

Office Use Only

Application No:

Date Lodged: / /

Is this the right form for me?

Use this form to apply for a planning permit. This form must be accompanied by the appropriate application fee, documents & plans. **You can login to Council's Online Services to apply and pay online** www.knox.vic.gov.au/planning

Information marked with an asterisk (*) are mandatory and must be completed.

If the space provided on the form is insufficient, attach a separate sheet.

Privacy Statement

The personal information requested on this form is being collected by Knox City Council (Council) for the purpose of assessing your application under the Planning and Environment Act 1987. Any material submitted with this application, including plans and personal information, will be made available for public viewing, including electronically, and copies may be made for interested parties for the purpose of enabling consideration and review as part of a planning process under the Planning and Environment Act 1987. The personal information will be used by Council for that primary purpose or directly related secondary purposes. The information may also be used to update Council databases to assist Council in discharging its functions or providing services. If the information is not collected, your application can not be processed. Requests for access to and/or amendment of personal information should be made to Council's Chief Privacy Officer.

The Land

Address of the land. Complete the Street Address and one of the Formal Land Descriptions.

Street Address*

Unit No:	St. No: 621	St. Name: Burwood Highway
Suburb/Locality: Knoxfield		Post Code: 3180

Formal Land Description*

Complete either A or B
This information can be found on the certificate of title.

A	Lot No:	<input type="radio"/> Lodged Plan	<input type="radio"/> Title Plan	<input type="radio"/> Plan of Subdivision	No:
OR					
B	Crown Allotment No: 2258			Section No:	
Parish/Township Name: Scoresby					

If this application relates to more than one address, please attach details.

The Proposal

For what use, development or other matter do you require a permit?*

You must give full details of your proposal and attach the information required to assess the application. Insufficient or unclear information will delay your application.


Use of the subject land for a utility installation.
Removal of native vegetation.
Associated buildings and works (utility installation and informal outdoor recreation).



Provide additional information on the proposal, including: plans and elevations; any information required by the planning scheme, requested by Council or outlined in a Council planning permit checklist, and if required, a description of the likely effect of the proposal. Checklists can be found at www.knox.vic.gov.au/planning

Estimated cost of development for which the permit is required*

Cost \$ \$1,970,000

 You may be required to verify this estimate
Insert '0' if no development is proposed

If the application is for the land within **metropolitan Melbourne** (as defined in section 3 of the *Planning and Environment Act 1987*) and the estimated cost of development exceeds \$1 million (adjusted annually by CPI) the Metropolitan Planning Levy **must** be paid to the State Revenue Office and a current levy certificate **must** be submitted with the application.

Visit www.sro.vic.gov.au for information.

Existing Conditions

Describe how the land is used and developed now*

Eg. vacant, three dwellings, medical centre with two practitioners, licensed restaurant with 80 seats, grazing.

Vacant.



Provide a plan of the existing conditions. Photos are also helpful.

Title Information

Does the proposal breach, in any way, an encumbrance on title such as a restrictive covenant, section 173 agreement or other obligation such as an easement or building envelope?

Encumbrances on Title*

- ☐ Yes (if 'yes' contact Council for advice on how to proceed before continuing with this application.)
☐ No
☒ Not applicable (no such encumbrance applies).



Provide a full, current copy of the title for each individual parcel of land forming the subject site.
(The title includes: the covering 'register search statement', the title diagram and the associated title documents, known as 'instruments' eg restrictive covenants.)

Applicant and Owner Details

Provide details of the applicant and the owner of the land.

Applicant*

The person who wants the permit and will be the primary contact for the application.

Organisation (if applicable): Development Victoria C/O Collie Pty Ltd

Postal Address

Unit No:

St. No: Level 16, 356

If it is a PO Box, enter the details here:

St. Name Collins Street

Suburb/Locality: Melbourne

State: VIC

Postcode: 3000

Please provide at least one contact phone number *

[Redacted contact phone number field]

Owner*

The person or organisation who owns the land

Name:

Title:

First Name:

Surname:

Organisation (if applicable): Development Victoria

Postal Address

Unit No.:

St. No.: Level 9, 8

If it is a PO Box, enter the details here:

St. Name Exhibition Street

Suburb/Locality: Melbourne

State: VIC

Postcode: 3000

Please check that the owner

details are consistent with the Certificate of Title.

Owner's Signature (optional):

Date:

day / month / year

Declaration

This form must be signed by the applicant*

I declare that I am the applicant; and that all the information in this application is true and correct and the owner (if not myself) has been notified of the permit application.

Remember it is against the law to provide false or misleading information, which could result in a heavy fine and cancellation of the permit

Date:

1 / 4 / 2021
day / month / year

Checklist

Have you:



Filled in the form completely?



Paid or included the application fee?



Applications require a fee to be paid.

Contact Council to determine the appropriate fee.



Provided all necessary supporting information and document?



A full and current copy of the information for each individual parcel of land forming the subject site.



A plan of existing conditions.



Plans showing the layout and details of the proposal.



Any information required by the planning scheme, requested by council or outlined in a council planning permit checklist.



