



KNOX
your city



Community Consultation Report
Knox Green Areas & Rural Strategy (GARS)
Visioning Consultation (March-April 2020)

| Document Register | | | | | |
|-------------------|---------------------------|--|---|---------------|---------------|
| Rev | Purpose | Prepared By | Reviewed By | Date of Issue | Changes |
| 1 | Draft for internal review | Nasrin Dehghani (Senior Strategic Planner) | Madeleine Cheah (Coordinator City Strategy & Planning); Anthony Petherbridge (Manager City Futures) | 23 July 2020 | Minor changes |
| 2 | Final report | Nasrin Dehghani (Senior Strategic Planner) | The Executive Management Team (EMT) | 12 Aug 2020 | - |

Contents

| | |
|---|----|
| Introduction..... | 4 |
| Overview of the consultation process..... | 5 |
| Consultation Statistics..... | 6 |
| Method of Analysis..... | 7 |
| Summary of Consultation Findings..... | 7 |
| Precinct 1 - The Basin Rural Landscape..... | 9 |
| Draft Vision – Precinct 1..... | 10 |
| Issues and Opportunities – Precinct 1..... | 11 |
| Written Submissions - Precinct 1..... | 19 |
| Precinct 2a - Lysterfield Valley and Hills..... | 20 |
| Draft Vision – Precinct 2a..... | 21 |
| Issues and Opportunities - Precinct 2a..... | 22 |
| Written Submissions - Precinct 2a..... | 29 |
| Precinct 2b Lysterfield Quarries & Surrounds..... | 30 |
| Draft Vision – Precinct 2b..... | 31 |
| Issues and Opportunities - Precinct 2b..... | 32 |
| Written Submissions - Precinct 2b..... | 39 |
| Precinct 3 – Dandenong Creek Valley..... | 40 |
| Draft Vision – Precinct 3..... | 41 |
| Issues and Opportunities – Precinct 3..... | 42 |
| Written Submissions - Precinct 3..... | 51 |
| Precinct 4 Healesville Fwy Reservation & Surrounds..... | 53 |
| Draft Vision – Precinct 4..... | 54 |
| Issues and Opportunities – Precinct 4..... | 55 |
| Written Submissions - Precinct 4..... | 60 |
| Appendix 1 – Public Authority Comments..... | 61 |

Introduction

The Knox Green Areas and Rural strategy (GARS) project is a strategic review of five precincts within the Knox City Council (KCC) municipal boundaries. These precincts have high environmental and landscape significance within Knox and contain land predominantly used for rural, conservation, resources, open space, recreation and other public purposes.

This Community Consultation Report presents key findings from preliminary consultation undertaken for GARS. The findings are intended to inform the next stage of the project, to develop draft objectives and strategies for the study area. The five precincts are indicated on the map below.



Precinct 4
Healesville Freeway
Reservation and
Surrounds

The precinct contains a corridor of land reserved for a possible extension of the Healesville Freeway. Dandenong Creek and its riparian vegetation line the northern edge of this precinct and connect with significant native bushland.



Precinct 1
The Basin Rural Landscape

Known for its beautiful natural landscapes and high ecological integrity, The Basin Rural Landscape Precinct is located on the edge of the metropolitan urban growth boundary, and nestled in the foothills of Dandenong Ranges National Park.



Precinct 3
Dandenong
Creek Valley
Precinct

The Dandenong Creek Valley is a consolidated open space and biodiversity corridor lying between the Dandenong Creek and EastLink.



Precinct 2a
Lysterfield
Valley
and Hills

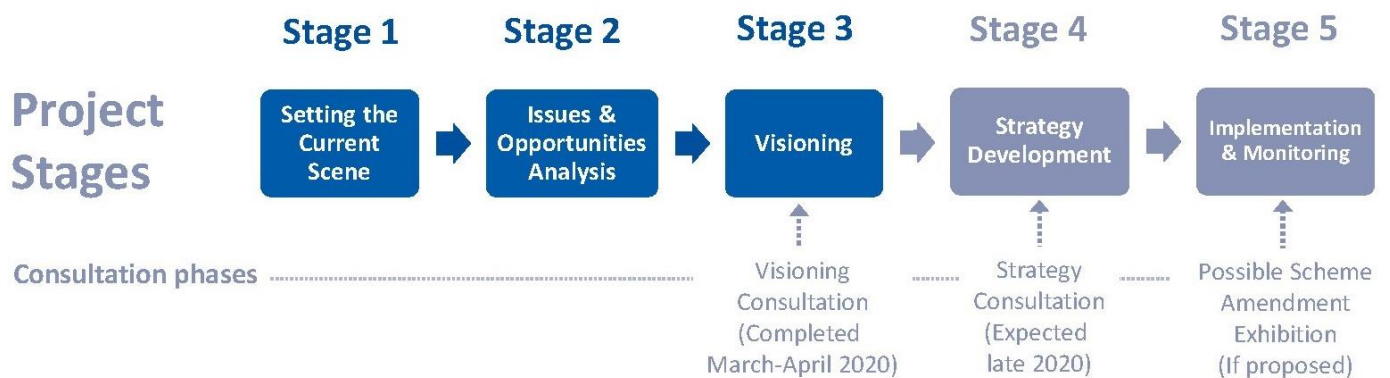
Forming a south-eastern gateway to Knox, the Lysterfield Valley and Hills precinct is a highly valued landscape of open pastoral character providing for agriculture and rural living



Precinct 2b
Lysterfield Quarries
and Surrounds

The precinct covers popular recreational and tourism destinations in Lysterfield Park and Churchill National Park and is home to a variety of wildlife species. The precinct also contains hard rock quarries that support the construction industry across Victoria.

In keeping with the City’s commitment to engaging with the community, it was considered important that community consultation takes place at an early stage to guide the direction of the strategy. Therefore, Stage 3 - Visioning of the project (see diagram below) was dedicated to preliminary community and stakeholder consultation.



Overview of the consultation process

The purpose of the visioning consultation was to seek feedback on the findings of technical assessment of the study area, to establish what issues are of a higher priority to the community. The consultation sought to develop a preliminary understanding of the public and stakeholder sentiment towards key opportunities identified for each precinct. The consultation also provided an opportunity for the community to raise additional matters that could be looked at as part of this project. Findings from this consultation are intended to inform the direction of the project, a vision for each precinct and detailed strategies to be developed.

To enable this, community feedback was sought on the following:

- Draft vision statements for each precinct; and
- Draft issues and opportunities for each precinct.

To cater for different types of users, the issues and opportunities were presented in two ways. The full set of issues and opportunities were made available through the full Draft Issues and Opportunities Report, which is available at http://www.knox.vic.gov.au/files/Planning/GARS_Stage_2_Draft_Issues_Opportunities_Report.pdf. In addition, a selection of key recommendations was presented in the form of online surveys and hard copy/online brochures for those who preferred a shorter summary. The consultation brochure is available at http://www.knox.vic.gov.au/files/Planning/D20-95049_GARS_Visioning_Brochure_Web_-_extended_date.pdf

Formal public consultation commenced on 11 March 2020 and was initially planned to close on 8 April. However, the consultation was affected by the restrictions related to the COVID-19 pandemic. The Knox Civic Centre became unavailable for public access from 19 March 2020 and face-to-face public queries and meetings were not possible since then. During this time, greater focus was placed on the online platform and social media campaign to mitigate any impacts. The consultation period was also extended to 22 April in consideration of potential impacts.

The consultation involved the following methods:

- Letters and brochures were mailed to 409 owners/occupiers within the study area.
- The consultation webpages were set up including an interactive map and an online survey for each of the five precincts.
- Ads were placed in Knox publications, digital screens and social media platforms.
- The project technical reports were made available online.
- Email correspondence was sent to key stakeholders, State Government authorities and neighbouring Local Government authorities.

- The material was presented at a meeting of the Knox Environment Advisory Committee (EAC) (before the pandemic) and email notifications were sent to the Youth Advisory Committee (YAC) and the Recreation and Leisure Committee (RLC).
- Consultation brochures were made available at the Knox Civic Centre and community centres in Knox. However, these places were closed from 19 March 2020 due to COVID-19 restrictions. The consultation material were only available through the online platforms thereafter.

Consultation Statistics

Online Engagement Statistics

The consultation webpage was visited 16,146 times by 834 unique users over the 6 week period.

16146

Total Visits

834

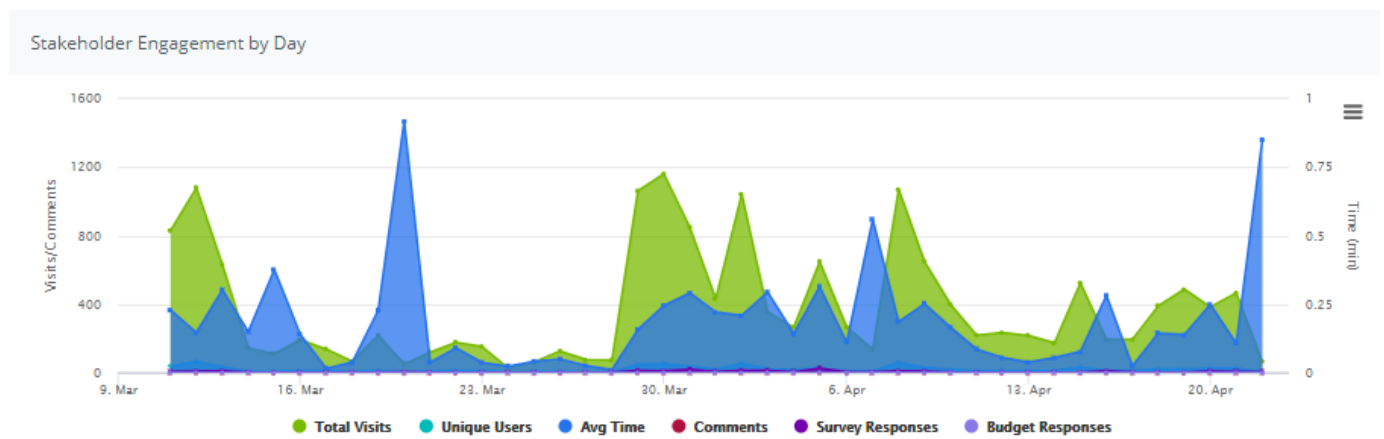
Unique Users *

0:11

Avg Time (min)

120

Unique Stakeholders



* A Unique User is someone who visited the website one or more times during the consultation period, and who can be recognised by the IP address of their computer.

A total of 188 online surveys were completed during this period. Amongst the five precincts, Precinct 1 received the highest level of engagement (55 surveys completed), followed by Precinct 3 (47 surveys completed).

Table 1. Online Survey Statistics

| Precinct | Number of Online Surveys Completed |
|--|------------------------------------|
| 1. The Basin Rural Landscape | 55 |
| 2a. Lysterfield Valley and Hills | 37 |
| 2b. Lysterfield Quarries and Surrounds | 28 |
| 3. Dandenong Creek Valley | 47 |
| 4. Healesville Freeway Reservation and Surrounds | 21 |
| Total | 188 |

Written Submissions

A total of 19 written submissions were also received via email/letter. Three of the submissions were received after the closing of consultation. Out of the 19 submissions received, five submissions were from public authorities (state or local government) and 14 from private submitters across a variety of categories (property owners, residents, business operators, user groups, community groups, etc.).

Method of Analysis

This report organises the consultation outcomes by precinct. The report section for each precinct presents key statistics from the surveys, feedback on the draft vision; feedback on the issues/opportunities, and a summary table of the written submissions received via letter or email.

The online surveys asked the respondents to rate the opportunities identified for each precinct based on their level of importance. For the purpose of summary analysis for each precinct, where an opportunity was rated “Very Important” or “Important” by the user, as opposed to “Some Importance” or “Not Important”, it has been defined as “active support” for the opportunity. Individual survey ratings are also included in each section in the form of pie charts.

The surveys also included open-ended questions that enabled the respondents to provide other comments and raise additional issues and opportunities for each precinct (20 open-ended questions across the five surveys). A large number of comments were received though these open-ended questions (198 total) with comments expressed across a wide range of issues. To enable meaningful analysis, it was necessary to categorise the comments and extract common issues. These issues are presented in the form of bullet points, word clouds and bubble diagrams across this report. Selected quotes are also provided in the bubble diagrams to better clarify the matters raised.

With regard to the written submissions (letter/email), comments from private submitters were location-specific and therefore have been included under the relevant precinct. A Unique Identified (UI) has been assigned to each submission to protect the privacy of respondents. Submissions received from the public authorities generally related to more than one precinct and are summarised in Appendix 1.

Summary of Consultation Findings

Overall, the consultation provided valuable community and stakeholder input to guide the future direction of the project. A strong message from the consultation was that conservation and protection of the various values and conditions of the five precincts should be a clear priority.

Biodiversity, water quality, vegetation canopy, open space, passive recreation and rural character were some of the qualities highly valued by the community. A common concern raised was the perception that these areas may be developed in the future, or may be at a risk of degradation due to nearby development or incremental changes that detract from the above qualities.

The unique environmental role of the precincts, as connected green corridors, was a key matter highlighted in the feedback. The precincts are highly valued by the community for their significant vegetation, rich biodiversity, healthy waterways and the unique opportunity in these locations for enhancing wildlife habitat and connectivity. Weed and pest management was raised as an important issue that requires attention and action. The important role of these precincts in light of current environmental challenges such as Climate Change and the extinction of species was also highlighted as a matter that the strategy needs to look into.

In terms of the proposed draft visions for the five precincts, the common feedback received was to strengthen the conservation focus and to prioritise environmental protection to prevent conflicting priorities or lack of clarity in future directions. There was a strong message that land uses such as agriculture, recreation, tourism and rural living should not be at the expense of the environmental values within these precincts.

The community also highly valued the recreational role of the precincts in providing open space, parkland, nature-based recreation, wildlife interaction, horse agistment and bird watching. The existing rural pastoral character and the ability to view farm animals in proximity to the urban area was also an aspect celebrated by the local residents.

Substantial feedback was also received on specific issues and opportunities for each precinct. Improving accessibility, in particular walking and cycling, as well as connectivity and safety within these precincts were some of the most supported topics. Feedback was provided on individual walking/cycling routes with suggestions made for additional connections, segregated shared paths, linkages to existing trails and new pedestrian crossings.

Amongst the proposed economic opportunities, agriculture and food production received considerable support, subject to environmental protection. Other opportunities such as tourism and recreation received mixed feedback. While there was a general negative sentiment towards large scale, high impact tourism activities, considerable support was provided for small-scale, low impact economic activities that do not detract from the environmental or scenic qualities of the study area.

More detailed consultation outcomes are discussed under the following sections for each of the five precincts.



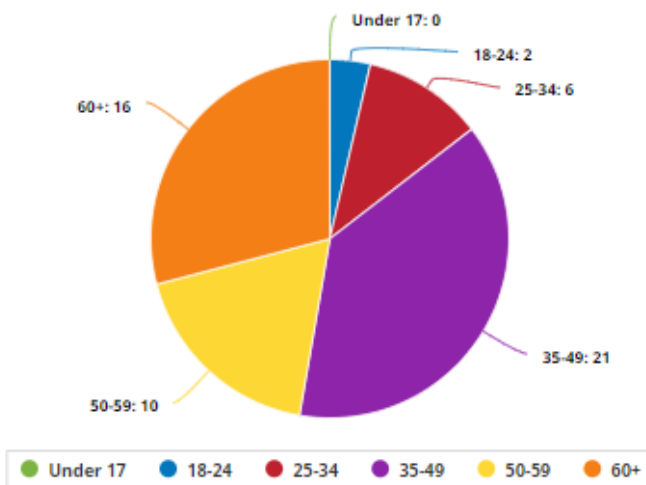
Precinct 1 - The Basin Rural Landscape

A total of 55 respondents completed the online survey for Precinct 1. Survey respondents were asked to rate the draft vision and key opportunities for this precinct. Open-ended fields were also included allowing for additional comments. A total of 43 comments were received through the open-ended fields for Precinct 1.

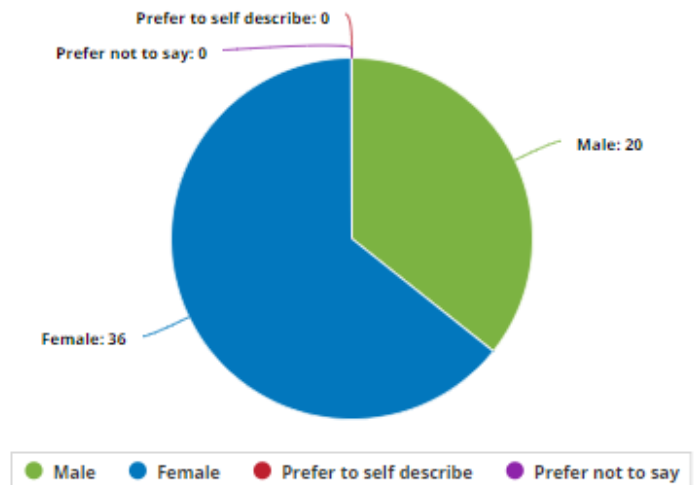
Two submissions were also received via email which made specific comments regarding Precinct 1.

Survey Respondents - Demographics

The largest group (40%) of survey respondents were within the 35-49 years age group followed by the 60+ years age bracket as the second dominant group. The majority of survey respondents identified as female.



Age Group



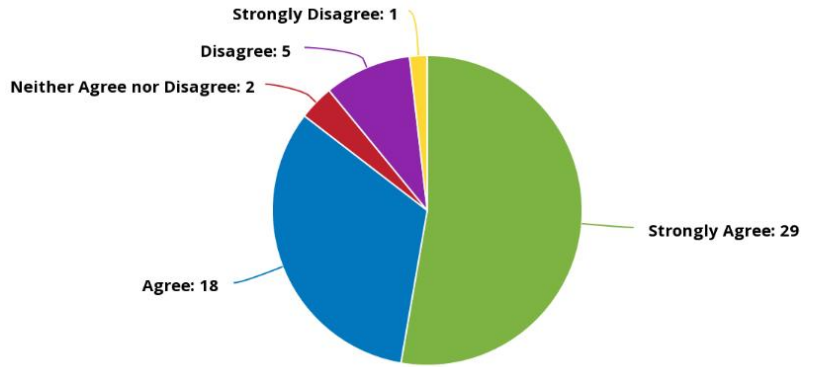
Gender

Draft Vision – Precinct 1

The Draft Vision received a high level of support with 85% of respondents indicating that they “agree” or “strongly agree” with the Draft Vision. The respondents also provided a total of 22 comments on the Draft Vision. Key points raised in the comments are outlined below.

Draft Vision for Precinct 1

“The precinct will support healthy ecosystems including waterways, wildlife habitat and highly valued landscapes, while allowing for sustainable agriculture, rural living, tourism, recreation and community uses that are sited and designed to support these values.”



Comments on Draft Vision:



- Prioritising environmental conservation**

There was overwhelming support for the focus of the vision to be on ecological protection. A number of respondents asked for strengthening this focus to prevent a clash of priorities and ensure environmental values are not compromised by land uses such as agriculture or tourism.

- Protecting from development**

A considerable number of comments raised concerns about the possibility of future development or change. Comments were also made regarding how the vision needs to emphasise the protection of floodplains in The Basin to manage stormwater and support the waterways.

- **Concerns about tourism/economic opportunities**
Some comments raised concerns about a potential increase to the number of visitors to the area and traffic on the roads.
- **Protecting natural and rural landscapes**
Protecting the current natural landscape and the green/rural character was considered very important to many of the respondents.
- **Ecological enhancement**
There were suggestions for targeting “enhancement” in lieu of “protection” of ecological values.
- **Bushfire risk**
Concerns were raised that revegetation in wrong areas might increase bushfire risk.

