tr>
<th>Reference</th>
<th>Address</th>
<th>Activity</th>
<th>Approval</th>
<th>Study</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>P/2018/6089</td>
<td>18 Zeising Court, BORONIA VIC 3155</td>
<td>Development of the land for three (3) double storey dwellings</td>
<td>Approval</td>
<td>Study</td>
<td>• Proposal supported as: Each proposed dwelling is double storey, however as the site is located on the corner of Zeising Court, the site constraints mean no dwelling is considered to the ‘rear’ of the site. Both Dwelling 1 and 3 have been designed to have significantly smaller upper level building footprints, with significant setbacks to each site boundary to minimise impacts on adjoining properties. Adequate landscaping provided. • Housing policy regarding rear dwelling and corner block, and associated articulation and recess of upper storey</td>
</tr>
<tr>
<td>P/2010/6453</td>
<td>37 Central Avenue, Boronia</td>
<td>Construction of nine dwellings (seven double storey and two single storey dwellings)</td>
<td>Refusal</td>
<td>Study</td>
<td>Supported by officer, refused by Council PRIOR TO HOUSING POLICY • &quot;The site is not within a preferred area for medium density housing. Rather, it is within a 'dispersed' residential location, reflecting the first of the Council’s reasons for declining to support the proposal. I am not however persuaded that this site is not an acceptable one from a strategic or locational viewpoint.” • VCAT went on to consider that a number of locational and policy attributes favoured increased density in this location, including the presence of other medium density development and the consideration that 700 metres was still 'easy walking distance' to the activity centre. It concluded that the policy position to support medium density development within 400 metres of an activity centre did not of itself mean an unfavourable consideration of medium density development beyond the 400 metre threshold. • What these conclusions suggest is that the Council is misapplying or misunderstanding the policy position. The policy states that medium density applications will be “favourably considered” when within 400 metres of an activity centre. There is no accompanying policy statement which specifically discourages medium density development beyond that threshold.</td>
</tr>
<tr>
<td>P/2010/6020</td>
<td>Roynic v Knox CC [2010] VCAT 1720</td>
<td>Development of five (5) dwellings to the rear of existing dwelling (total of six (6) dwellings).</td>
<td>Refusal</td>
<td>VCAT Overturned</td>
<td>As per above • A consistent outcome was determined by VCAT in Roynic v Knox CC, where the subject site was approximately 600m to the edge of the Boronia Major Activity Centre, approximately 650m to the Boronia railway station and approximately 700m to the Bayswater railway station. Council overturned officer recommendation; VCAT determined proposal met neighbourhood character requirements at Cl 22.07; decision generally in accordance with original officer recommendation; no policy issues</td>
</tr>
<tr>
<td>P/2017/6763</td>
<td>8 Genista Avenue and 1 Iris Crescent,</td>
<td>Development of the land for 14 double storey dwellings</td>
<td>Approved</td>
<td>Yes</td>
<td>- Application considered consistent with broad urban consolidation, articulation and adequate landscaping, car parking meets requirements including that of PPTN. Height within the DDO7 acceptable discretion and the variation is deemed minimal and acceptable. No commentary</td>
</tr>
<tr>
<td>Registration No.</td>
<td>Street Address</td>
<td>Development Details</td>
<td>Objections</td>
<td>Approval/Refusal</td>
<td>VCAT Appeal Status</td>
</tr>
<tr>
<td>-----------------</td>
<td>----------------</td>
<td>---------------------</td>
<td>------------</td>
<td>-----------------</td>
<td>-------------------</td>
</tr>
</tbody>
</table>
| P/2017/6517     | 19 & 21 Iris Crescent, Boronia | Development of eight (8) dwellings (seven double and one single storey) | - Car parking  
- Street parking impact and congestion  
- Privacy and overlooking  
- High density leads to crime  
- Insufficient landscaping  
- Waste management, littering  
- Overshadowing  
- Overdevelopment, bulk and design | Refusal  
VCAT appeal withdrawn | Study | The application was refused for:  
- Inconsistency with the design objectives/guidelines of Clause 22.07 (Knox Neighbourhood) upper elements, inadequate setbacks to the side and rear site boundaries and inadequate spacing around dwellings for private open space and landscaping.  
- Massing of the built form, use of flat roof, with Clause 15.01-2, Clause 21.05-2 and Clause 22.07  
- Fails to achieve architectural and urban design outcomes that contribute positively to the preferred neighbourhood character  
- The proposal does not satisfy Clause 55, Neighbourhood Character, Landscaping, Private open space, Solar access to open space, Design detail  
- The proposal is an overdevelopment of the site.  