If required, a description of the likely effect of the proposal (eg traffic, noise, environmental impacts).



If applicable, a current Metropolitan Planning Levy certificate (a levy certificate expires 90 days after the day on which it is issued by the State Revenue Office and then cannot be used). Failure to comply means the application is void.



Completed the relevant Council planning permit checklist?



Signed the declaration (section 7)?

Pre-application Advice

Has there been a pre-application meeting with a Council planning officer?



Yes

If 'yes, with whom? Various



No

Date: Various

day / month / year

Need help?

If you need help with your application, general information about the planning process and checklists can be found at www.knox.vic.gov.au/planning or you can contact Knox Planning Services on 9298 8125.

Lodgement

Online:

An Application can be submitted electronically through Council's Online Services portal. This will save you time and money, as you won't need to print out any plans and documents and you can pay your application fees online. Visit www.knox.vic.gov.au/planning

In person or by post:

Knox City Council Planning Services
511 Burwood Highway
Wantirna South VIC 3152



1 April 2021

Knox City Council
Town Planning Department
511 Burwood Highway
WANTIRNA SOUTH VICTORIA 3152

PLANNING PERMIT APPLICATION

Utility Installation

621 Burwood Highway, Knoxfield

Dear Madam / Sir,

On behalf of Development Victoria, please find enclosed a planning permit application for the development and use of a utility installation at 621 Burwood Highway, Knoxfield.

In order to assist you in the consideration of this application, please find enclosed the following information.

- A completed Application for a Planning Permit form.
- Relevant title information.
- A Metropolitan Planning Levy certificate.
- A planning report on the proposal including the following as appendices.
 - The Wetland Application Plan prepared by Collie Pty Ltd, V001, dated 18 March 2021.
 - The relevant Comprehensive Development Plan.
 - Relevant title information.
 - A preliminary stormwater management strategy prepared by Engeny.
 - A 'Sed Basin and Wetland Layout Plan & Sections' plan prepared by Paroissien Grant and Associates Pty Ltd.
 - A 'Knoxfield - landscape masterplan + concepts' plan prepared by MDG Landscape Architects.
 - A plan dated February 2021 by MDG Landscape Architects indicating native vegetation to be removed and retained.
- The Sed Basin and Wetland Layout Plan & Sections plan for endorsement under the planning permit.
- The Knoxfield - landscape masterplan + concepts plan for endorsement under the planning permit.
- Background reports comprising:
 - an Ecological Assessment prepared by Ecocentric Environmental Consulting dated March 2021;
 - a Cultural Heritage Management Plan prepared by Archaeology at Tardis;
 - 621 Burwood Highway Knoxfield masterplan report prepared by Architectus - for context and information only.

Please note, payment of the application fee has been made online at the time of lodgement through the Knox City Council planning permit application portal.

Under CDZ2, an application to use land is exempt from the notice requirements of Section 52(1)(a),(b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Under the CDZ2, an application to construct a building or construct or carry out works is also exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and

the review rights of Section 82(1) of the Act, if it is generally in accordance with the Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan (September 2018).

An application under clause 44.04-6, is exempt from the notice requirements of Section 52(1)(a),(b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

We trust that the enclosed information is to your satisfaction and look forward to your consideration of this application.

Yours faithfully,



Collie Pty Ltd

Copy
Enclosure

*Ms Jessamy Smooker, Development Victoria
As listed above.*

Copyright State of Victoria. This publication is copyright. No part may be reproduced by any process except in accordance with the provisions of the Copyright Act 1968 (Cth) and for the purposes of Section 32 of the Sale of Land Act 1962 (Vic) or pursuant to a written agreement. The information is only valid at the time and in the form obtained from the LANDATA REGD TM System. None of the State of Victoria, LANDATA REGD TM System, Victorian Land Registry Services Pty. Ltd. ABN 86 627 986 396 as trustee for the Victorian Land Registry Services Trust ABN 83 206 746 897 accept responsibility for any subsequent release, publication or reproduction of the information.

REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 12014 FOLIO 690

Security no : 124088242783K
Produced 20/02/2021 11:00 PM

CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2258 Parish of Scoresby.
PARENT TITLE Volume 11770 Folio 351

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DEVELOPMENT VICTORIA of LEVEL 9 8 EXHIBITION STREET MELBOURNE VIC 3000

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP961547B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

Delivered from the LANDATA® System by InfoTrack Pty Ltd.

The information supplied by Feigl & Newell Pty. Ltd. has been obtained from InfoTrack Pty Limited by agreement between them. The information supplied has been obtained by InfoTrack Pty Limited who is licensed by the State of Victoria to provide this information via LANDATA® System.