Issues and Opportunities – Precinct 1

Summary of comments from each theme:

Landscape and Character

Overall, the respondents were highly supportive of the proposed landscape opportunities for precinct 1. Protecting **long range views** received the highest level of active support* within this theme (96%), followed by the protection of the **Dobsons Creek landscape** (Map 1 – Opportunity 1) (94%) and improvements to the **Basin Triangle** (Map 1 – Opportunity 3) (93%).

A few comments provided under this theme described this precinct as a very “**unique**” area, and highlighted the significance of its **rural character** which is defined by its green, low intensity, scenic qualities with opportunities for sighting of grazing animals. There was a strong message in the comments that this area needs significant **protection from future development and change** including incremental changes.

Ecology

While there was broad support for all the proposed opportunities in this theme, the highest level of active support was provided for overall **ecological protection** (94%) and improving the **wildlife corridors** (Map 1 – Opportunity 5) (93%).

A number of comments within this section raised concerns about incremental loss of trees and the need to give precedence to **tree protection over bushfire management**. In addition, the need for adequate **pest and weed management** and **protection from future development** were considered important issues for this precinct.

Comments were also made suggesting that the strategy should also include the discussion of **Climate Change** and the **extinction** of species.

Land Use and Access

Within this theme, protecting **residential amenity** and **agriculture** within Dobsons Creek valley (Map 1 – opportunity 11) received the highest level of active support (87% and 85% respectively).

The proposed improvements to **walking and cycling** infrastructure received substantial interest and the most number of open-ended comments. Multiple respondents mentioned the existing safety concerns along **Liverpool Road** (Map 1 – Opportunity 12) and the need for an adequate segregated shared path. Similarly, there were concerns regarding movement safety along **Sheffield Road/Doongalla Road** (Map 1 – Opportunity 12) due to a mix

* “Active support” means where an opportunity is rated “Very Important” or “Important” by the user.

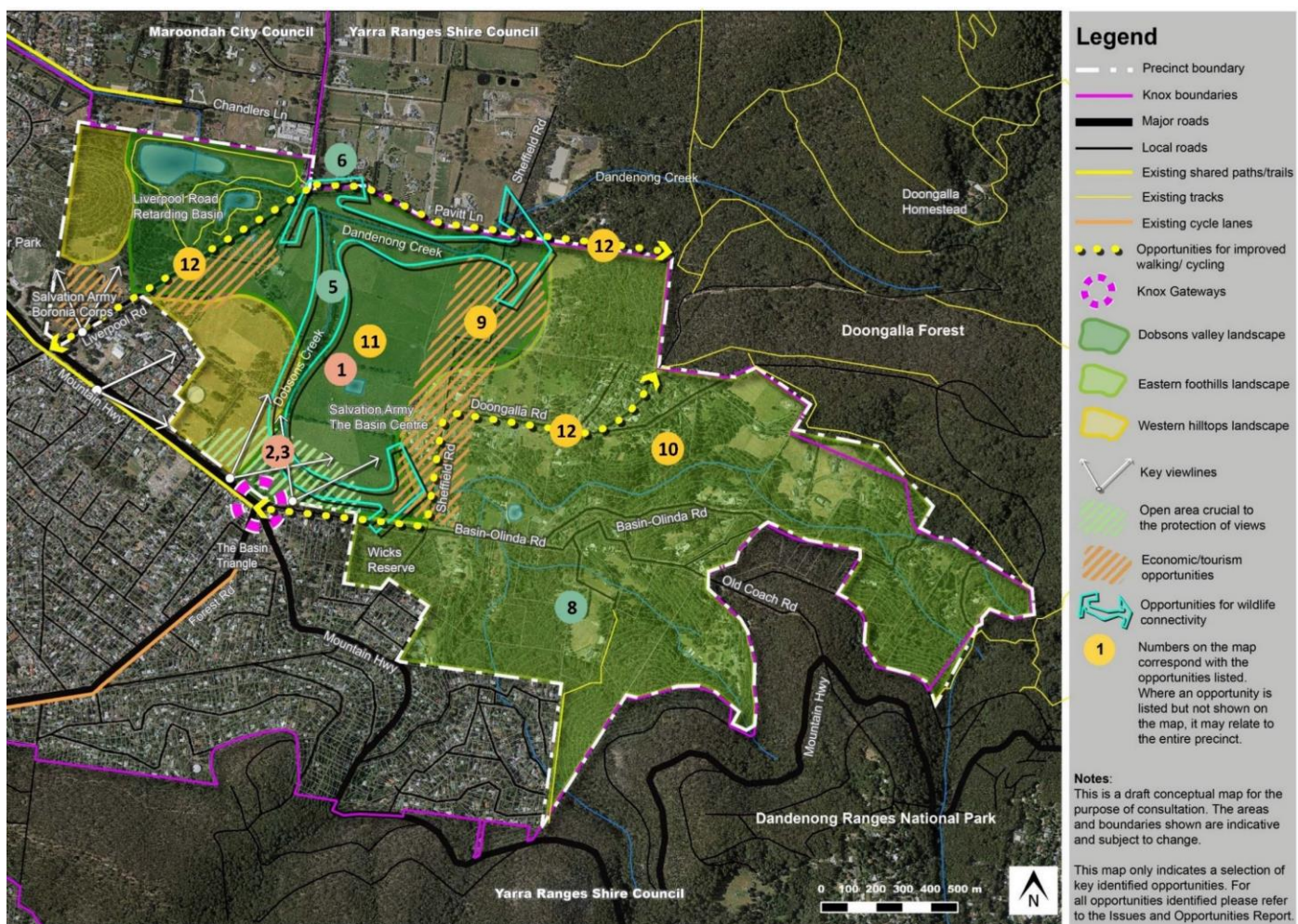
of pedestrian, bicycle, horse riders and vehicular traffic. Such improvements are considered by the community to be urgently needed.

There were also specific suggestions for **additional track/trail linkages** connecting to the tracks to the south of the precinct and to the Dandenong Creek Trail to the north-west. A few comments also suggested a **pedestrian crossing** at the intersection of Liverpool Road and Mountain Highway to address current pedestrian safety issues near The Basin Primary School. A few respondents highlighted that these improvements should not be at the expense of native vegetation.

The respondents were divided on the issue of **economic opportunities** for this precinct. A few respondents indicated strong negative sentiment towards the identified **tourism/economic opportunities**. The majority of concerns relate to additional traffic and visitors, loss of amenity due to new development and changes to the existing landscape and character. A number of respondents mentioned they would support tourism as long as it is low scale and limited to passive recreation or **small-scale uses such as a café/art/tourist centre**. Overall, 57% of the survey respondents believed that tourism and economic opportunities are important or very important in this precinct, if located in appropriate locations sensitive to the environment and landscape.

The existing activity centre at **The Basin Triangle** (although outside the study area) was also raised as having potential for revitalisation and enhancement.

The following map illustrates the key opportunities identified for Precinct 1 and should be read in conjunction with the survey results that follow.



Map 1 – Advertised Draft Opportunities for Precinct 1

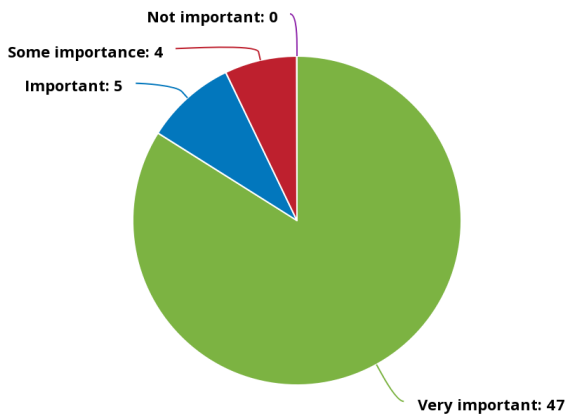


Precinct 1

Survey Results - Landscape and Character

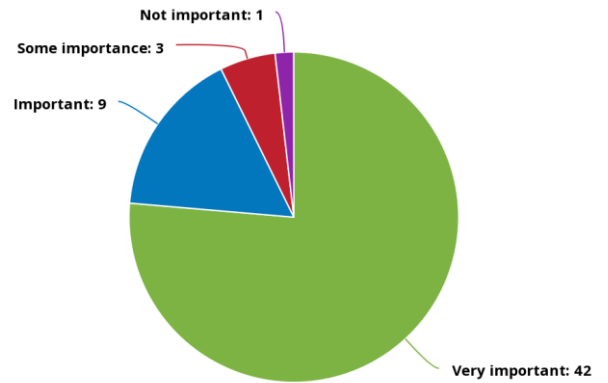
1 Dobsons Creek Valley Landscape

A key valued landscape within this precinct is the open pastoral character of the Dobsons Creek valley, with the backdrop of densely vegetated foothills of Doongalla Forest to the east and Sugarloaf Hill to the west. There are opportunities to better define and protect these natural and rural landscape values within the planning framework.



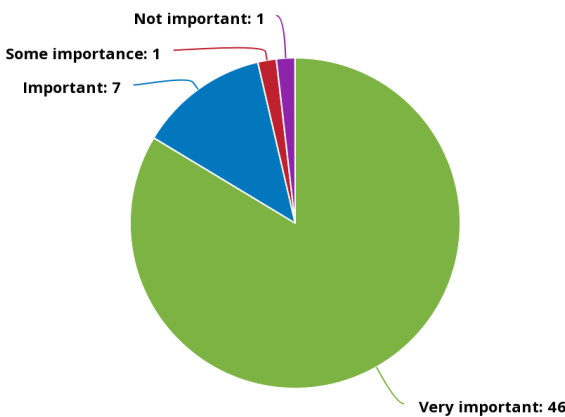
3 The Basin Triangle

The Basin Triangle has the potential to be improved as a Gateway to Knox. This area benefits from open views to the surrounding landscape. The openness and lack of redevelopment in the area to the north of the roundabout will be crucial in maintaining key views.



2 Protection of long range views

The distinct character of this precinct is largely due to significant long range views from Basin-Olinda Road and Mountain Highway towards the Dobsons Creek valley and Mount Corhanwarrabul. It would be important for any future development not to disrupt these views and to respond to these landscape elements.



Selected Quotes (By Common Issue)

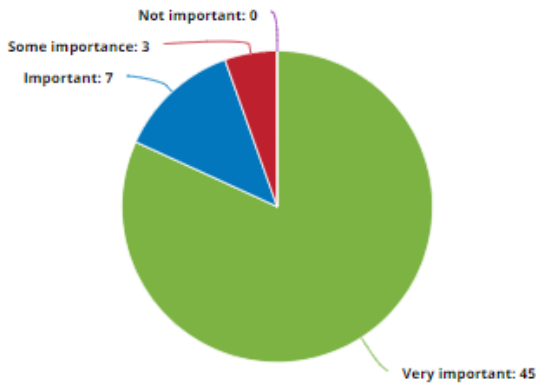


Precinct 1

Survey Results - Ecology

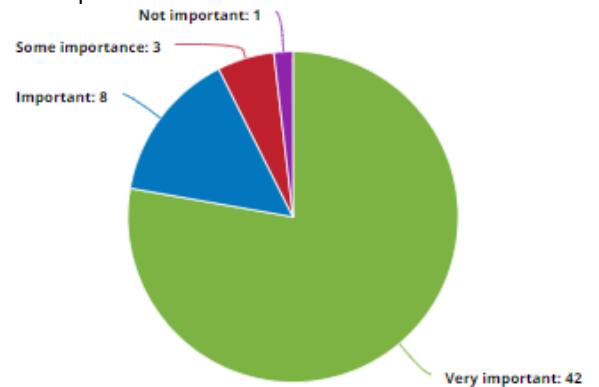
4 Overall ecological protection

The precinct's high ecological values need to be protected, including its native vegetation, Dandenong Creek and Dobsons Creek.



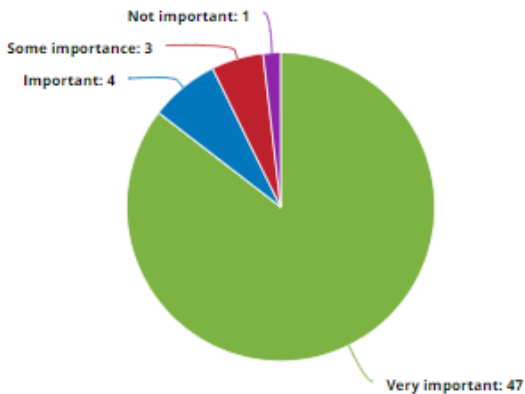
7 Water sensitive urban design

Dobsons Creek is one of the highest value catchments in Knox. There are opportunities to encourage water sensitive design approaches to development and infrastructure.



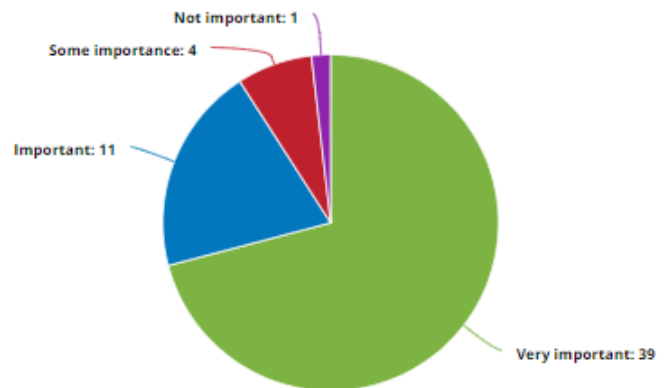
5 Wildlife corridors

There are opportunities to enhance Dandenong Creek and Dobsons Creek as key wildlife corridors by limiting development, supporting revegetation and restoration within 200m of the creeks.



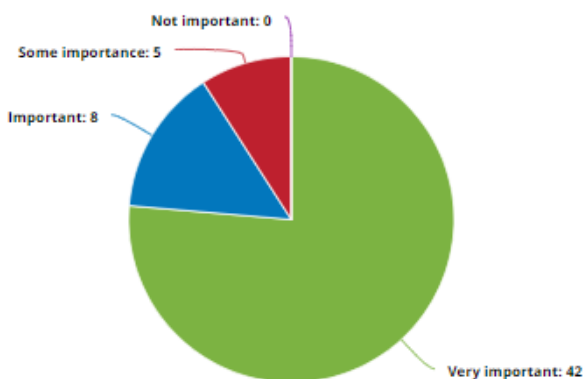
8 Bushfire risk mitigation

It is essential to ensure any new development addresses bushfire risks, while protecting the significant vegetation in this precinct.



6 Barriers to wildlife movement

Actions have been identified to minimise the barrier effect of Liverpool Road and Dobson Lane for wildlife connectivity along Dandenong Creek.



Selected Quotes (By Common Issue)

Tree Protection vs Bushfire Risk

“People move into this area knowing the risk. It is not okay to cut down every tree on their property using the excuse of bushfires.”

“As long as native gum trees do not get removed.”

“The bushfire risks are part and parcel of living in this area. People know the risks. Sick and tired of bushfire risk being used as an excuse to remove all habitat for wildlife.”

“Preserving the natural environment needs to take precedence over bushfire risk.”

“Get expert assessment on where re-vegetation should take place without increasing danger to all residents in the local district. Revegetation is an excellent concept and badly needed in these times.”

“Please do not change this beautiful area with buildings.”

Protect from Development

“... suggest ‘limiting development’ be... replaced by ‘prohibiting development’”.

“I hope there is no development in this precinct.”

Pollution & Pest Management

“Roundup should be banned in Knox altogether. We need to protect the soil and waterways from toxins, plastic and general pollution.”

“Create, fund, and sustain a weed and pest management program for the Basin-Olinda Road area from Old Coach Road to the Knox boundary on Basin-Olinda Road.”

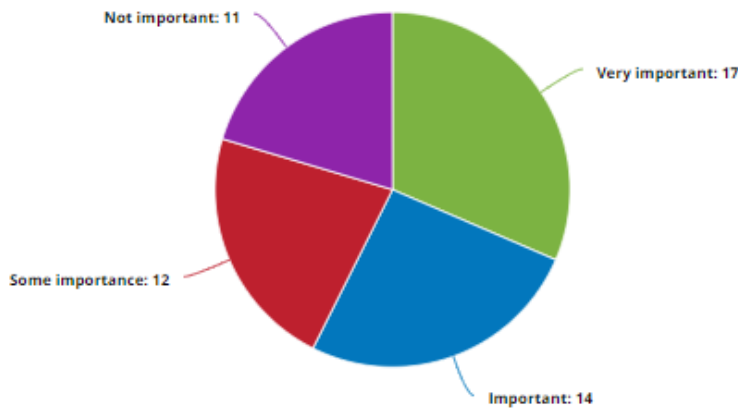


Precinct 1

Survey Results - Land Use and Access

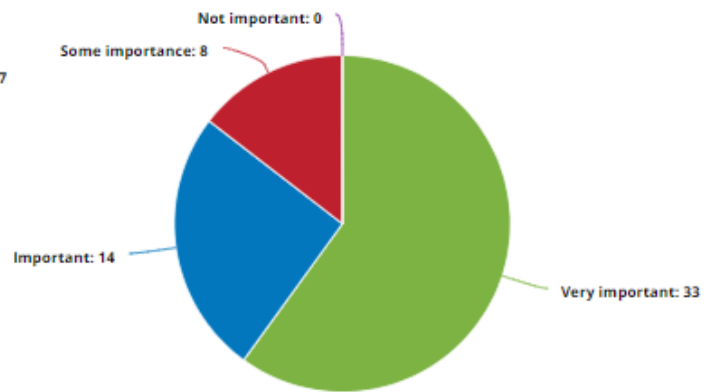
9 Tourism and economic opportunities

The precinct offers opportunities for tourism and other economic activities that support and enhance its environmental and landscape values, in locations that do not compromise the environmental and landscape values.



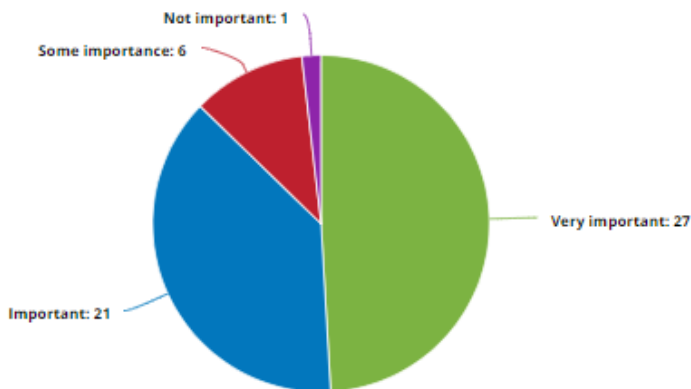
11 Agriculture

The Dobsons Creek valley contains quality agricultural land while serving a key flood storage and retention function. Protecting these qualities are important.



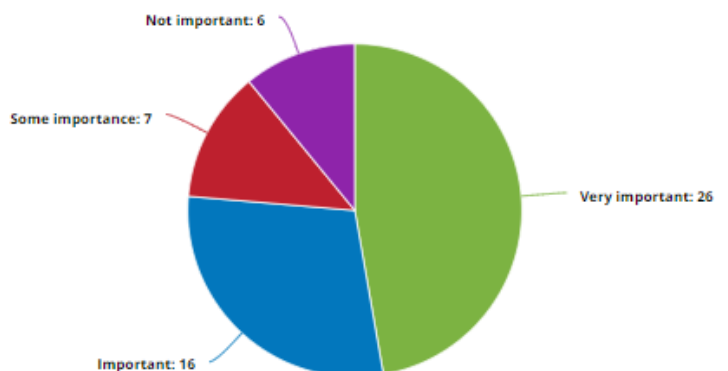
10 Residential amenity

Maintaining the amenity of the residential properties will be important when considering non-residential uses.