The VCAT appeal was withdrawn by the applicant. Related to inconsistency with housing policy guidelines resulting in overdevelopment. |
| P/2016/6772     | 3 Tormore Road, BORONIA VIC 3155 | Development of the land for two (2) three storey and seven (7) two storey dwellings (total nine (9) dwellings) | - Overlooking  
- Safety (traffic) and car parking  
- Overshadowing  
- Density and character  
- Noise | Approval | Yes | Subject to conditions the proposal is considered to meet the policy and DDO requirements, conditions regarding improvement on landscaping |
| P/2016/6478     | 11 Iris Crescent Boronia | The construction of seven (7) double storey dwellings | - Overlooking  
- Loss of character and overdevelopment  
- Traffic and parking  
- Vegetation issues  
- Setbacks | Approval | Yes | The proposal satisfies the policy and requirement and is within the height requirements of the DDO.  
- The proposed built form of the new dwellings will be generally respectful of the built form requirements of the Schedule to the overlay relating to the street presentation of the development, articulation of the two-storey built form, materials of construction and landscaping. |
| P/2011/6295     | 6 Sundew Avenue, Boronia | Three storey apartment building containing 18 | - Overlooking  
- Loss of character and overdevelopment  
- Traffic and parking  
- Vegetation issues  
- Setbacks | Refusal | Yes | In Peter Brown Architects Pty Ltd v Knox CC7, the lack of definition on exactly what ‘outstanding architectural design’ means, was again considered. In this matter, the Tribunal highlighted that DDO7 has ‘no specific design direction’ Question “outstanding architectural” subjective terminology, therefore rely on policies being in case, the objectives of the DDO and of the Boronia Structure plan.
dwellings and a semi-basement car park

Objections:
- Neighbourhood character
- Bulk and height
- Traffic and parking
- Lack of landscaping, vegetation issues
- Overdevelopment
- Inconsistency with Rescode
- Waste
- Overlooking
- Pedestrian safety

VCAT Overturned

guided within the Overlay. On this matter the Tribunal commented that where no specific guidance is provided or quantified it must consider State and Local planning policy directions. Specifically it said: The key consideration is therefore whether the proposal enables development of an outstanding architectural design that fulfils the design objectives in the schedule, and the Boronia Structure Plan vision.

As I found in 43 Chandler Road v Knox CC the definition of design excellence or outstanding architectural quality remain difficult to quantify but there are elements to a design that can be clearly assessed based on the provisions of the planning scheme to give an indication of whether good design is achieved. In particular State and Local policy directs that development should address its site context and neighbourhood character. It should also provide good amenity for adjoining properties and future occupants of the development.

VCAT Refusal

Language within the Design and Development Overlay – Schedule 7 was further reviewed. What was highlighted in this appeal was that there was confusion as to whether sites were considered to be within a ‘dispersed infill residential’ area or an area suited for ‘increased residential density’. The Tribunal was hindered in determining the appropriate policy context for these sites given the lack of definition within the control. In regard to this, the Tribunal commented:
- The DD07 does not provide any direction as to the differentiation of these terms, but I find there must be some differentiation as to the policy terms, other than height, given the height restriction is the same. Policy at clause 22.06 has direction to “accommodate ‘increased residential density’ development in limited areas within immediate proximity of the commercial environs”, although it does not clarify what this term means, compared to ‘dispersed infill residential’ areas.
- The Boronia Structure Plan, is a reference document to the policy and provides some clearer direction that the ‘Increased Residential Density’ areas “provide a transition into adjoining lower scale dispersed infill residential areas”. The same boundaries are identified between the precincts and height provisions in the policy and structure plan for this area. This would indicate that a lesser intensity of form is expected in the Dispersed Infill Residential areas, than in the Increased Residential Density areas. Plain English reading of the phrases also suggests such a differentiation. This also correlates with the policy map that indicates the Dispersed Infill Residential areas sit further away from the activity centre retail and transport core than the Increased Residential Density areas. Dispersed Infill Residential areas also include land to the direct south of the site that has a nine metre height provision in DD07.