12 Walking and cycling connectivity

Walking and cycling connectivity could be improved within and through the precinct. There are opportunities to improve access for residential areas in The Basin to existing recreational opportunities in Doongalla Forest, through possible improvements along Liverpool Road and Sheffield Road/Doongalla Road.



Selected Quotes (By Common Issue)



Written Submissions - Precinct 1

Two email submissions were received that included comments specific to Precinct 1. The table below provides a summary of key points raised. The submissions will be considered when developing draft strategies for Precinct 1.

Table 2. Precinct 1 Written Submissions

| Unique Identifier | Submitter Category | Submission Summary |
|-------------------|------------------------|---|
| S1.1. | Landowner; Resident | a) Doongalla Road: <ul style="list-style-type: none"> ○ Provide a multi-user path from Sheffield Road to Simpsons Road to address safety issues due to the mix of pedestrians, bike riders and horse riders ○ Need for signs regarding cleaning up after dogs and horse manure catcher ○ Lack of roadside vegetation maintenance b) Liverpool Road: <ul style="list-style-type: none"> ○ Multi user path is needed ○ Traffic speed to be reduced to 70kph ○ Path linkage to the school and Dobsons Lane c) Liverpool Road Retarding Basin - More trails and dog-friendly on-lead areas d) Protect from overdevelopment; retain the semi-rural feel; support nature based tourism but prevent other commercial uses; appreciate the sight of rural animals e) Concerns regarding the dilapidated state of The Basin Triangle |
| S1.2. | Local resident | a) Correction to a survey response (double negatives) b) General feedback on the user experience of the online surveys |



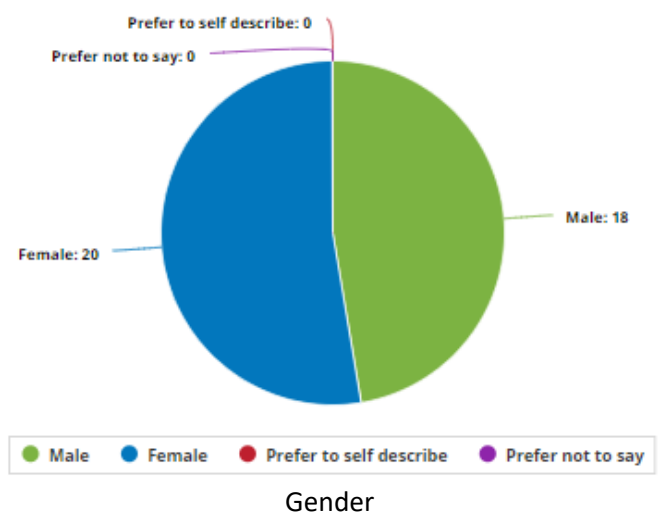
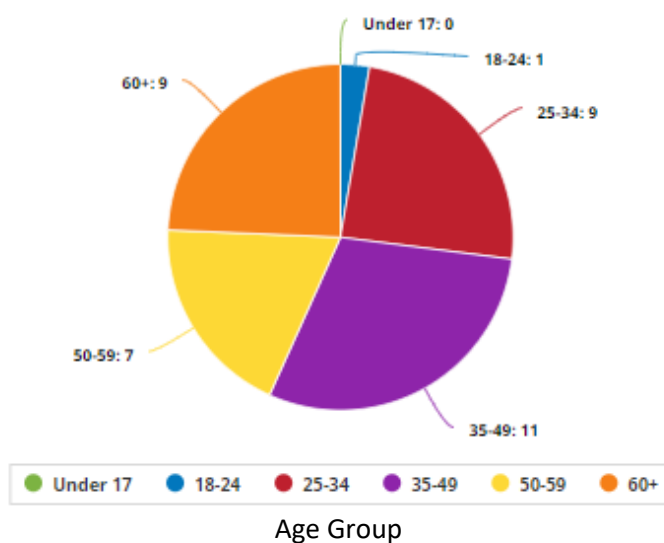
Precinct 2a - Lysterfield Valley and Hills

A total of 37 respondents completed the online survey for Precinct 2a. Survey respondents were asked to rate the draft vision and key opportunities for this precinct. Open-ended fields were also included allowing for additional comments. A total of 28 comments were received through the open-ended fields for Precinct 2a.

Three submissions were also received via email/letter, which made specific comments regarding Precinct 2a.

Survey Respondents - Demographics

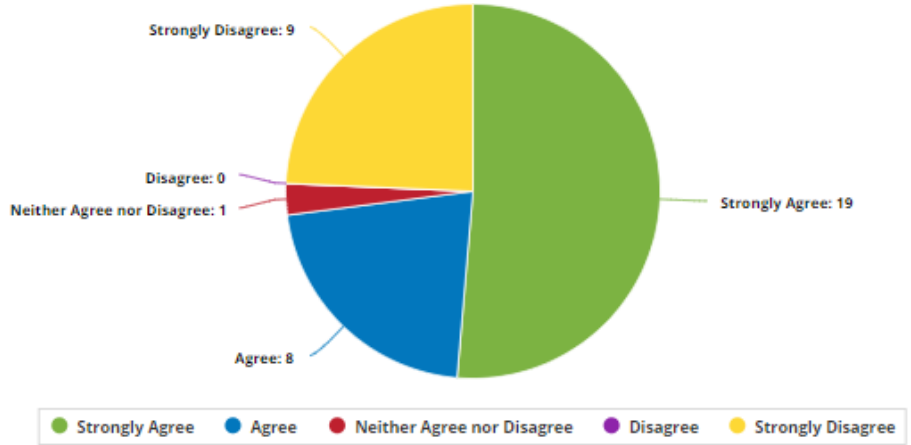
The largest group (29%) of survey respondents were within the 35-49 years age group followed by the 25-34 and 60+ years age brackets as the second and third dominant groups. The majority of survey respondents identified as female.



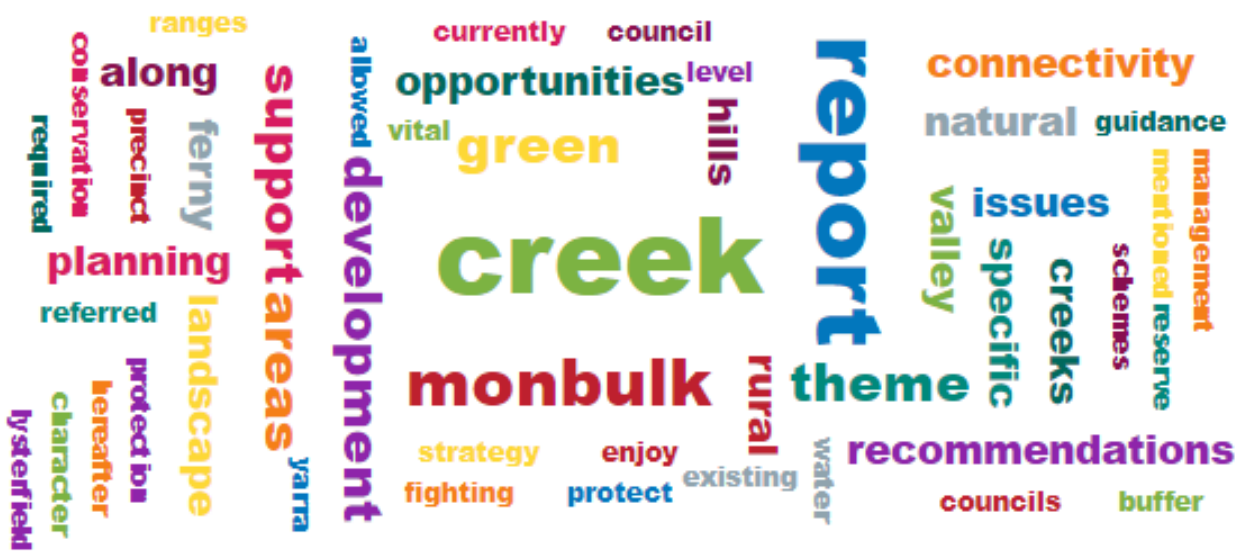
Draft Vision – Precinct 2a

The Draft Vision received a high level of support with 73% of respondents indicating that they “agree” or “strongly agree” with the Draft Vision. The respondents also provided a total of 8 comments on the Draft Vision. Key points raised in the comments are outlined below.

Draft Vision for Precinct 2a
The precinct is a distinct landscape of natural and pastoral character which supports agriculture, rural industries and lifestyle living, while contributing to flood management, water quality and wildlife connectivity.



Comments on Draft Vision:



- Prioritising environmental conservation**
 A number of respondents suggested moving the reference to biodiversity/wildlife connectivity earlier in the vision statement to give it a higher priority over other matters.
- Green buffer role**
 Some respondents suggested acknowledging the role of this area as part of the green fringe backdrop of Knox providing a buffer between the urban landscape and the hills.
- Future development**
 The majority of respondents stated that protecting this area from further development should be a priority, to enable the future generations to enjoy the area as it is today, with its rolling hills and rich agricultural opportunities in the creek valley. However, a number of respondents believed there should be development and growth permitted to allow people to enjoy living there.

- **General support**

Most respondents indicated general support for the vision subject to minor changes. Some comments were made about the broadness of the vision. However, it is noted that vision statements are supposed to be high-level and broad. It will be the role of strategies (which will be developed) to support the vision with more detail, and guide future actions.

Issues and Opportunities - Precinct 2a

Summary of comments from each theme:

Landscape & Character

According to the online survey results, maintaining the existing **20ha subdivision size** limit in the Green Wedge 1 Zone (GWZ1) (Map 2a – Opportunity 3) is the highest priority in this precinct to protect the precinct’s “Landscape & Character” values, receiving active support* from 90% of the respondents.

The majority of comments in this section asked for the protection of this precinct from **development and subdivision**. However, written submissions were received from eight landowners (land to the north of Wellington Road and south of the Lysterfield ridgeline), which disagree with this statement and suggest that this area should be considered for rezoning to allow for smaller residential subdivision (Refer to Table 3).

Ecology

Amongst the opportunities identified under the “Ecology” theme, enhancing the riparian corridor of **Monbulk Creek** (Map 2a – Opportunity 4) received the highest level of active support (93% of respondents), followed by reducing the **barrier effect of roads** for wildlife movement (91%).

Comments within this section drew attention to **platypus habitat** in Monbulk Creek, the need for **wildlife crossings** and planting **native trees** as part of land management practices. Some comments also raised concerns about **Dorset Road extension** (Map 2a – Opportunity 5) as they believed it would dominate the landscape and have a negative impact on biodiversity.

Comments were also made suggesting that the strategy should include the discussion of **Climate Change** and the **extinction of species**.

Land Use and Access

Under the theme “Land Use and Access”, supporting **agriculture** and improving **access to Lysterfield Park** (Map 2a – Opportunity 12) received the highest level of active support (80% and 73% respectively).

Key issues raised by the comments in this section included the need for improved **bicycle connectivity** from Knox to Lysterfield Park, **protection of this area from development**, and protection of **wildlife habitat and connectivity**. The proposed improvements to walking and cycling infrastructure received general support with some respondents making suggestions for additional routes.

Regarding comments on **access to Lysterfield Park**, as this matter relates to both precincts 2a and 2b, the discussion has been consolidated under Precinct 2b.

The following map illustrates the key opportunities identified for Precinct 2a and should be read in conjunction with the survey results that follow.

* “Active support” means where an opportunity is rated “Very Important” or “Important” by the user.

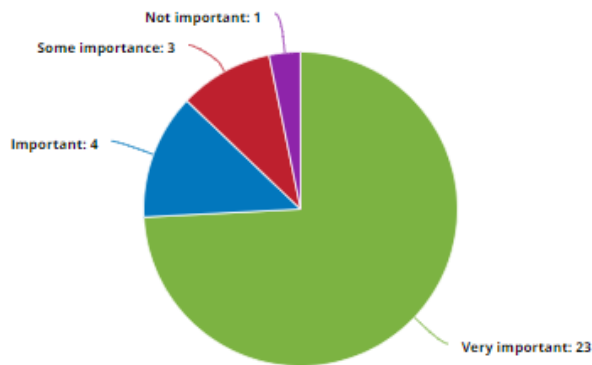


Map 2a – Advertised Draft Opportunities for Precinct 2a

Precinct 2a Survey Results - Landscape and Character

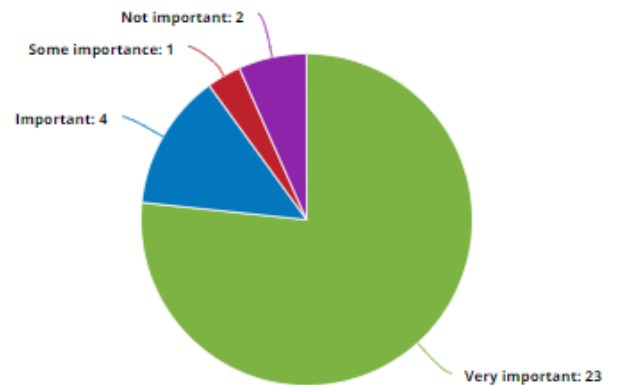
1 Better defining Lysterfield Valley character

The Lysterfield Valley with its open character and distinct topography is a significant landscape which is highly visible and valued in Knox. While this landscape is already protected by planning controls, there are opportunities to better define and protect various features that form this landscape.



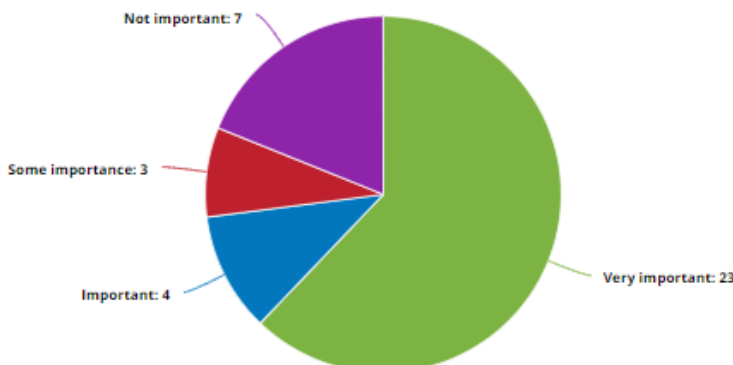
3 Subdivision size

The 20ha minimum subdivision size which currently applies within the Green Wedge 1 zone is important to be maintained as it is a key contributor to the protection of topography and open character.



2 Protection of key views

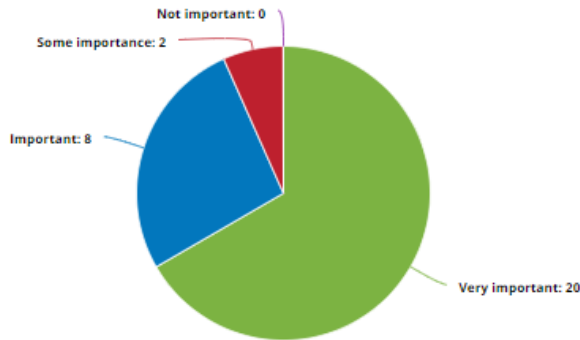
There are opportunities to further define and protect view lines from key vantage points including those from Napoleon Road and Wellington Road. These areas are to be protected from intense development that would obstruct view lines and/or dominate the landscape.



Precinct 2a Survey Results - Ecology

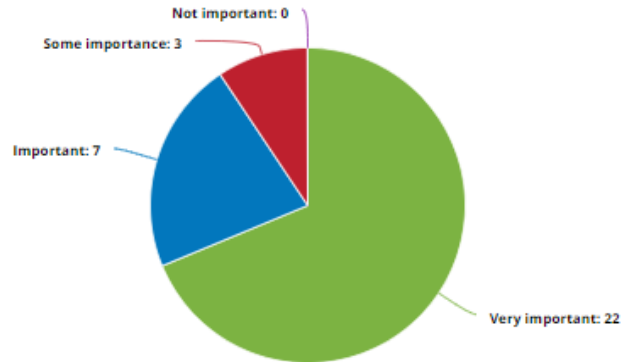
4 Monbulk Creek

There are opportunities to enhance the riparian corridor of Monbulk Creek and strengthen wildlife habitat and connectivity within 200m of the creek.



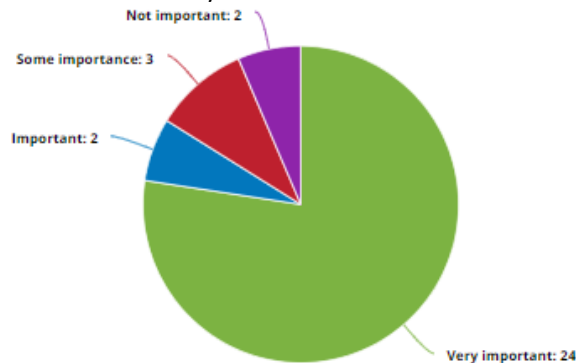
7 ESO Overlay

The existing Environmental Significance Overlay (ESO) over Monbulk Creek needs to be reviewed to ensure it adequately protects the creek and riparian vegetation.



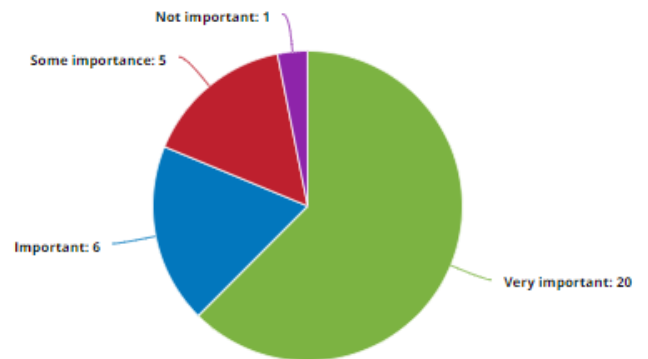
5 Future Dorset Road extension

Should the proposed Dorset Road Extension be progressed by the State Government, there are opportunities for the road to be designed as a water sensitive, multi-modal road/pedestrian and nature conservation corridor that supports both wildlife and human connectivity.



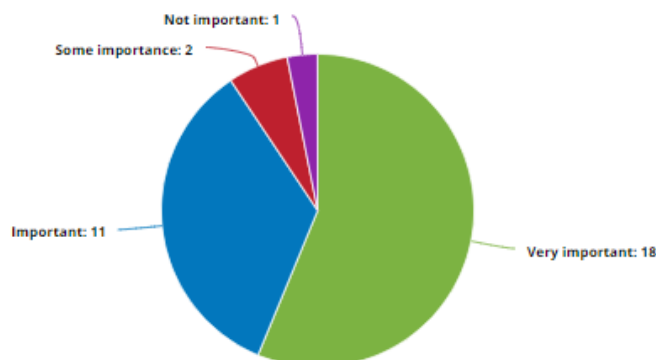
8 Land management

Planning controls are in place to protect pockets of native vegetation within the precinct. There are also opportunities to encourage land management practices to better protect habitat values on grazing land.



6 Barriers to wildlife movement

There are opportunities to reduce the wildlife barrier effect of roads intersecting with Monbulk Creek.