VCAT Affirmed

Council refusal supported based on non-compliance with amenity/visual bulk; VCAT raised issue with the wording of DD07, regarding whether meeting the height limit means the policy context has been met by; there were different residental areas (“dispersed infill residential” and “increased residential density”) but both had the same height limit (Note: Am C95, approved Nov 2013, has now addressed a number of policy wording conflicts in DD07)

Application/ Permit

<table>
<thead>
<tr>
<th>Application/ Permit</th>
<th>Address</th>
<th>Purpose</th>
<th>Decision</th>
<th>Activity Centre</th>
<th>Commentary</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>P/2017/6472</td>
<td>21 Narcissus Avenue, Boronia</td>
<td>Construction of two (2) double storey dwellings and one (1) storey apartment building (three levels above ground) containing 17 dwellings, associated semi-basement car parking and alteration to access on a Road Zone Category 1</td>
<td>Refusal</td>
<td>Study</td>
<td>The application was refused for: - The design outcome is not considered to be respectful of the existing or preferred neighbourhood character, due to scale, siting and massing of</td>
<td><a href="http://www6.austlii.edu.au/cgi-bin/sge/au/cases/vic/VCAT/2019/239">http://www6.austlii.edu.au/cgi-bin/sge/au/cases/vic/VCAT/2019/239</a></td>
</tr>
</tbody>
</table>

South West:

<table>
<thead>
<tr>
<th>Application/ Permit</th>
<th>Address</th>
<th>Purpose</th>
<th>Decision</th>
<th>Activity Centre</th>
<th>Commentary</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>P/2017/6618</td>
<td>196 Boronia Road, Boronia</td>
<td>The construction of a three storey apartment building (three levels above ground) containing 17 dwellings, associated semi-basement car parking and alteration to access on a Road Zone Category 1</td>
<td>Refusal</td>
<td>VCAT Affirmed</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

18 of 787
| Warrington Homes v Knox CC [2019] VCAT 239 | single storey dwelling (Total three (3) dwellings) | **VCAT overturned** | buildings and resultant impact on the amenity of adjoining residential properties.  
- The proposal is inconsistent with the landscape requirements of the General Residential Zone – Schedule 2.  
- The proposal does not satisfy Clause 55—Neighbourhood Character—Landscaping—Dwelling Entry—Safety  
- Inappropriate balance between the need for additional housing within an established residential area, the amenity of occupants and adjoining residents.  
- Insufficient space has been made available to provide for meaningful landscaping. |
|---|---|---|---|
| P/2017/6534 Aryan v Knox CC [2018] VCAT 1785 | The construction of two (2) double storey and one (1) single storey dwelling (total 3 dwellings) | **Refusal VCAT Affirmed** | The application was refused for:  
- Massing of the built form and inadequate setback  
- Proposal fails to achieve architectural and urban design outcomes that contribute positively to the preferred neighbourhood character and does not respond positively to the characteristics of the surrounding area.  
- Extensive paved area  
- Inconsistency with the design objectives and design guidelines of Clause 22.07 of the Scheme relating to development within a Knox Neighbourhood Area because of the extent of built form across the site, extensive first-floor elements of the double storey dwellings, reverse-living style of two of the dwellings and inadequate spacing around dwellings for landscaping.  
- Overdevelopment VCAT supported  
- The two side-by-side two-storey dwellings are large, and both use a reverse living format. I agree with Mr Deitrich that one could understand why a reverse living format might be proposed on the opposite side of this street in order to capture views of the Dandenongs but it is not obvious why the reverse living format is used on this site.  
- I recognise that the site is close to the Boronia activity centre and that the neighbourhood contains many medium density developments. However, I accept Mr Deitrich’s submissions that the Knox Strategic Framework Plan at clause 21.02 differentiates between the area containing the review site and land north of Stonehaven Avenue. This allows a sleeve of more intensive residential development between Boronia Road and Stonehaven Avenue (Knox Local Living Area). It is reflected in the zoning of the land where Schedule 4 to the General Residential Zone applied north of Stonehaven Avenue, while Schedule 2 to the General Residential Zone applies to the area containing the review site.  
- This distinction works against the applicants. They cannot rely on the more intensive built form north of Stonehaven Avenue due to the difference in zoning. Rather they need to apply a more tempered approach that accommodates the landscaping outcome sought by policy.  
- In conclusion, I agree with Mr Deitrich that this site should be able to accommodate three dwellings, yet this must occur in a design response that strikes an appropriate balance between landscaping and built form. As the proposal before me does not achieve this balance, I will not grant a permit. |
<table>
<thead>
<tr>
<th>Date</th>
<th>Reference</th>
<th>Location</th>
<th>Case Details</th>
<th>Decision</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>P/2018/6180</td>
<td>12 Woodvale Road, BORONIA</td>
<td>Development of the land for six (6) double storey dwellings and removal of vegetation</td>
<td>Objections: - Congestion - Carparking - Style of development - Medium density development shouldn't happen</td>
<td>Refusal</td>
<td>Yes</td>
</tr>
<tr>
<td>P/2017/6272</td>
<td>20 Springfield Road, Boronia</td>
<td>Development of land for four (4) dwellings (three (3) double storey and one (1) single storey dwellings)</td>
<td>Objections: - Vegetation removal - Car parking and traffic hazards - Fencing - Overdevelopment - Infrastructure</td>
<td>Refusal</td>
<td>VCAT Overturn</td>
</tr>
<tr>
<td>P/2016/6650</td>
<td>11 Pine Crescent &amp; 12 Cypress Avenue, Boronia</td>
<td>Construction of twelve three (3) storey dwellings and vegetation removal</td>
<td>Refusal</td>
<td>Yes</td>
<td>The application was refused by Council on the basis that the proposal was not consistent with the Boronia Major Activity Centre Local Policy, the development had unacceptable and major encroachments into the tree protection zone of a significant tree protected by the Vegetation Protection Overlays – Schedule 2 (VPO2) and non-compliance with the car parking and accessway design requirements and ResCode requirements relating to side and rear setbacks, private open space areas and design detail. The Tribunal found that the proposal was not acceptable and agreed with Council's position that the encroachment in the TPZ of the significant tree, the built form, setbacks, car parking and vehicular access and private open space provision were not appropriate. The Tribunal therefore affirmed the Council decision and directed that no permit be issued.</td>
</tr>
<tr>
<td>P/2016/6314</td>
<td>58 Woodvale Road, Boronia</td>
<td>The development of the land for the construction of four (4) dwellings, comprising three (3) double storey dwellings and one (1) single storey dwelling and associated vegetation removal</td>
<td>Refusal</td>
<td>Study</td>
<td>Council refused the application primarily due to the proposal being inconsistent with the purpose of the Vegetation Protection Overlay (Schedule 4), that the development will detract from the landscape character of the neighbourhood, and that the proposal does not provide an appropriate intensity and built form on a site outside of a Major Activity Centre. It was outlined by the tribunal that although the site was within a Bush Suburban area, that this does not totally rule out villa unit developments. The telling quote within the decision is as follows “Policy can never be more than a guideline, it should not be applied as if it is a mandatory limitation on the exercise of discretion provided by the scheme.” The tribunal found that the proposed development provided an appropriate balance between landscaping and built form. Therefore tribunal determined to set aside Council's decision to the refuse the application, and directed that a planning permit be issued.</td>
</tr>
<tr>
<td>P/2016/6386</td>
<td>202-206 Boronia Road, Boronia</td>
<td>Development of the land for 22 dwellings (fourteen (14) two storey and eight (8) three storey), vegetation removal and alteration of access to Road Zone Category 1</td>
<td>Refusal</td>
<td>Yes</td>
<td>The proposal fails to comply with character and bulk through balconies with insufficient ground space retained for vegetation. Insufficient space has been made available to provide for meaningful landscaping to integrate the development into the area and maintain the landscape character of the area. It is unclear if suitable waste collection methods can be adopted onsite, without a redesign of the proposal. The proposal is inconsistent with the objectives and decision guidelines of the Design and Development Overlay – Schedule 7. Permit be issued for the development of 18 dwellings on the land upon negotiation at Compulsory Conference.</td>
</tr>
<tr>
<td>P/2017/6171</td>
<td>1 &amp; 2/192 Boronia Road, Boronia</td>
<td>Development of the land for six (6) dwellings and creation</td>
<td>Refusal</td>
<td>Yes</td>
<td>refused by Council due to neighbourhood character, built form, non-compliant garden area, Rescode compliance, car parking (proposed turntable) and insufficient areas for tree planting.</td>
</tr>
</tbody>
</table>
of access to a road in a Road Zone Category 1
Objections:  
- Character and height  
- Overlooking  
- Overshadowing  
- Traffic  
- Car parking  
- Views on Dandenong  
- Internal amenity  
- Setbacks  
- Landscaping  
- Noise
VCAT - consent order for the revised proposal