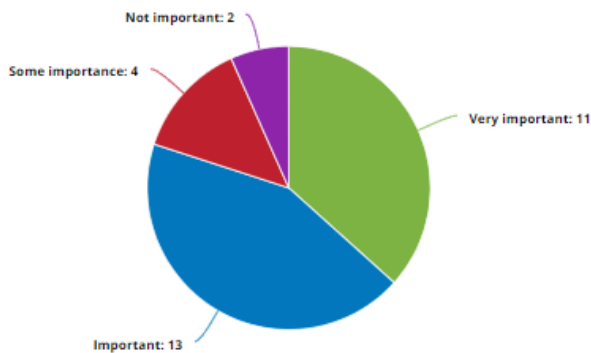


Precinct 2a

Survey Results - Land Use and Access

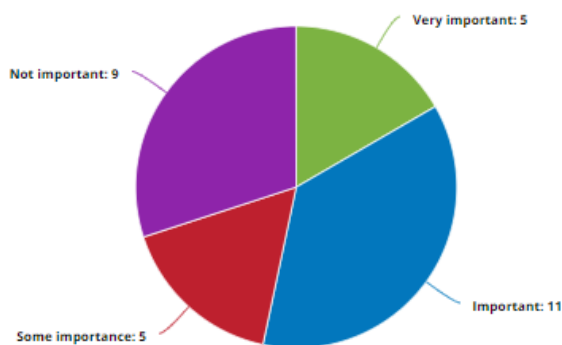
9 Agriculture

Quality agricultural land exists within the floodplains of Monbulk Creek.



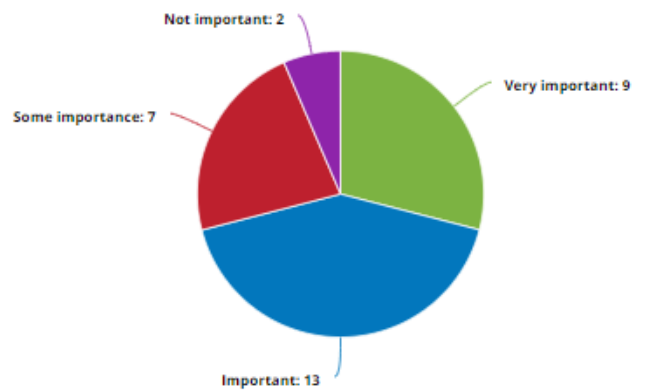
10 Tourism/agri-tourism

There are opportunities for tourism, agri-tourism and restaurant/café uses that are accompanied by agriculture or natural systems and complement the landscape and character values of this precinct.



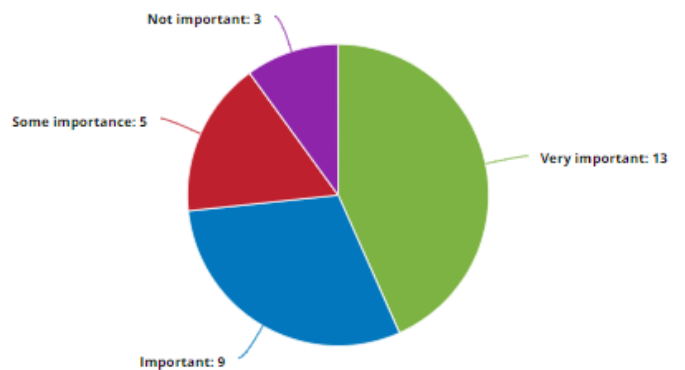
11 Zoning regime

The current zoning regime is considered adequate and has the potential to enable the identified land use opportunities.



12 Access to Lysterfield Park

There are opportunities to improve access for Knox residents to Lysterfield National Park including shared path connectivity to the mountain bike tracks as well as a new formalised entry point with car parking from either Cornish Road or Powells Road.



Selected Quotes (By Common Issue)



“Knox must remain strong as pressure comes to bear to develop these areas further. An individual's opportunity to make quick money should not take precedence over the community benefits of these areas.”

“What a landscape. We are so lucky to have this in Knox.”

“The minimum subdivision size should be a lot smaller.”

“Should be allowed to development like the Carrington Estate.”

Subdivision/Development (Support)

Subdivision/Development (Opposed)

“... should be between 5 to 1 ha lots.”

“... the areas should be protected from not only intense development but medium development as well.”

“In this same area of Lysterfield Valley, the minimum subdivision in Yarra Ranges is 40 hectares. This helps to protect agricultural land. Therefore, under no circumstances should the 20 ha size in Knox be reduced.”

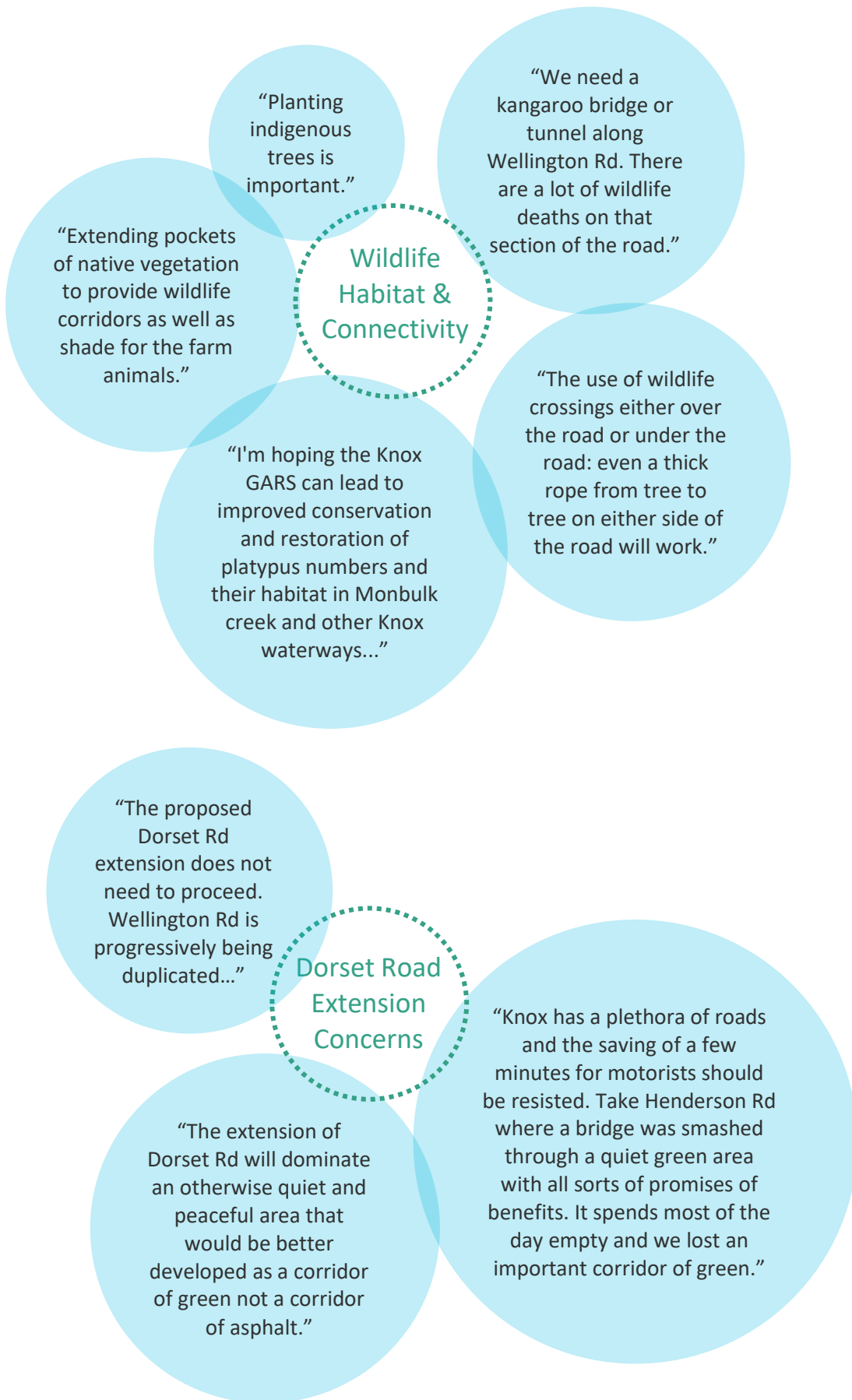
“The current zoning regime was not strong enough to prevent Yarra Ranges Council from approving new development between Glenfern & Lysterfield Roads without proper protection of Monbulk Ck.”

Other Land Use

“All the above Opportunities should not be at the expense or in any way degrade the remaining natural vegetation and waterways, but work to conserve plus enhance.”

“As long as this is used for arable agriculture rather than animal agriculture.”

“I don't mind the idea of a Warburton trail style multi modal path with a cafe or two.”



Written Submissions - Precinct 2a

Three email submissions were received that made comments specific to Precinct 2a. The table below provides a summary of key points raised. The submissions will be considered when developing draft strategies for Precinct 2a.

Table 3. Precinct 2a Written Submissions

| Unique Identifier | Submitter Category | Submission Summary |
|-------------------|---|--|
| S2a.1. | Developer (on behalf of seven landowners) | <p>a) The submission relates to an area comprising multiple rural land parcels to the north of Wellington Road and south of Lysterfield ridgeline which is currently zoned GWZ1 (20ha min lot size). The submission seeks rezoning of this area to enable residential subdivision of 1,350m² to 4,000m² lots. The submission objects to a number of GARS findings / recommendations which may prevent this, including those pertaining to:</p> <ul style="list-style-type: none"> • Landscape and character protection • Maintaining the current zoning and subdivision controls • Viability of the current grazing/agistment economy • Strengthening wildlife habitat • Viability of tourism, restaurant, café uses <p>b) Opposes the proposed Dorset Road extension c) Supports the protection of Monbulk Creek floodplains d) Supports improved access to Lysterfield Park</p> |
| S2a.2. | Consultant (on behalf of landowner) | <p>The submission suggests that the rural property they own is appropriate for rezoning from GWZ1 (20ha min lot size) to create smaller residential lots similar to the existing RCZ2 zone to the west where a 0.5ha subdivision size applies. The submission:</p> <ul style="list-style-type: none"> • Objects to multiple GARS recommendations/statements that might prevent such rezoning, incl. those pertaining to landscape character, maintaining the current zoning regime and protecting the current minimum 20ha subdivision size. • Suggests to remove Precinct 2a from the study area as the precinct vision is not in line with the landowner's vision. |
| S2a.3. | Landowner; Resident | Moved to Precinct 2b submissions to enable consideration alongside other relevant comments. |



Precinct 2b

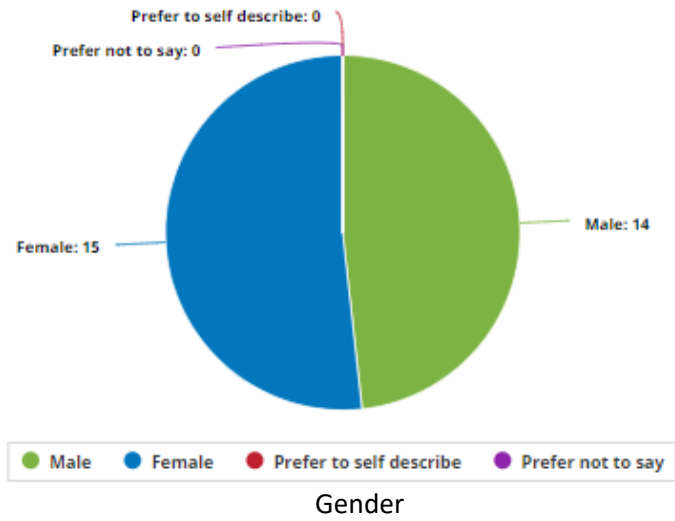
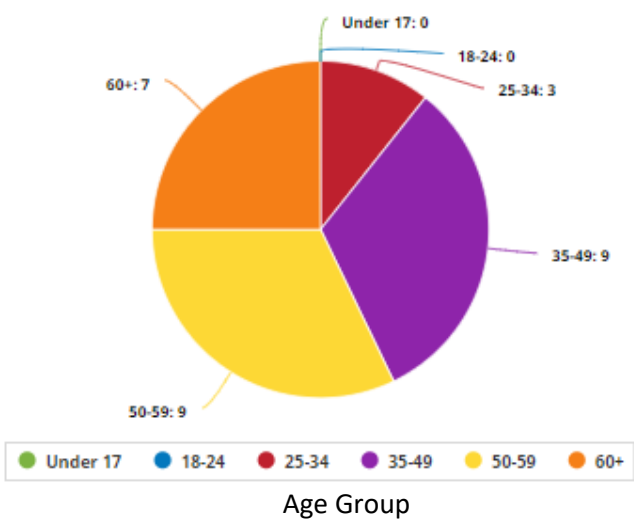
Lysterfield Quarries & Surrounds

A total of 28 respondents completed the online survey for Precinct 2b. Survey respondents were asked to rate the draft vision and key opportunities for this precinct. Open-ended fields were also included allowing for additional comments. A total of 31 comments were received through the open-ended fields for Precinct 2b.

Two submissions were also received via email/letter, which made specific comments regarding Precinct 2b.

Survey Respondents - Demographics

The largest group of survey respondents were within the 35-49 years age group (32%) and the 50-59 years age group (32%). The majority of survey respondents identified as female.



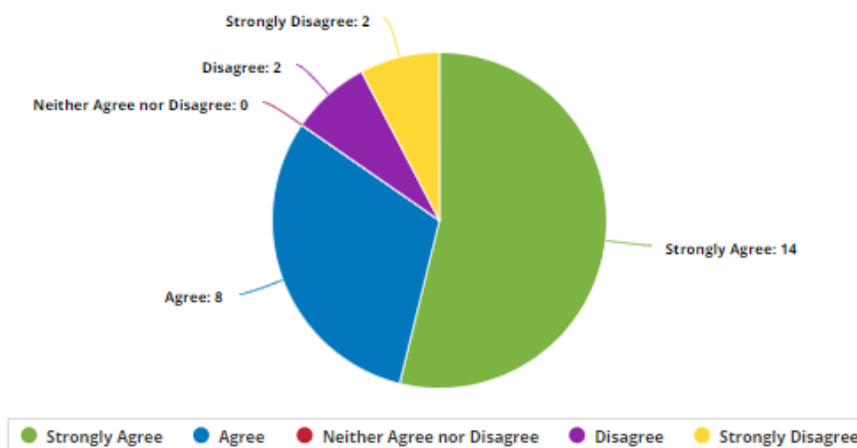
Draft Vision – Precinct 2b

The Draft Vision received a high level of support with 85% of respondents indicating that they “agree” or “strongly agree” with the Draft Vision.

The respondents also provided a total of 10 comments on the Draft Vision. Key points raised in the comments are outlined below.

Draft Vision for Precinct 2b

“The precinct will protect significant vegetation and wildlife habitat, provide high quality recreation and tourism opportunities and support the economic values of the existing extractive industries.”



Comments on Draft Vision:



- **Prioritising environmental conservation**

Protecting vegetation and wildlife in this precinct was considered an important priority for many respondents.

- **Extractive industries**

A number of comments indicated opposition to the operation of the two quarries in this precinct, in terms of their scenic, environmental and amenity impacts. In this respect, it is noted that the quarries’ lifetime and operation is regulated by the Victorian Government and exempted from planning approvals from the Knox City Council.

- **Tourism**

A number of comments raised concerns about the notion of tourism, in particular as it may be interpreted as significant or intense tourism uses.

Issues and Opportunities - Precinct 2b

Summary of comments from each theme:

Landscape & Character

Significant support was shown for the priorities identified under the “Landscape & Character” theme. The highest level of active support* was provided for the protection of the **native bushland character** across the precinct and the protection of **views from vintage points** (100% both). Comments in this section predominantly raised concerns regarding the **quarries**, their impact on the views/traffic and the importance of **rehabilitation** following their closure.

Ecology

Under the “Ecology” theme, all of the respondents found **wildlife habitat and connectivity** to be very important or important. The second most important matter was the protection of the northern part of this precinct as a low intensity **rural buffer** (orange hatched area on Map 2b) actively supported by 96% of the respondents. However, a submission by one of the two quarry operators advises of their vision for urban development in the western part of this buffer area following the completion of quarry operations as part of future rehabilitation.

The most common theme of the open-ended comments under the “Ecology” theme was **protection from change**, with the respondents being concerned about the possibility of **future development, expansion of the quarries** and the **loss of flora and fauna**. Comments were also made regarding how the strategy should include the discussion of **Climate Change** and the **extinction** of species.

Land Use and Access

Under the theme “Land Use and Access”, the highest importance rating was given to **recreational opportunities** (85% active support) followed by improved **shared path connectivity** to the national parks (Map 2b – Opportunity 9) (82% active support).

The proposed improved **access to Lysterfield Park** and possible car parking (Map 2b - Opportunity 10) received a mix of responses. While the majority of respondents showed overall support for such formalised access, a number of respondents raised concerns about additional traffic and visitors and their potential impact on environmental integrity of this precinct. With regard to the two access route options (Cornish Road and Powells Road), preference was shown for the Cornish Road option over Powells Road. Comments by local residents on these two roads suggest that Powells Road has limited capacity due to its narrow road reservation and traffic generated by existing uses. Cornish Road, on the other hand, is believed to be a more suitable option subject to substantial upgrades. This route is already used as an entry to Lysterfield Park with current issues regarding traffic and cyclist safety, drainage issues and environmental degradation.

The **economic role of the quarries** (Map 2b – Opportunity 8) received the least level of support amongst all opportunities (31% active support). The comments showed general negative sentiment towards to the current use and future expansion of quarry operations.

The following map illustrates the key opportunities identified for Precinct 2b and should be read in conjunction with the survey results that follow.

* “Active support” means where an opportunity is rated “Very Important” or “Important” by the user.

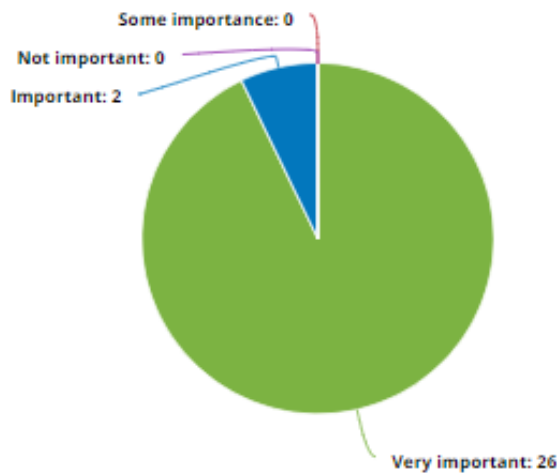


Map 2b – Advertised Draft Opportunities for Precinct 2b

Precinct 2b Survey Results - Landscape and Character

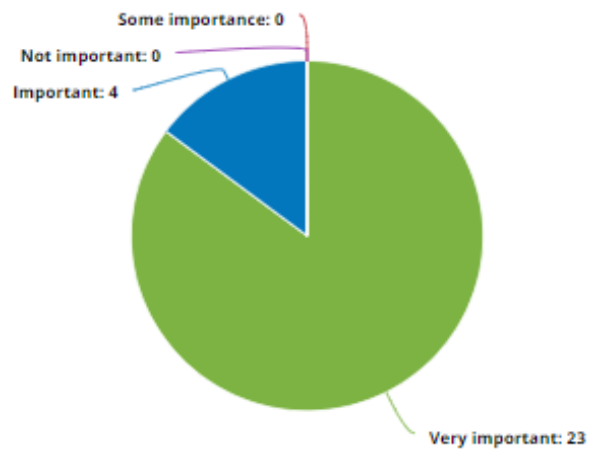
1 Native bushland character

The parts of Lysterfield National Park and Churchill National Park within Precinct 2b have significant landscape values due to their native bushland condition and natural integrity.



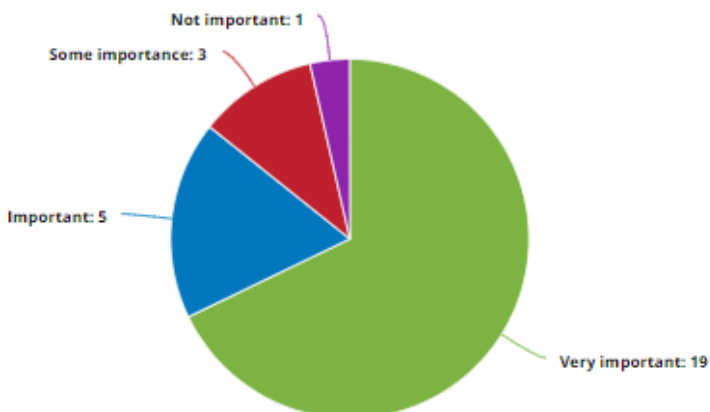
3 Views from vintage points

High points within Lysterfield Park including Trig Point Lookout present scenic panoramic views to Melbourne. Any future changes to the quarries (including post their operational life) will need to consider the impact on these views.



2 Heritage

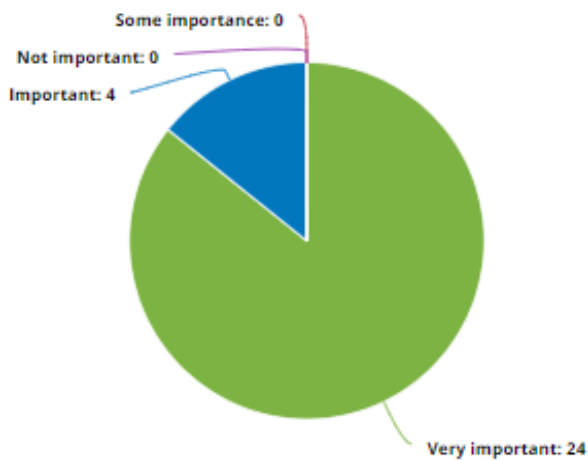
Lysterfield Park is currently heritage listed and is identified as an area of Aboriginal cultural heritage sensitivity. There are individual sites within the national park which are worthy of further heritage investigation.



Precinct 2a Survey Results - Ecology

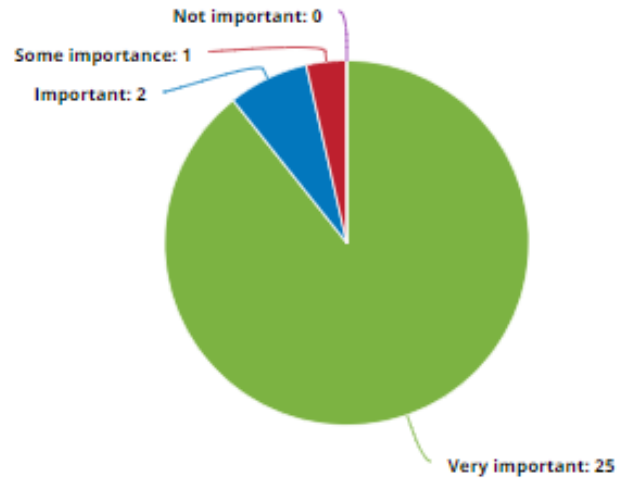
4 Wildlife habitat and connectivity

Lysterfield National Park and Churchill Park are home to a variety of native vegetation and wildlife. There are opportunities for vegetation/revegetation, with the objective of maintaining and strengthening wildlife connectivity and linkages to these important bushland areas.



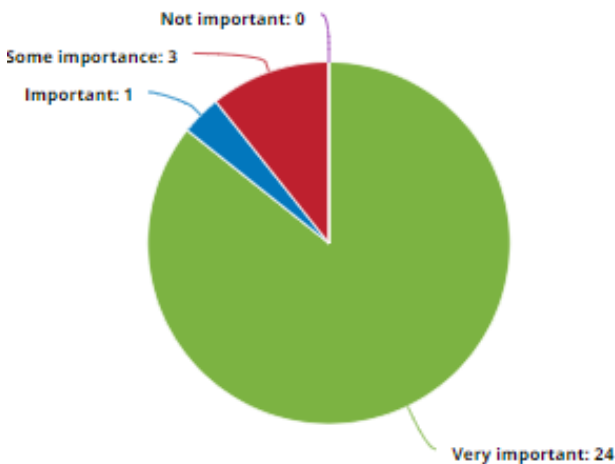
6 Rural buffer

The northern area within Precinct 2b plays a key role as a low intensity rural buffer between the Rowville residential areas and the sensitive wildlife habitat in the national parks.



5 Urban Growth Boundary

Maintaining the current Urban Growth Boundary at Wellington Road will be crucial to the protection of environmental and habitat values within the precinct.



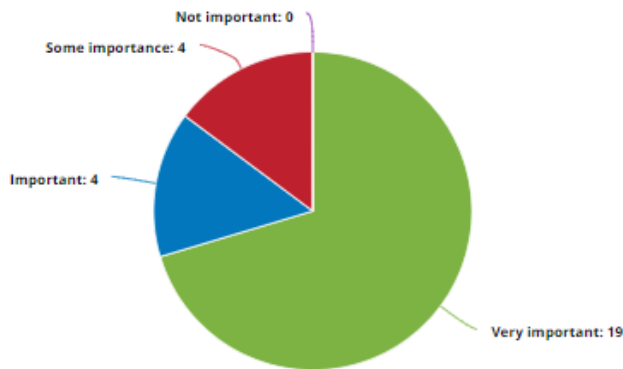


Precinct 2a

Survey Results - Land Use and Access

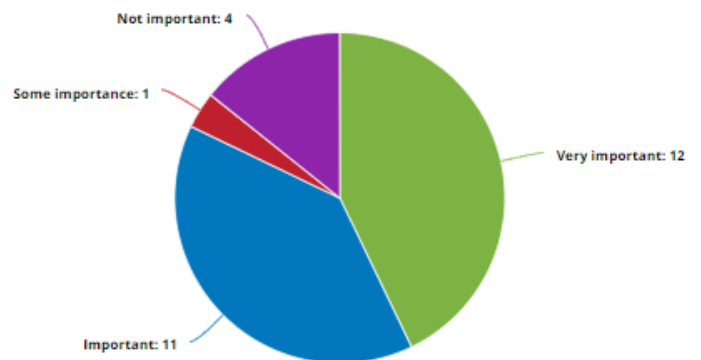
7 Recreational opportunities

Lysterfield Park provides great opportunities for recreation and connection with nature in proximity to the urban area. The mountain bike tracks in Lysterfield Park are highly popular and were used for the 2006 Commonwealth Games.



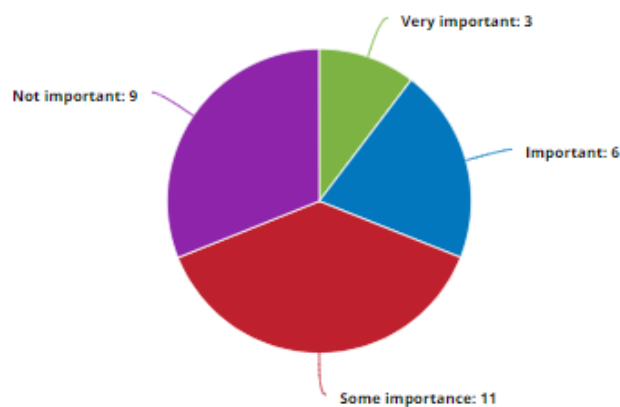
9 Improved shared path connectivity to national parks

There are opportunities to improve access to the national parks for Knox residents. This could be in the form of improved shared path connectivity at possible locations shown on the map.



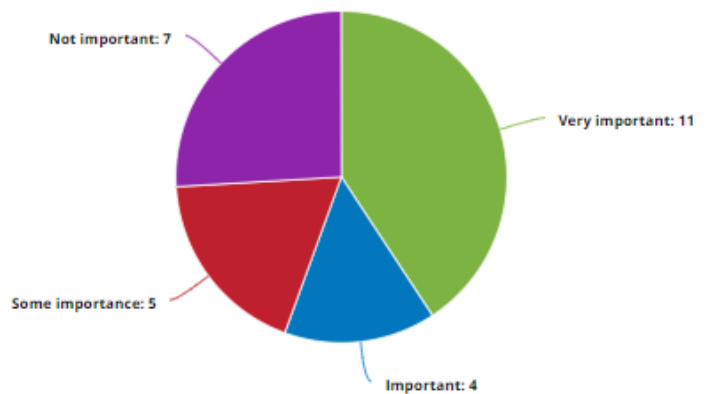
8 Quarries

The two quarries (Boral and Hanson) provide significant resources of hard rock in Victoria and have an important economic role within metropolitan Melbourne as well as the broader region. The quarries are likely to continue operation for another 20-30 years.



10 New Lysterfield Park entry point and car parking

There are opportunities for a new formalised entry point with car parking from either Cornish Road or Powells Road, to provide easier access to the national park from within Knox.



Selected Quotes (by Common Issues)

“We have been land owners and residents of Cornish Road, Lysterfield for 44 years... We firmly believe that Cornish Road provides the best access to the Lysterfield Lake Park for Knox residents, on the proviso that it has substantial upgrade...”

“Bike access from Wellington Rd into Lysterfield NP is an obvious restriction to use of the park by cyclists, both locals and others ...”

“Need more mountain bike trailhead with parking to more easily access Lysterfield Park from the Knox side. Both main entrances on are the other side and only increase road traffic.”

“As a Knox resident using Lysterfield park for mountain biking it's always painful to drive all the way around to the two main entrances. Having new parking and trailheads on the Knox side is well overdue!”

Access to Lysterfield Park (Support)

“Access tracks from Wellington Rd are very important, but must be linked to tracks along Napoleon and Kelletts Rds.”

“Traffic on wellington road is quite busy. I do support a bike track along Wellington Road for better access to Lysterfield Park.”

“Whilst increased access to the Churchill and Lysterfield is beneficial it should be with due regard to not overburdening the park itself...”

“Either the Cornish or Powells Rd entry .. provided that such access is linked to a bike trail along Wellington Rd.”

“I support better access options through this precinct for low level recreation (bike and pedestrian access) to connect with Lysterfield Park.”

“If additional parking is considered, noting the popularity of Lysterfield Park, consider making newer parking time limited to allow shorter duration visitors better access.”

Access to Lysterfield Park (Opposed)

“Very concerned that providing more or easier access will have these areas over loved and lead to degradation...”

“Leave it as it is. We don't want another 1000 steps chaos that you see in the Dandenongs.”

“I am one of the... residents on Powells Road and do not support more traffic on this Road. Especially since a significant size expansion of the Dog Kennels is quite possible. The road is single lane and gravel ...”

Protect from Change

“It is absolutely essential that the Urban Growth Boundary remains in place.”

“These areas must be maintained and strengthened. No watering down of these zones should be permitted.”

“Keep it simple and preserve the area, no big tourist attractions.”

“We don’t want another 1000 steps. We don’t want herds of people.”

Quarries (Concerns)

“I think they create an unacceptable level of traffic, noise and dirt which has increased massively. I don’t support this.”

“...ensure the open, bush nature of this area is maintained and enhanced and that when the quarries finally close they undertake proper and expansive rehabilitation programs.”

“The site lines are already impacted by the quarries. Despite them providing essential materials for infrastructure building they are destroying a lot of vegetation and habitat.”

“Access is great idea but protecting the area from further quarry expansion would be more sensible.”

“I loathe to have the number of quarry trucks enter and exit Wellington Rd.”

“This buffer is being eroded by the natural progression of, and by the potential expansion of the quarry businesses in this zone.”

“A balance needs to be found in this precinct between the economic role of the businesses, ie the quarries, and the natural environment. Some buffers need to be established to minimise the visual impact of the

“I shudder to think the quarries have that much life expectancy. The amount of noise, dust, vibration that come from the quarries from early hours of the morning to late at night not to mention the excessive amounts of trucks barrelling up and down Wellington Rd is ridiculous.”

Written Submissions - Precinct 2b

One email submission was received that made comments specific to Precinct 2b. One email submission regarding Precinct 2a has also been included to enable the consideration of the issue (access to Lysterfield Park) alongside other relevant comments. The table below provides a summary of key points raised. The submissions will be considered when developing draft strategies for Precinct 2b.

Table 4. Precinct 2b Written Submissions

| Unique Identifier | Submitter Category | Submission Summary |
|--|-------------------------|---|
| S2b.1. | Owner/operator (quarry) | <p>The submission requests that GARS takes into account the proposed draft Progressive Rehabilitation Plan for the Hanson Quarry and do not rule out the intended outcomes such as the establishment of a lake in the quarry pit and urban development in the north-western part of this parcel of land.</p> <p>The submission acknowledges that such development would be outside the UGB but requests that the existing DDO3 remains to guide future residential development.</p> |
| S2a.3 (Moved from Precinct 2a) | Landowner and resident | <p>a) Strongly supports the proposed access to Lysterfield Park via Cornish Road, subject to upgrades to address current issues incl. traffic and cyclist safety, drainage and environmental issues. The submission suggests that this route should be the preferred access point as it:</p> <ul style="list-style-type: none"> • is heavily used for access to Lysterfield Lake Park; • has good connectivity to the tracks via an access gate; • is close to urban development; • has ample road reserve; and • serves as fire and emergency access. <p>b) Suggests the other option (Powell Road) is unsuitable as it has poorer connectivity, is less safe due to kennels traffic and does not have sufficient road reserve.</p> <p>c) Separated bike paths should be extended along Kelletts Road, Wellington Road and Cornish Roads to connect with Lysterfield Park. Given the high traffic volumes on Wellington Road “off-road” paths would be a far safer option than “on-road”. A signaled pedestrian/cyclist crossing is suggested on Wellington Road.</p> <p>d) Council’s weed management is suggested be extended to private rural properties.</p> |



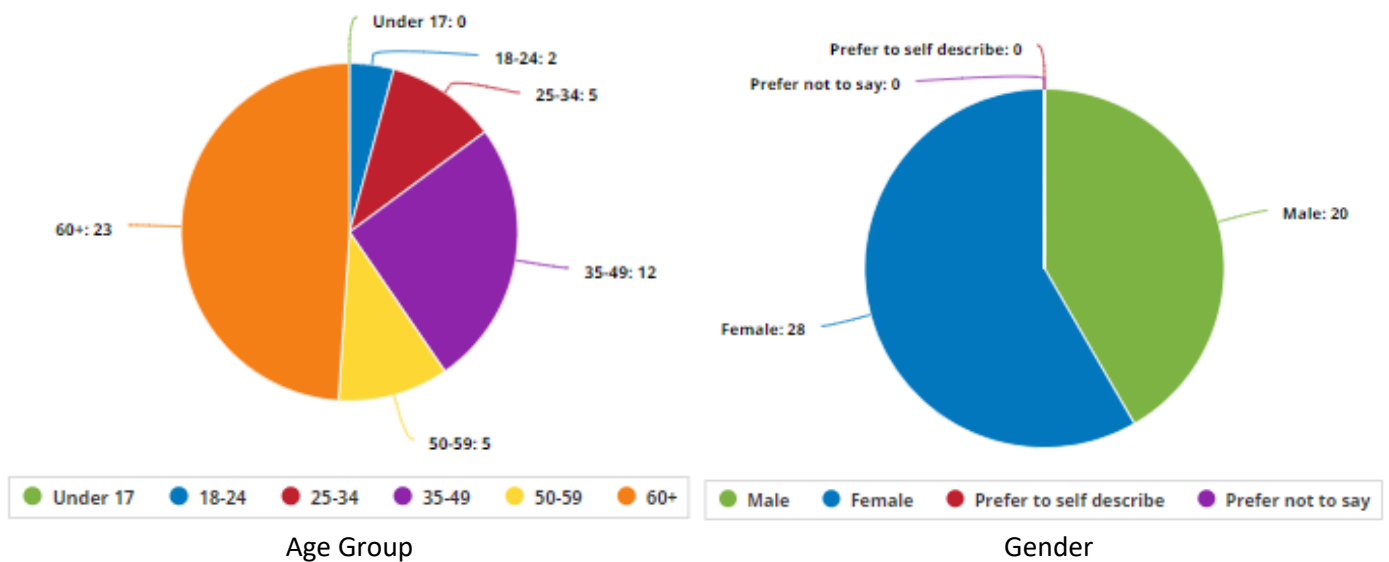
Precinct 3 – Dandenong Creek Valley

A total of 47 respondents completed the online survey for Precinct 3. Survey respondents were asked to rate the draft vision and key opportunities for this precinct. Open-ended fields were also included allowing for additional comments. A total of 59 comments were received through the open ended fields for Precinct 3.

Seven submissions were also received via email/letter, which made specific comments regarding Precinct 3.

Survey Respondents - Demographics

The largest group (49%) of survey respondents were within the 60+ years age group followed by the 35-49 years age bracket as the second dominant group (25%). The majority of survey respondents identified as female.

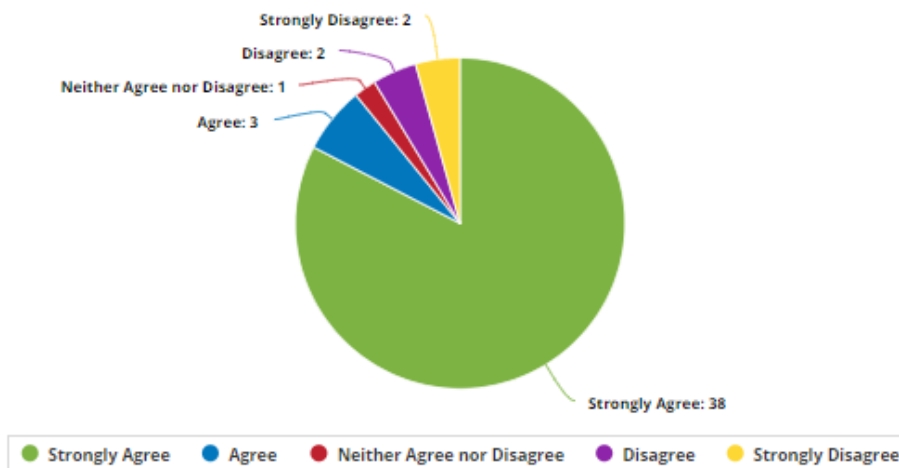


Draft Vision – Precinct 3

The Draft Vision received a high level of support with 89% of respondents indicating that they “agree” or “strongly agree” with the Draft Vision. The respondents also provided a total of 9 comments on the Draft Vision. Key points raised in the comments are outlined below.

Draft Vision for Precinct 3

“The precinct will act as a consolidated “green lungs” corridor within the Eastern Metropolitan region providing considerable recreational, nature conservation, flood mitigation, urban agriculture and parkland opportunities.”



Comments on Draft Vision:



- The importance of waterways and wildlife corridors**
 A number of comments emphasised the importance of the waterways and the associated riparian corridors. The role of this precinct in wildlife movement and connectivity was another matter raised as important. There are opportunities for the vision to reference these important roles of this precinct.
- Development pressures**
 A few comments raised concerns about the future potential development at Jenkins Orchard and the Boral Redevelopment Site and how they would interact with and affect the function of this precinct as a green lungs corridor.
- Horse agistment**
 A number of comments mentioned the importance of maintaining the current horse agistment in this precinct which is viewed as a rare recreational opportunity for the community.