- Compulsory Conference at VCAT: It was considered that the additional garden area and room for landscaping also addressed neighbourhood character concerns. Vic Roads also agreed to the proposed turntable. Given the above, the parties agreed to settle the matter at the conference. VCAT therefore directed that a planning permit be issued.

### South East

<table>
<thead>
<tr>
<th>Application/Permit</th>
<th>Address</th>
<th>Purpose</th>
<th>Decision</th>
<th>Activity Centre</th>
<th>Commentary</th>
<th>Notes</th>
</tr>
</thead>
</table>
| P/2017/6434        | 72 Boronia Road, Boronia | Removal of Covenant 2300922  
Objection:  
- By covenant beneficiaries  
- Precedent to overdevelopment | Refusal    | Yes            | Covenant regards to single dwelling and type of construction  
- Test of the Act not met and application refused. |       |
| P/2017/6557        | 7 Hastings Avenue Boronia | Development of land for 10 dwellings (including double and three storeys), and vegetation removal  
Objections:  
- | Decision pending | Yes |  |
| P/2017/6327        | 66 Boronia Road          | Development of land for six double storey dwellings and alteration (removal) to a Road Zone Category 1  
Objection:  
- Neighbourhood character  
- Noise  
- Traffic  
- Overdevelopment  
- Services  
- Covenant  
- Footills | Approved   | Yes  | - Covenant previously removed by the Supreme Court  
- Previous permit P/2011/7014 issued for two storey apartments (11 dwellings)- extension refused  
- Application deemed to satisfy requirements of the policy and controls. | P/2011/7014 - VCAT determined that proposal responds well to Council policies of higher densities in Activity Centres and that design and scale are appropriate to the DDO7 built form controls; no policy issues – extension was however refused later on. |
| P/2017/6722        | 62 Boronia Road          | Removal of restrictive covenant No. 2260305  
Objection:  | Refusal    | Yes | - Council requested that the application also include notice within the local gazette (Leader newspaper) for a period of two weeks. This requirement does not appear to have been undertaken and the Statutory Declaration confirms as such.  
- Test not met, application refused |       |
<table>
<thead>
<tr>
<th></th>
<th>Increase incursion of medium density housing</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Traffic</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Breach of covenant</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## North East