Issues and Opportunities – Precinct 3

Summary of comments from each theme:

Landscape & Character

The opportunities under this theme received general support from the majority of respondents. The highest level of active support* was provided for the protection of **Dandenong Creek** (Map 3 – Opportunity 1) as an integrated landscape element (91%) and the importance of mitigation of the visual impact of the **high voltage power lines** (Map 3 – Opportunity 2) (87%).

The importance of retaining the horticulture activities to support **local food production** was an issue frequently raised in the comments. However, submissions by local property owners suggest that the existing markets on High Street Road do not produce their products onsite but rather procure them from across Australia or even overseas. **Protection of the rural character** and **enhancing the natural environment** were also common matters highlighted in the comments.

Ecology

The ecological recommendations were generally rated very important in this precinct. Introducing a **200m biodiversity corridor** along Dandenong Creek received the highest level of active support from the survey respondents (100%), followed by **reducing the barrier effect** of roads for wildlife movement (98%).

The comments made under this theme highlighted the importance of **wildlife habitat and connectivity**, with examples of bird sightings provided. **Land management and weed control** was also considered an important issue in this precinct that requires additional action. A number of respondents also raised the community benefits of the opportunities offered in this precinct for **passive recreation and connection with nature**, in particular for the younger generation.

Land Use and Access

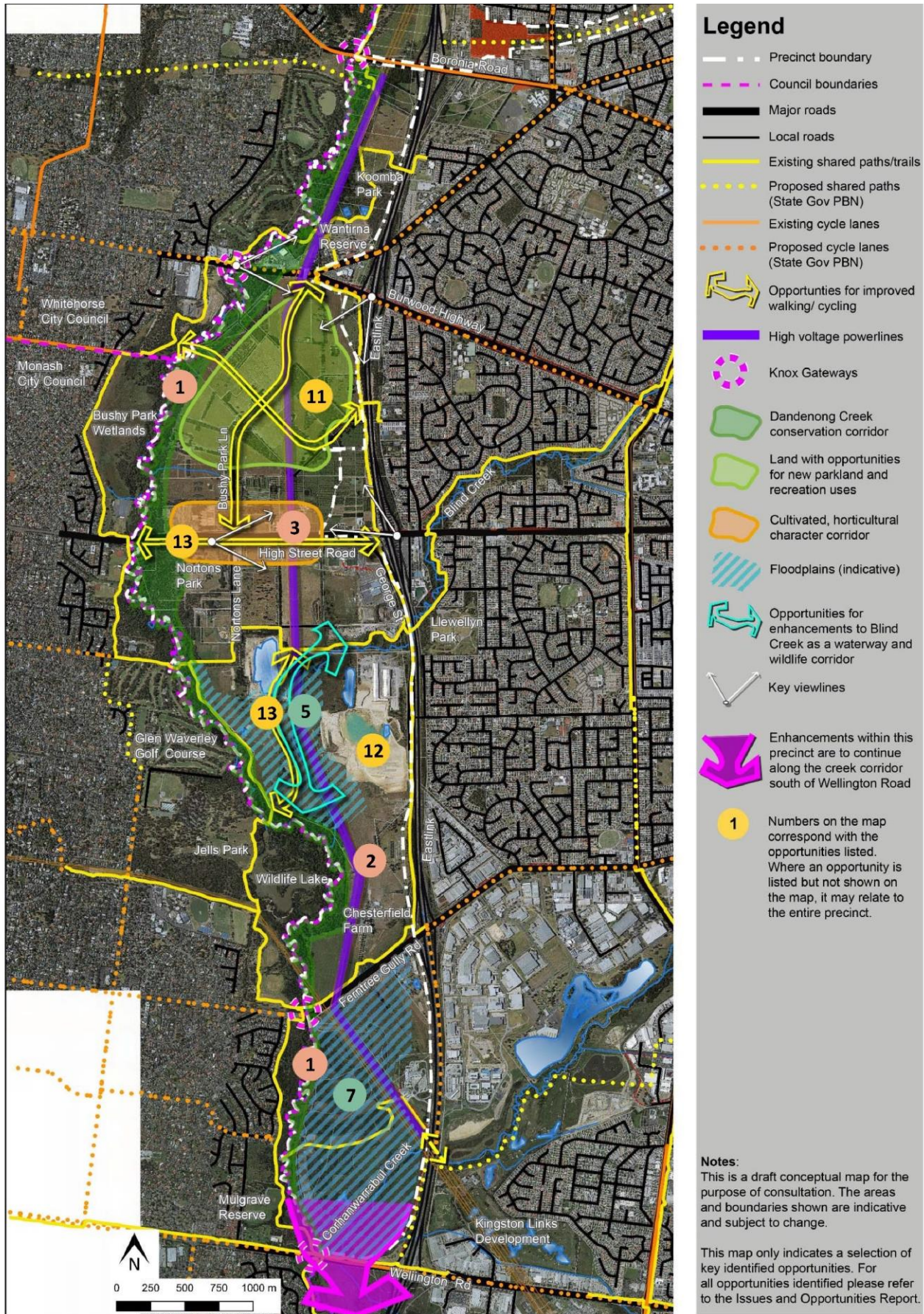
The **Boral Redevelopment Site** (Map 3 – Opportunity 12) received mixed comments including concerns about any future residential development. It should be noted that the broad vision to have residential development at this site is already incorporated in the Knox Planning Scheme and is not a proposal put forward by GARS. With regard to this site, GARS looks at opportunities to enhance the environmental and landscape values of this area for the future development.

Shared path connectivity received a high level of support within this precinct, with linkages along High Street Road and Blind Creek considered a priority (Map 3 – Opportunity 13). There were also suggestions for additional linkages. It was suggested that the proposed linkage along Eastlink south of Ferntree Gully Road (which is part of the existing State Government Principal Bicycle Network (PBN) needs to be off-road rather than on-road. A separated shared path along this route was considered necessary to complete the corridor in a safe manner.

The respondents were divided on the proposed **land use review** of the area surrounding Bushy Park Lane and Axford Road (Map 3 – Opportunity 11). A considerable number of survey respondents indicated their support for enhancing this area with recreational/parkland opportunities and improving accessibility by the general public. However, the respondents who currently use the **existing horse agistment** in this area highlighted the community values of this use and have requested it to be retained. In addition, some respondents noted that they valued the sight of **grazed cattle** and its contribution to the rural feel and character of this corridor, especially where visible from the cycle trails. There were also mixed reactions to the idea of **improving access** to and through this area by sealing of the roads or creating shared paths. While some respondents strongly supported this idea, others had concerns that easier human access and presence may have a negative impact on the environmental values and biodiversity within this area. With regard to this matter, it is also noted that officer-level advice from Parks Victoria indicated that they have no immediate plans for a planning review of this area.

* “Active support” means where an opportunity is rated “Very Important” or “Important” by the respondent.

The following map illustrates the key opportunities identified for Precinct 3 and should be read in conjunction with the survey results that follow.



Legend

- Precinct boundary
- Council boundaries
- Major roads
- Local roads
- Existing shared paths/trails
- Proposed shared paths (State Gov PBN)
- Existing cycle lanes
- Proposed cycle lanes (State Gov PBN)
- Opportunities for improved walking/ cycling
- High voltage powerlines
- Knox Gateways
- Dandenong Creek conservation corridor
- Land with opportunities for new parkland and recreation uses
- Cultivated, horticultural character corridor
- Floodplains (indicative)
- Opportunities for enhancements to Blind Creek as a waterway and wildlife corridor
- Key viewlines
- Enhancements within this precinct are to continue along the creek corridor south of Wellington Road
- Numbers on the map correspond with the opportunities listed. Where an opportunity is listed but not shown on the map, it may relate to the entire precinct.

Notes:
This is a draft conceptual map for the purpose of consultation. The areas and boundaries shown are indicative and subject to change.
This map only indicates a selection of key identified opportunities. For all opportunities identified please refer to the Issues and Opportunities Report.

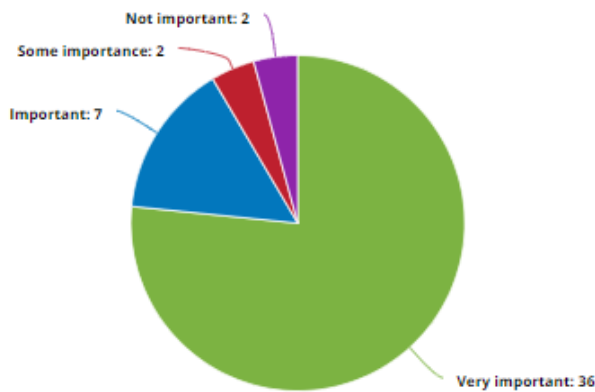
Map 3 – Advertised Draft Opportunities for Precinct 3



Precinct 3 Survey Results - Landscape and Character

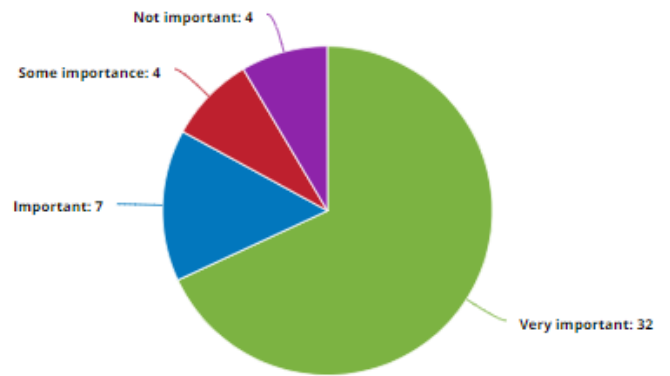
1 Dandenong Creek

Running along the western boundary of this precinct, the Dandenong Creek riparian corridor is a key integrated landscape element that defines this precinct as a single unit. This corridor also represents an area of Aboriginal cultural sensitivity.



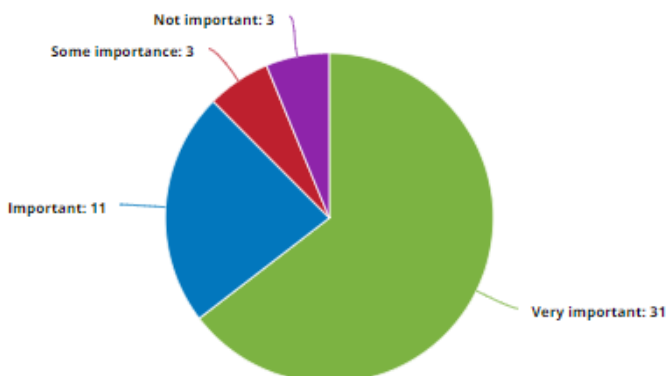
3 High Street Road

High Street Road is an entry corridor to Knox with a strong rural character defined by horticulture, food production and market uses. Any future changes need to reflect this rural character and where possible provide improvements to the amenity and aesthetics of this character corridor.

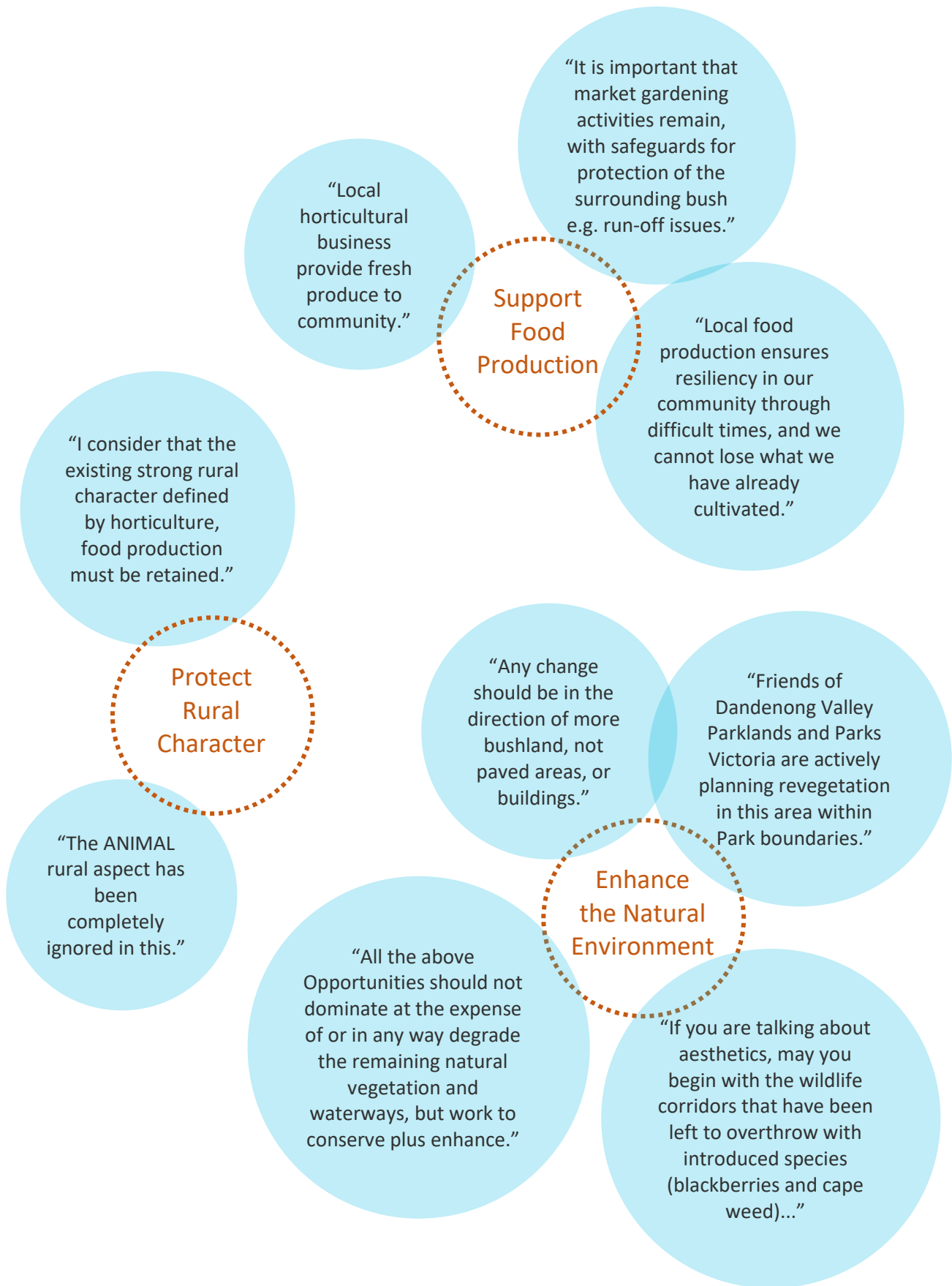


2 Power lines

The high voltage power lines that run north-south through this precinct have considerable visual impact. Vegetation plays an important role in mitigating/reducing the visual dominance of these power lines and is an important factor that needs to be maintained.



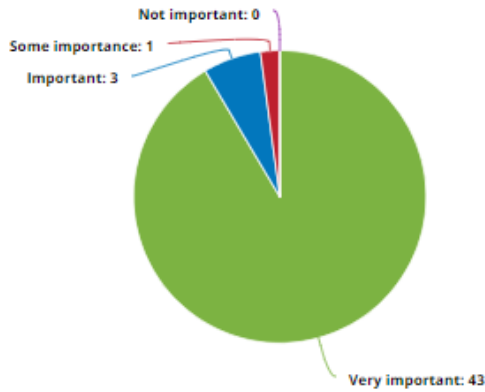
Selected Quotes (By Common Issue)



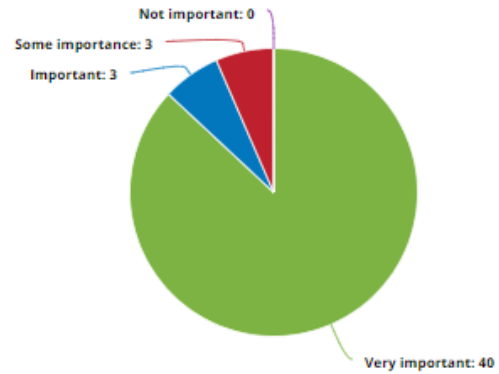


Precinct 3 Survey Results - Ecology

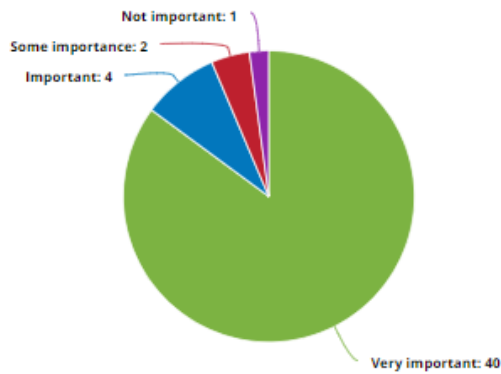
- 4 Dandenong Creek 200m buffer**
Protecting the 200m buffer of Dandenong Creek from intense development and revegetation within this corridor will have significant positive biodiversity impacts.



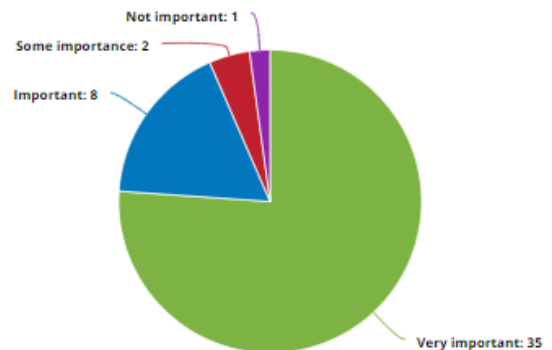
- 7 Flood management and water quality**
Wetlands assist with flood management while providing habitat for aquatic species. Ongoing collaboration between Knox Council and Melbourne Water will be required to monitor conditions and identify opportunities for improvements.



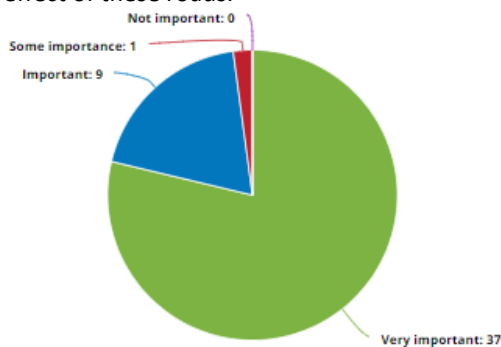
- 5 Blind Creek**
There are opportunities to re-establish and re-vegetate Blind Creek as a natural waterway and wildlife corridor between Dandenong Creek and the area to the south of Knox Waste Transfer Station.



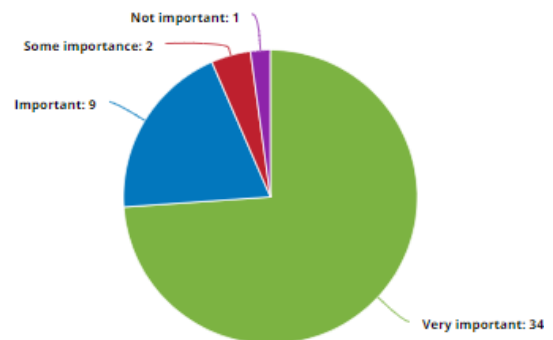
- 8 Water sensitive and ecologically sustainable design**
There are opportunities to encourage water sensitive and ecologically sustainable design approaches to development and infrastructure within this precinct.



- 6 Barriers to wildlife movement**
Multiple road intersections with Dandenong Creek act as barriers to wildlife movement. Place-specific actions have been identified to minimise the barrier effect of these roads.



- 9 Dandenong Creek revegetation and naturalisation**
There are a couple of spots along the creek corridor with opportunities for revegetation and re-establishment of the creek as part of future development.



Selected Quotes (By Common Issue)

Wildlife Habitat & Connectivity

“Aquatic species such as the platypus, no longer seen in this area, could make a comeback if we made a concerted effort to ensure the health of the entire ecosystem.”

“...opportunity for wildlife bridges or tunnels. Wildlife bridges also have tourism opportunities.”

“Whilst Dandenong Creek and its tributaries have the potential to be important wildlife and ecological corridors they are currently so weed infested that their value is somewhat limited. Major environmental plantings are required - not just of trees - but of entire ecosystems...”

“The biolinks from the Dandenong Ranges to Koomba, Shepherds Bush and Jells need to be consolidated and not fragmented.”

“Shepherds Bush and Nortons Park have a state-wide reputation for interesting bird sightings. Probably the best known are the Powerful Owls... Pink Robins, Grey Falcon, Sparrowhawk, Bassian Thrush ... and Rufous Fantail.”

Land Management & Weed Control

“Revegetation and weed control are very important and far more needs to be done.”

“There is a crucial need to remove the blackberry clumps and the foxes that live in them to allow the native wildlife to prosper.”

“Repairing soil will require cultural practice, if you want the native aesthetics to return you need the ground to be right, it needs to favour carbon in the ground, and sustaining fungal communities to support the plant life in its seasonal cycle, Aboriginal knowledge is fundamental to its recovery with agricultural and resource focus.”

Recreation & Connection with Nature

“Allowing our children to interact with wildlife is important for their physical and mental health, along with retaining a connection to the real world while growing up in suburbia.”

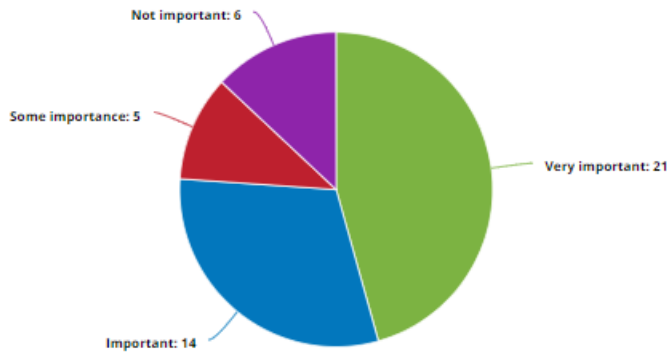
“This area could become of greater importance as a wetland habitat for birds, with bird hides and boardwalks bringing more visitors.”



Precinct 3 Survey results - Land Use and Access

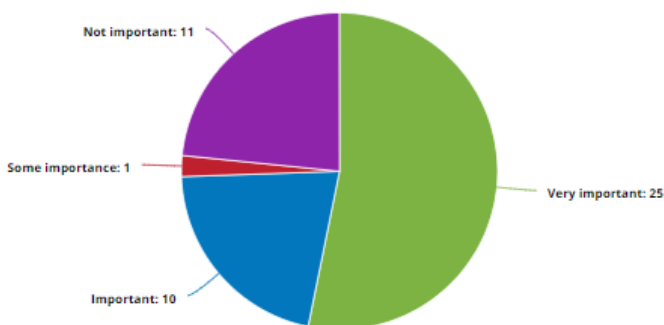
10 Economic role

Rural economic activities within this precinct, including existing horticulture and food production/sale in the vicinity of High Street Road, are of high value to the surrounding urban catchment and need to be protected.



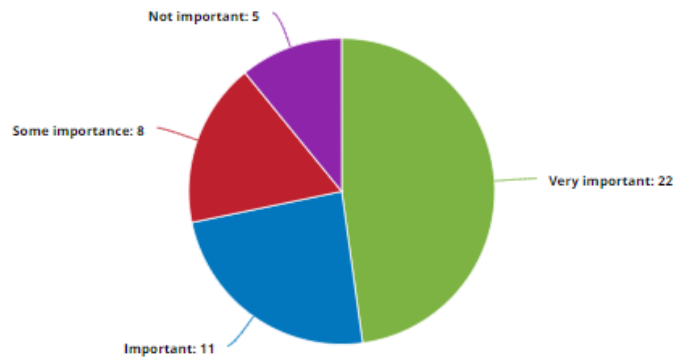
11 Land Use Review (Bushy Park Lane)

A large area between High Street Road and Burwood Highway is zoned Public Park and Recreation, however, has poor access and is used for grazing/horse agistment. This area presents great opportunities for well-designed parklands or other active and passive recreation uses to meet the needs of a growing population. Vehicular and shared path connectivity is also recommended through this area.



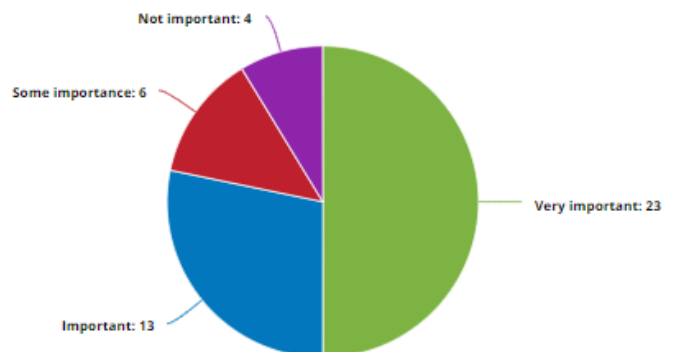
12 Boral redevelopment site

The Boral Quarry site has been identified as a strategic site for future residential and employment uses subject to appropriate approvals. There are opportunities to locate the built up area closer to EastLink and provide for nature conservation and passive recreation uses to the west in proximity to the Dandenong Creek corridor.



13 Shared path connectivity

Opportunities exist for shared path connectivity along High Street Road and along the future re-aligned Blind Creek. The proposed shared paths and cycle lanes by the State Government's Principal Bicycle Network (PBN) are also supported.



Selected Quotes (By Common Issue)



“Passing horses along Dandenong Ck bike trail is fantastic so it would be awful if the plans to enhance that area for recreation removed this aspect in Knox.”

“My daughter is one of those who agists her horse in this area. It is indeed a beautiful area that the agistees put a lot of effort into maintaining and preserving...”

“... please do not take our agistment away from bushy park lane. This has major impact on our lives, and we maintain the area and preserve the spaces.”

**Retain
Agistment
& Grazing
(Item 11)**

“The land for animal grazing is very important for the continuation of a unique opportunity in Knox. It is the closest suburb to the CBD that facilitates the ownership and maintenance of horses and livestock.”

“Whilst areas used for grazing may have poor access I don't see removal of grazing important until decent plans are available for better use of these areas for parkland.”

“It is primarily local women who use this area for their own health and fitness, riding these horses targeting better physical activity within the community. These women are from all ages who interact socially.”

“The area between High Street Rd and Burwood Hwy is an important quiet, peaceful zone with some REALLY important ecological values The 'opening up' of these areas usually spells the death knell for these areas...”

**Opposed to
Proposed
Public Access
(Opp. 11)**

“People generally bring rubbish, dogs, compaction and damage through to the environment.”

“Improved access sees deterioration of the area through infrastructure, litter, damage, dog faeces etc.”

Written Submissions - Precinct 3

Seven email submissions were received that made comments specific to Precinct 3. The table below provides a summary of key points raised. The submissions will be considered when developing draft strategies for Precinct 3.

Table 5. Precinct 3 Written Submissions

| Unique Identifier | Submitter Category | Submission Summary |
|-------------------|--|---|
| S3.1. | Not Provided | <ul style="list-style-type: none"> • Objects to Jenkins Orchard development (outside study area). • No new development or infrastructure. • Opposed to cyclists. |
| S3.2. | Surrounding Resident; User; Community Group Member | <ul style="list-style-type: none"> • Biolink Corridors: Provides details on birdlife and sightings of species. • Blind Creek south of the Transfer Station: Provides history and supports restoring the creek as part of Boral redevelopment; better management of rubbish blown from the Transfer Station. • Remnant woodland biodiversity values along Axford Road. • Cycle paths: High traffic on Eastlink Trail and worn gravel at some spots; concerned about the proposed “on-road cycle path” on Eastlink – off-road connection more appropriate; Suggests other bike linkages. • Supports improving access and public use of the Bushy Park equestrian area. |
| S3.3. | Property owner; Business Operator | <ul style="list-style-type: none"> • Suggests to allow for residential development to the east of Bushy Park Lane and Pumps Lane, linking with Jenkins Orchard. • Other than the vineyard, there is no food production east of Bushy Park Lane. Agriculture and horticulture is impossible due to bird population. The two existing produce outlets do not produce any of their fruit/vegetable on site. • Believes there is no agri-tourism, education and cultural activities. |
| S3.4. | Property Owner; Resident | <ul style="list-style-type: none"> • Supports the green belt vision to preserve the rural and natural values. • Raises comments with regard to the Boral Redevelopment Site: <ul style="list-style-type: none"> ○ The need to protect Blind Creek and its wetlands. ○ The need to consider floodplains. ○ Areas of Aboriginal Cultural Heritage Sensitivity. ○ The presence of native plants and grasses along Norton’s Lane. The submitter is concerned that future residential access would be through this road. ○ Displeased that trees on the Boral quarry land were previously removed. ○ Concerned that development in proximity to Shepherds Bush would impact this sensitive habitat. |
| S3.5. | Property owner; Business Operator | <ul style="list-style-type: none"> • Makes comments with regard to the Boral Redevelopment Site: <ul style="list-style-type: none"> ○ Removal of trees has resulted in the loss of wind breakers, birdlife and the increase in weeds. ○ Requests clarification regarding the future of the grazing area adjacent St Paul’s Missionary College. ○ Welcomes planting of trees along the Blind Creek Trail. ○ Concerned about the lack of infrastructure to support this development. • Supports the draft vision statement for Precinct 3. |
| S3.6. | Business Operator | <p>The submission generally seeks the continuation of the existing horse agistment on paddocks surrounding Bushy Parks Lane (land leased out by Parks Victoria).</p> <ul style="list-style-type: none"> • Provides more information on land/environmental management activities undertaken by the agistment operators and their capital works program. |

| | | |
|--------------|------------------------------------|--|
| | | <ul style="list-style-type: none"> • Requests that the report acknowledges the contribution of the current operators to environmental management and stewardship of this area. • Seeks clarification on the proposed rezoning of 115-123 Axford Road to PCRZ. • Supports revegetation and environmental protection. • Requests that the historical value of this area is considered and reflected. • Disagrees with the discussion regarding poor maintenance of agistment land. • Requests that the maintenance of grazing land be seen as a separate issue to the maintenance of agistment land. • Supports maintaining the rural character and believes that agistment is a key contributor. • Objects to sealing of the roads due to concerns about stormwater run-off and noise impacts on wildlife. • Objects to the proposed comprehensive planning review for the area between High St Road and Burwood Highway (Map 3 - Opportunity 11). • Highlights the positive contribution of horse-riding to the community and local economy. |
| S3.7. | Developer (on behalf of landowner) | <p>Provides detailed comments on discussions within the Issues and Opportunities Report, with the following key comments:</p> <ul style="list-style-type: none"> • Requests alignment with the developer’s draft vision for the Boral Redevelopment site [not formally submitted to Council at the time of submission] and provides background information. • With regard to Blind Creek, requests that all reference to “realignment” is removed. Suggests that enhancement of the creek corridor be targeted instead incl. the introduction of ponds and riffles, wetlands, landscaping and planting. • Objects to the proposed 200m Dandenong Creek biodiversity corridor and suggests replacing it with Melbourne Water’s 50m buffer and DELWP’s preferred 100m buffer. • Requests the removal of existing quarry water bodies from the maps as they will not be retained. • Questions the characterisation of High Street Road as a rural corridor due to future changes. |
| SG6 | Not provided | Proposes that a disc golf course is built in one of the 5 precincts. |

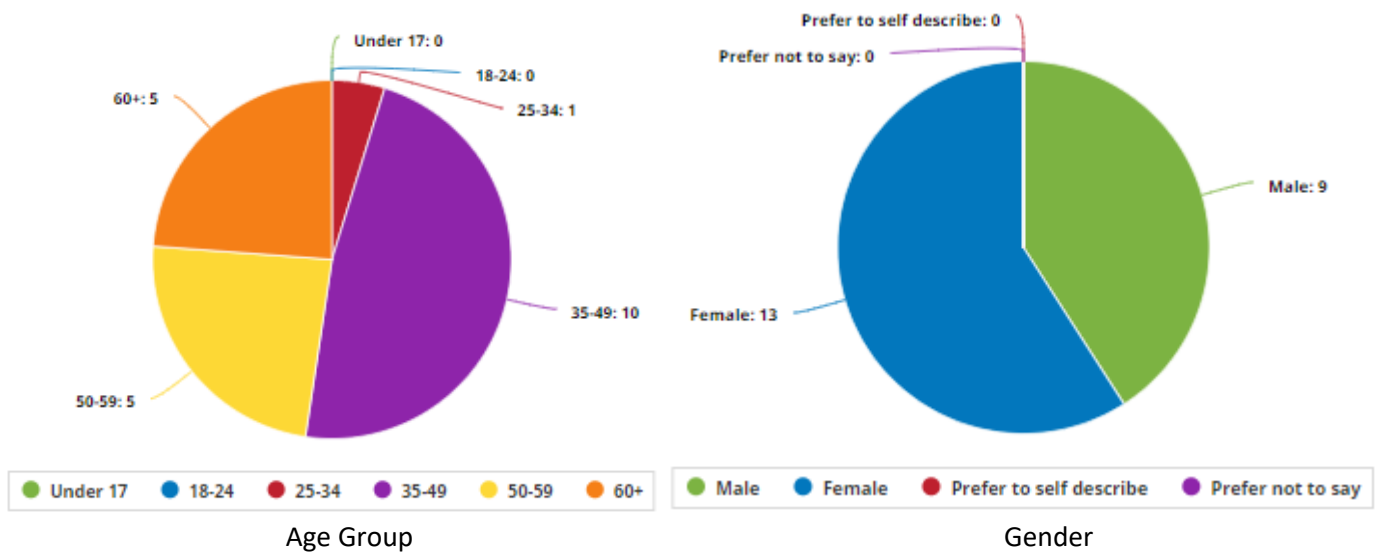


Precinct 4 Healesville Fwy Reservation & Surrounds

A total of 21 respondents completed the online survey for Precinct 4. Survey respondents were asked to rate the draft vision and key opportunities for this precinct. Open-ended fields were also included allowing for additional comments. A total of 15 comments were received through the open ended fields for Precinct 4.

Survey Respondents - Demographics

The largest group (48%) of survey respondents were within the 35-49 years age group followed by the 50-59 and 60+ years age brackets (24% each). The majority of survey respondents identified as female.



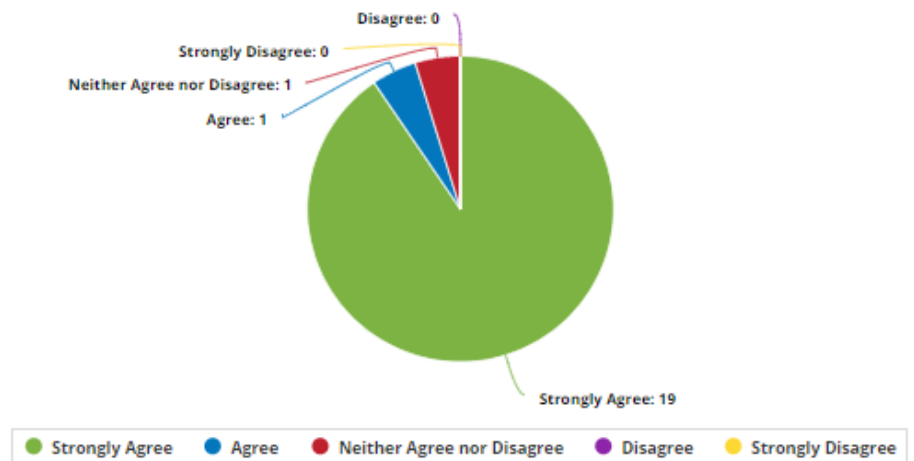
Draft Vision – Precinct 4

The Draft Vision received a high level of support with 90% of respondents indicating that they “strongly agree” with the Draft Vision.

The respondents also provided a total of 3 comments on the Draft Vision. Key points raised in the comments are outlined below.

Draft Vision for Precinct 4

“The need for the freeway extension is to be reviewed by VicRoads in the context of the broader traffic network. Should the road not be required, the precinct offers opportunities for an integrated open space/parkland corridor which protects native vegetation.”



Comments on Draft Vision:

mentioned

creek

dandenong

vision create

- Open space/parkland opportunities**
 Two comments supported the creation of new parkland (recreational & environmental) as it provides a unique opportunity to provide a linkage between Dandenong Creek, Bateman St Bushland and surrounding park/habitat sites.
- Biodiversity and conservation buffer**
 One comment suggested that the vision should make a direct reference to “Biodiversity” as an important priority for this precinct.

Issues and Opportunities – Precinct 4

Summary of comments from each theme:

Landscape & Character

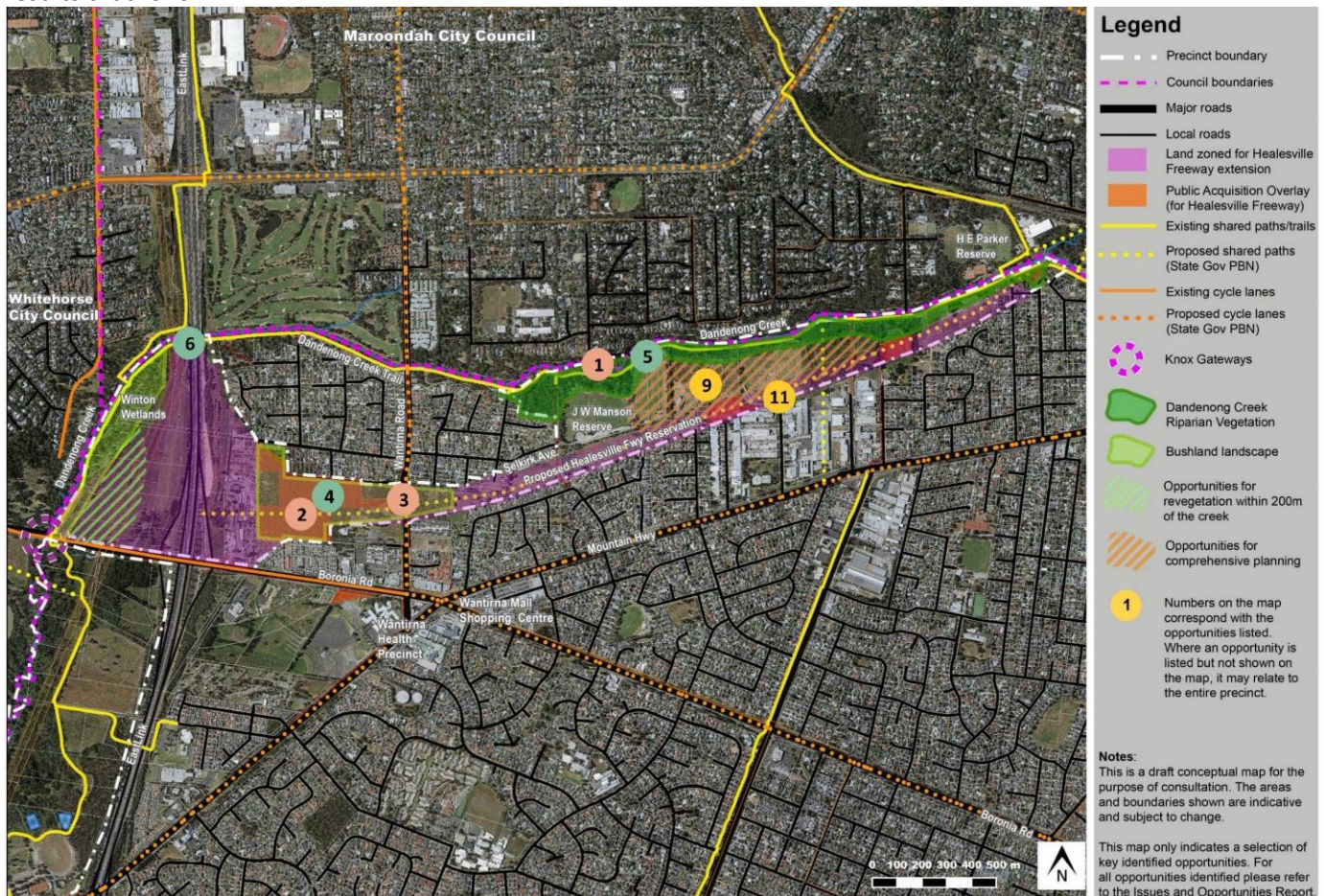
The **Dandenong Creek corridor** (Map 4 – Opportunity 1) and **Bateman St Bushland** (Map 4 – Opportunity 2) were considered the most important landscape features in this precinct with 100% of the respondents actively supporting* their protection. Views from the **Wantirna Road cutting** (Map 4 – Opportunity 3) were also considered an important element in this precinct by the majority of respondents (95% active support).