<table>
<thead>
<tr>
<th>Application/Permit</th>
<th>Address</th>
<th>Purpose</th>
<th>Decision</th>
<th>Activity Centre</th>
<th>Commentary</th>
</tr>
</thead>
</table>
| P/2017/6529        | 18 Bambury Street, Boronia | The construction of six (6) double storey dwellings and removal of vegetation | Refusal      | VCAT Overtur    | - The application was refused by Council on the basis that the proposal was not consistent with State and Local Planning Policy, the proposal was not consistent with the neighbourhood character of the area, the Design and Development Overlay, the Significant Landscape Overlay, the Dandenong Foothills Policy, as well as a number of ResCode design concerns. The applicant lodged an appeal at VCAT against Council's refusal of the application.  
- The Tribunal felt that the proposal was satisfactory subject to conditions that addressed issues associated with private open space provision, the provision of garden area, and an amended waste management plan. The Tribunal therefore overturned Council's decision and directed that a planning permit be issued.  
- VCAT didn't seem convinced by the issues regarding the swept paths, noting that the plans for 14 and 20 Bambury St had similar setbacks and access and were approved by Council.  
- The application of policy is a matter of balancing diversity and development against landscape character and the DFA. This side of Bambury St has many medium density developments (previous VCAT decisions against development in Bambury St related mainly to apartment development). Most of the medium density developments in the area have no landscape breaks (and the breaks in those that do are minimal).  
- Diversity in dwellings doesn't have to apply to the particular site. There is diversity in the area and the proposal provides diversity, with compact 2 bedroom dwellings.  
- The car access appears to be acceptable and is comparable to the developments at 14 and 20 Bambury St.  
- The upper floor façade of unit 1 is not an issue. It presents as a single dwelling and although it could be recessed further articulation is not an issue and the balcony provides setbacks to the façade, to the east.  
- The balcony of 8sqm is an acceptable size for secluded private open space and it is unclear why 15sqm is the size required under the standard given that 8sqm is normally required. Plus, the 8sqm balcony will be supplemented by a ground level side service yard area.  
- Bambury is a balanced approached          |
|---|---|---|---|---|---|
| P/2016/6043        | 15 Albert Avenue, Boronia  | The construction of seven (7) three storey dwellings  
Object - Overlooking | Refusal      | Yes | - The car parking layout and access arrangements are inconvenient and unsafe for residents and visitors and would compromise the operation of the surrounding road network.  
- The building provides an inadequate level of internal amenity for future residents, with insufficient areas of private open spaces provided, a poor outlook offered to living spaces and insufficient storage and waste facilities provided.  
- The development including its setbacks, massing, lack of landscaping and lack of architectural quality would result in an undesirable urban design outcome that would have an adverse effect on the amenity of neighbouring properties.  
- The dwellings are poorly integrated with its communal spaces and would create an unsafe and undesirable space for residents and visitors.  
- -  |
<table>
<thead>
<tr>
<th>Case</th>
<th>Date</th>
<th>Address</th>
<th>Proposal</th>
<th>Objections</th>
<th>Decision</th>
<th>Council Refusal</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>P/2011/6349</td>
<td>2011-06-30</td>
<td>43 Chandler Road, Boronia</td>
<td>Construction of fourteen 3-storey dwellings and one 2-storey dwelling and the removal of vegetation</td>
<td>Neighbourhood character, Traffic and parking, Safety, Noise, Overlooking, Overdevelopment, Overshadowing, Impact on infrastructure, Waste, Vegetation, Crime and crowding</td>
<td>Failure to Determine</td>
<td>VCAT Refusal Yes</td>
<td>Failure to achieve a reasonable level of compliance with the objectives and standards of Clause 55 of the Knox Planning Scheme (ResCode). The proposal is considered inconsistent with applicable objectives for residential development as contained within the State and Local Planning Policy Framework of the Knox Planning Scheme. The proposed development is inconsistent with the building heights contained within the Design and Development Overlay (Schedule 7) of the Knox Planning Scheme. VCAT considered the language and interpretation of the Design and Development Overlay – Schedule 7. The primary consideration within the decision was what constituted ‘outstanding architectural design’, as it was undefined language within the Planning Scheme. The key issue raised within this appeal was the language used within the DDO7, was subjective and overall difficult to evaluate design responses in a quantifiable method against the overlay. Subsequent permit issued for Development of the land for 15 double storey dwellings and the removal of vegetation P/2012/6811.</td>
</tr>
<tr>
<td>P/2010/6772</td>
<td>2010-08-26</td>
<td>1 Oak Avenue, Boronia</td>
<td>Construction of a three level building containing up to fourteen dwellings, variation of building height under the schedule 7 to the Design and Development Overlay and removal of vegetation generally in accordance with the endorsed plans.</td>
<td>Height, density and bulk, Neighbourhood character, Overshadowing, Appearance of basement, Trees and wildlife, Traffic and safety, Car parking and street car park congestion, Noise, Risk, construction, amenity, Clothes drying, Property devaluation</td>
<td>Refusal</td>
<td>VCAT Overturned Yes</td>
<td>‘Outstanding architectural design’ is a term which is not defined in the planning scheme. The Council submits that this term relates to the appearance of the building, in terms of its architectural qualities. I accept that the appearance of the building is one of the factors to take into account, however, it is unclear as to what makes a building ‘outstanding’ from an architectural viewpoint. The term is subjective and somewhat unhelpful if it is not considered in the context of the outcome envisaged by factors such as policy, the purpose of the zone and various objectives including those at Clause 55 and DDO7. It would be inappropriate, for example, to conclude that a building of outstanding architectural quality must only mean a building that makes a strong architectural statement that sets it apart from others. This is particularly so given the requirements of the planning scheme, including the policies within the both the state and local section of the scheme, the purpose of the zone and the provisions of clause 55 which call for development that is respectful of the neighbourhood character. It may be that a somewhat subdued architectural response is required in response to the neighbourhood character context. Such a response may not, in isolation, be regarded by some as reflecting outstanding architecture, but it may be entirely appropriate to the context.</td>
</tr>
</tbody>
</table>