Ecology

Environmental enhancements within 200m of the **Dandenong Creek corridor** were highlighted as a key priority in this precinct with 100% of the respondents actively supporting them. Protection of **Bateman St Bushland** (Map 4 – Opportunity 4) was also considered highly important in this precinct, with 95% of the respondents actively supporting its protection due to environmental and biodiversity values. **Water sensitive design** approaches were also actively supported by all respondents with some comments suggesting that such an approach should be given a greater policy mandate in the strategy.

Land Use and Access

The feedback was more complex under this theme. Regarding the area identified with opportunities for **comprehensive planning** (Map 4 – Opportunity 9), general support was expressed for additional open space and passive recreation uses, however, other uses such as café/restaurant or agriculture received less support. When asked whether the existing **uncertainty about the future** of the road reserve has resulted in poor/short term use of the area, 65% of the respondents believed this is an important or very important issue in this precinct. The following map illustrates the key opportunities identified for Precinct 4 and should be read in conjunction with the survey results that follow.



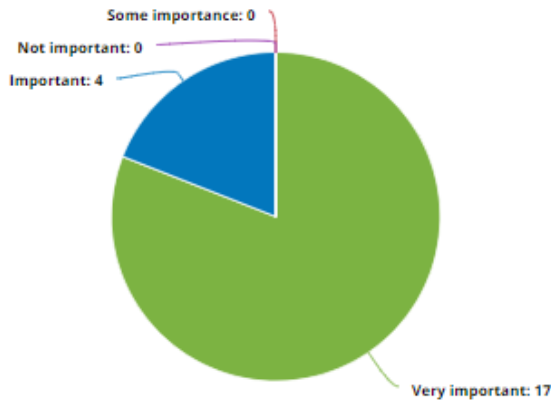
Map 4 – Advertised Draft Opportunities for Precinct 4

* “Active support” means where an opportunity is rated “Very Important” or “Important” by the respondent.

Precinct 4 Survey results - Landscape and Character

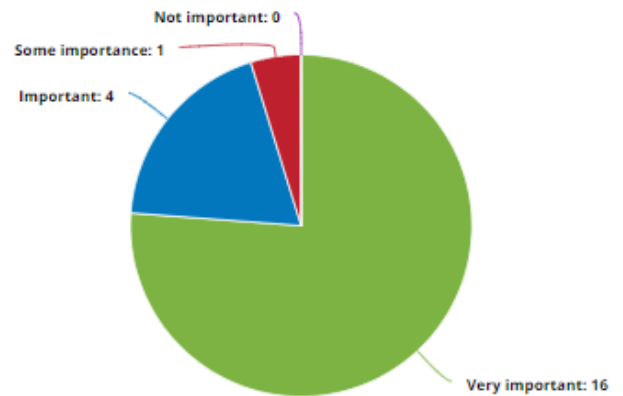
1 Dandenong Creek corridor

Dandenong Creek and its riparian vegetation line the northern edge of the precinct and provide a distinct local character. The openness of the floodplains to the south has enabled this natural green corridor to be visible from the surrounding area.



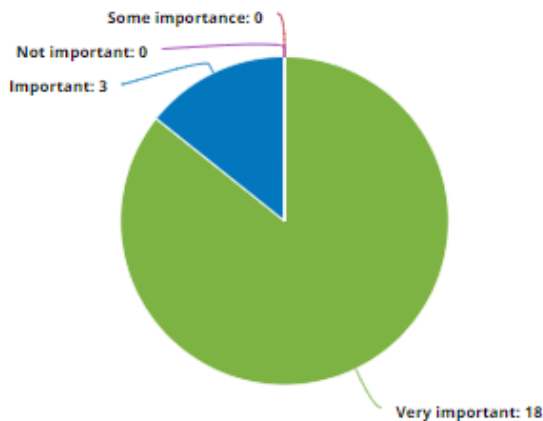
3 Wantirna Road cutting

The Wantirna Road cutting provides views to an elevated slope of scattered vegetation which contribute to its experience as a natural and leafy place within the urban setting.



2 Bateman Street Bushland

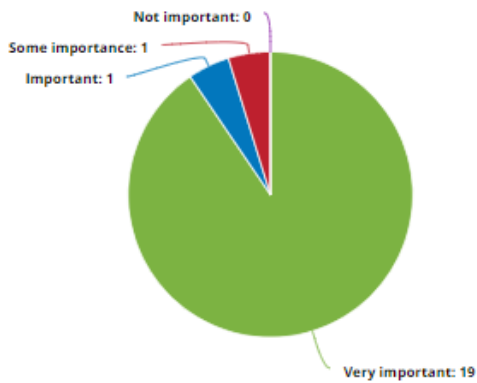
The Bateman Street Bushland is a highly valued local landscape setting, comprising intact and significant native vegetation.



Precinct 4 Survey Results - Ecology

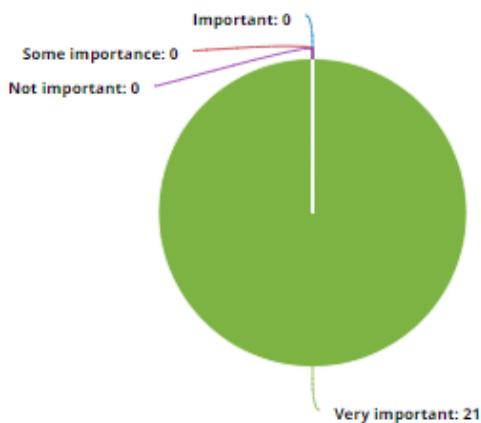
4 Bateman Street Bushland

The Bateman Street Bushland has high ecological values due to endangered vegetation types, however, is located on the Freeway reservation corridor. Should the freeway not be required, this bushland is recommended for rezoning for conservation purposes. Should the freeway be required, an underpass design is recommended to be investigated by VicRoads to protect this bushland.



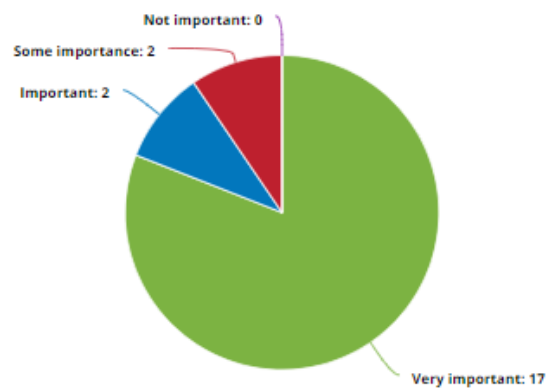
5 Dandenong Creek 200m buffer

Dandenong Creek and its riparian vegetation have high biodiversity values. Previous revegetation, wetland building and habitat restoration by local Councils and community groups have greatly added to these values. There are opportunities to protect these values and support further enhancements within 200m of the creek.



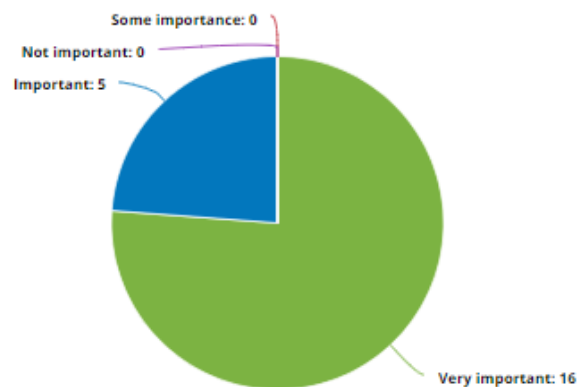
6 Barriers to wildlife movement

Actions have been identified to minimise the barrier effect of EastLink over the Dandenong Creek.



7 Water sensitive design

There are opportunities to encourage water sensitive design approaches to development and infrastructure design.



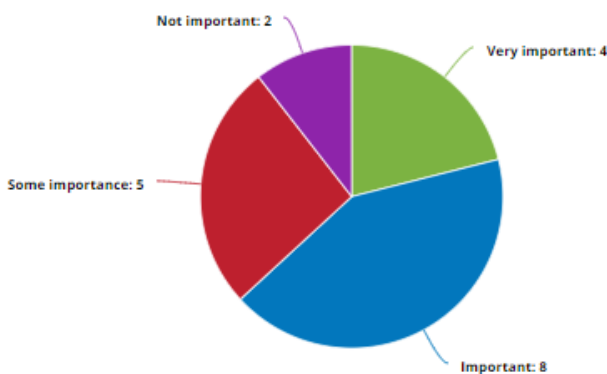


Precinct 4

Survey Results - Land Use and Access

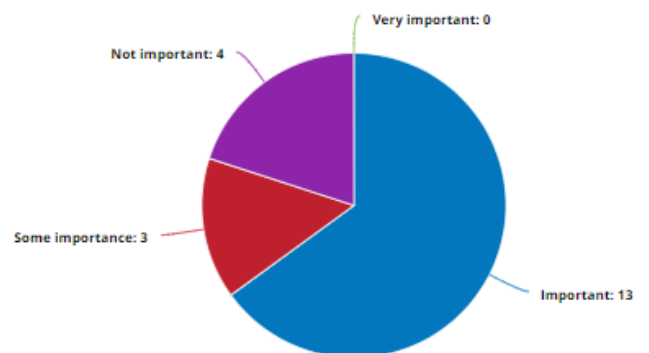
8 Need for future certainty

Constraints such as flooding from Dandenong Creek and uncertainty about the road reservation have resulted in the current interim uses.



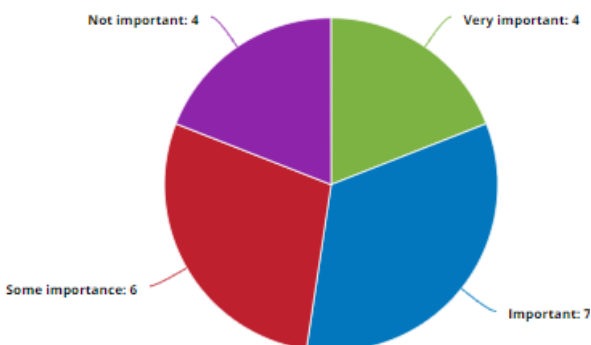
10 Agriculture

Due to good soils, opportunities exist for small scale urban agriculture.



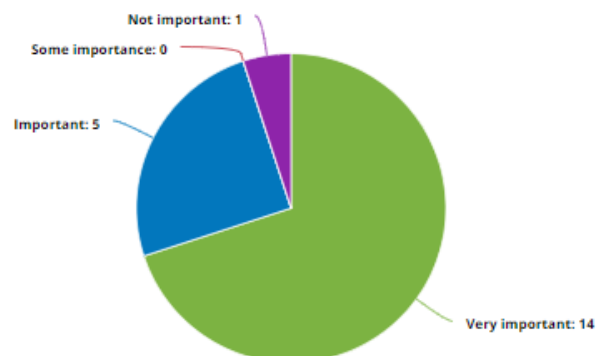
9 Comprehensive planning opportunities

The area between the creek and the reservation presents opportunities for possible consolidation of land and comprehensive planning to enable a more productive use of land, improved accessibility and enhanced land management practices. Due to its proximity to population catchments, this area has potential for open space and recreational uses, building upon the existing facilities at JW Manson Reserve, with possible complementary uses such as restaurant/cafes.



11 Amalgamation opportunities

Should the Freeway not be required, the reserved land could be amalgamated with the adjoining area to form a high quality, well accessed open space corridor.



Selected Quotes (By Common Issues)

Comprehensive Planning (Opportunity 9)

“This is Knox's single largest opportunity to create new parkland (recreational & environmental), create new wildlife corridors and strengthen existing surrounding park/habitat sites.”

“Comprehensive planning' sounds like development which would be a great waste of this very limited resource (open space). Yes enhancing Manson reserve e.g. adding other sporting facilities, would be a good idea but not housing or commercial.”

“Favour opportunities for passive and recreational open space that complements or enhances the natural vegetation throughout the precinct and adjoining.”

Environmental Conservation

“The word 'biodiversity' is not specifically mentioned in any of the 'opportunities'.”

“I would like to emphasise the importance of maintaining Bateman Street Bushland.”

“We should be seeking a strong conservation buffer on either side of Dandenong creek for its entire length, not just the areas identified in the map above for revegetation.”

“Apart from Bateman St bush there are pockets of important remnant bush that it would be great to see retained and maintained.”

“Whilst I would not support the Healesville freeway extension...the recommendations in the Report for dealing with a possible extension [underpass design] seem workable to minimise the impact on this rich wildlife area.”

“'Encouraging' water sensitive design isn't strong enough, with all the current knowledge and understanding of the impact it needs to be mandatory...”

Written Submissions - Precinct 4

No written submissions (email/letter) were received from community members that made specific comments about Precinct 4.

Appendix 1 – Public Authority Comments

Comments received from the public authorities are summarised in the table below. The majority of comments are provided on an officer-level, without-prejudice basis.

| Submitter | Key comments summary |
|---|--|
| Department of Environment, Land, Water and Planning (DELWP) | <ul style="list-style-type: none"> • Advises of the work underway by DELWP on Protecting Green Wedge and Agricultural Land and requests that GARS considers this work once the consultation paper is released. • Advises of the upcoming Extractive Resource Areas pilot projects, however, states that this project does not directly impact Knox. • Advises the GARS research is consistent with Planning Practice Note 31 and acknowledges that a combined Green Wedge Management Plan with the relevant adjoining councils will be required. • Recommends adding information about tree canopy. • Recommends the final strategy to be complemented by an implementation/action plan. • Regarding strengthening ESO1 and ESO2 in Precinct 1, recommends assessing permits and VCAT to check their effectiveness. • Supports the option for road and no-road scenario in Precinct 4. |
| Melbourne Water (MW) | <ul style="list-style-type: none"> • Provides additional information on MW strategies and projects including the Healthy Waterways Strategy 2018-2028 and the Co-designed Catchment Program for the Dandenong Catchment Region. • Provides an update of the current state of the Draft Greenfield Corridor Guidelines and more information about the calculation of the Creeks’ Core Riparian Zone and vegetated buffers. • Provides an update on the status of the MW flood model. • Recommends co-management of the Liverpool Road Retarding Basin with Council if more connectivity and higher visitation is intended. |
| Department of Transport (DoT) | <ul style="list-style-type: none"> • Supports the intent of the strategy, but states that additional discussion and consideration is required when more detail is provided. • Advises that there are no plans to remove or alter the current Healesville Freeway reservation and any proposals must not impact the proposed road alignment. • Advises generally that any proposals should not compromise the development, management and maintenance of the transport network. • Draws attention to the recently reviewed draft Strategic Cycling Corridor (SCC) Network, the Movement and Place Design Guidelines, and the Walking and Cycling Guidelines developed by DoT. Encourages the provision of separated cycling paths for SCCs rather than shared user paths where possible. • Recommends strengthening bush boulevard planting beyond the road reservation, and to not solely rely on the road reservation. |
| Parks Victoria (PV) | <p>Advice is provided on an officer-level without prejudice basis.</p> <p>Precinct 1</p> <ul style="list-style-type: none"> • Draws attention on the PV owned properties and parts of the Dandenong Ranges National Park (DRNP) that are zoned Rural Conservation Zone (RCZ1). • Emphasises the biodiversity and landscape role of the RCZ1. • Supports enhanced pedestrian/cycle access to DRNP. <p>Precinct 2a</p> <ul style="list-style-type: none"> • Supports maintenance of zoning and lot sizes to create a buffer between the park and the more intensive urban area. |

| | |
|--------------------------------------|--|
| | <p>Precinct 2b</p> <ul style="list-style-type: none"> • Advises of the current PV work on an amendment to the Churchill National Park & Lysterfield Park Management Plan and suggests that GARS recommendations align with this work, in particular those pertaining to improved access to the parks. • Emphasises the role of the rural buffer and the Urban Growth Boundary (UGB). • Recommends protecting viewlines from trail vantage points within the parks. • Questions why Rowville Recreation Reserve & Waverley Golf Course are not included. <p>Precinct 3</p> <ul style="list-style-type: none"> • Advises that Parks Victoria has no immediate plans for comprehensive planning within this precinct. Any future planning should be linked to broader strategic planning for the waterway corridor and involve all partners. • Advises of potential linkages to Plan Melbourne policies and DELWP’s role in similar projects such as Cardinia Creek Parklands. • Advises of positive impacts of recent enhancement to Nortons Park. • Suggests all zoning anomalies to be combined into one strategy. <p>Precinct 4</p> <ul style="list-style-type: none"> • Highlights the importance of continuous shared trail connections/linkages to Dandenong Creek Trail <p>All precincts</p> <ul style="list-style-type: none"> • The public health and well-being role of the parks and reserves to be better reflected. • Specific suggestions for re-wording/improving the recommendations. |
| <p>Whitehorse City Council (WCC)</p> | <p>Generally supports the development of GARS and its direction. The submission supports improved vegetation, riparian management, water quality and pedestrian and cyclist connectivity across both municipalities.</p> <p>Precinct 3</p> <ul style="list-style-type: none"> • Supports minimizing development within 200m of the Dandenong Creek but enquires about further detail on implementation options and any implications within WCC boundaries. • Supports multiple recommendations including a review of existing landscape controls and further investigation of the two Road Zone parcels near Koomba Park for possible rezoning. • Advises of WCC’s Residential Corridors Built Form Study (2019) and that protecting view lines along Burwood Hwy aligns with this work. • Provides information about the current management of the WCC historical landfill site and revegetation in the Lookout Trail area in proximity to the Whitehorse Recycling and Waste Centre. <p>Precinct 4</p> <ul style="list-style-type: none"> • Supports advocacy for long term certainty for the Healesville Freeway reservation corridor, comprehensive planning and possible future integration with the public parkland and recreational uses in Whitehorse. • Advises of the study’s alignment with the Whitehorse Neighbourhood Character Study 2014. • Would like to see an improved east-west connection to provide a safe and accessible link for pedestrians and cyclists between the two municipalities. • Expresses support for multiple recommendations for this precincts. |