Council refusal based on non-compliance with DDO7 (building height exceeding 7.5m); Council decision supported.
| P/2017/6564 | 45-47 Chandler Road, BORONIA VIC 3155 | Use and development of the land for a child care centre, associated parking, tree removal and business identification signage | Approval | Yes | - The development is **low scale (single storey)** and has due regard to topographical form and local area characteristics. It supports the significant tree through good design outcomes. The colours proposed are not strongly reflective of the indigenous character of the area. A condition on the permit will request colours and materials which are more earth based. |
| P/2017/6104 | 39 Chandler Road, BORONIA VIC 3155 | The construction of eight (8) double storey dwellings and the removal of vegetation | Approveld | Yes | - The proposed design is a good sustainable outcome given the constraints of a long narrow site with a north-south orientation. It minimises water usage with provision of rainwater tanks and minimises energy use. Although vegetation does require to be removed replacement indigenous vegetation can be achieved in the landscaped areas. A redesign of the development has been done in order to retain 1 large eucalyptus tree to the rear. This proposed design is of high quality and is considered to be an acceptable response to the DDO7. |
| P/2017/6152 | 1/27 Chandler Road, BORONIA & 2A Rangeview Road, BORONIA | The development of the land for seven (7) two storey dwellings and removal of associated vegetation | Approveld | Yes | - The proposal is also considered to be consistent with the preferred neighbourhood character as set out in the requirements of the local policy on Boronia Activity Centre as the proposed development will make a positive contribution to the character of the activity centre. - The proposed built form is consistent with the requirements of the DDO Schedule and surrounding area as it achieves adequate setbacks allowing for landscaping, and uses a combination of external materials. Dwellings are orientated towards the street which will assist in ensuring an active frontage to the street. A condition of any permit issued will ensure the development is constructed in accordance with the endorsed Sustainable Design Assessment report. |
Appendix 8 – Redevelopment Sites / Strategic Opportunity Sites identification framework matrix

Refer to attached for:

- Analysis matrix (Kx: D19-32606)
- Map 33 of Strategic Opportunity Sites
Footnotes and commentary:

1. It is noted that the KAHAP definition of affordable housing is more specific with its criteria than that of the State Government as established within the Planning and Environment Act 1987. The intent is however similar.

2. The definition of Social housing aligns between both the Planning and Environment Act 1987 and KAHAP.

vi. Evolution of Median House Price and Household Income for Boronia

Knox Affordable Housing Action Plan 2015-2020
Knox Community and Council Plan 2017-2021
Knox Housing Strategy 2015
Knox Community Health and Wellbeing Strategy (now: Integrated City Strategy and Implementation Plan)
Knox Planning Scheme
Also refer to Appendix 1.


It is noted that the data findings of the Housing Monitoring Report relies on approved planning permits (e.g. Knox Housing Policy Monitoring and Review Program 2017, Page 14). The consequences of such findings is that it can result in deceitful interpretation on the amount of dwellings actually built vs. approvals that lapses and are not consequently built.