<p align="center">TITLE PLAN PLAN FOR CROWN GRANT PURPOSES</p>		<p align="center">EDITION 1</p>	<p align="center">TP961547B</p>
<p>LOCATION OF LAND</p> <p>PARISH : SCORESBY CROWN ALLOTMENT : 2258</p> <p>MGA94 Co-ordinates (of approx. centre of land in plan) E 346600 ZONE: 55 N 5806970 GDA 94</p> <p>DEPTH LIMITATION : 15 Metres</p>		<p>NOTATIONS</p> <p>SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 3 OF THIS PLAN.</p> <div style="display: flex; justify-content: space-between;"> <div> <p>THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES.</p> </div> <div> <p>Checked by: Kevin Bond Date: 02 / 08 / 2017 Assistant Registrar of Titles</p> </div> </div>	
<p>DRAWN: RNB 01/02/2017</p>	<p>EXAMINED: AF 14/2/2017</p>	<p>CAD FILE: TP961547B.DGN</p>	<p>ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3</p>
<p align="center">OFFICE OF SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING</p>		<p>SCALE 1:4000</p> <p>Prepared from: VDP, S250(A6) AND OP123420A</p>	<p>FILE REF: F2005/00197</p> <p align="right">David R Boyle Acting Surveyor-General, 01/08/2017</p>

TP961547B

MGAS4
ZONE 55

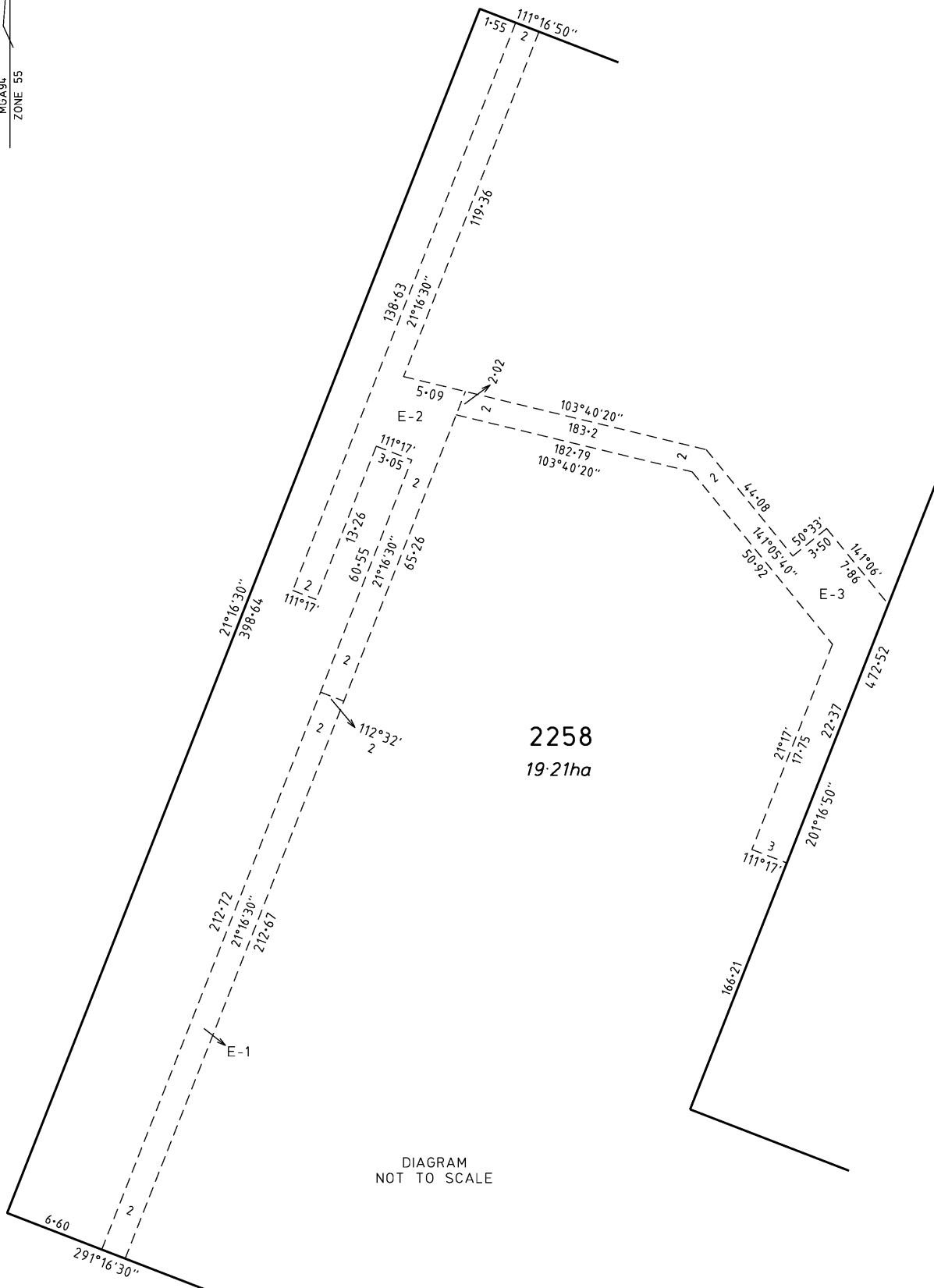
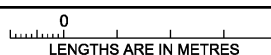


DIAGRAM
NOT TO SCALE

OFFICE OF
SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF ENVIRONMENT,
LAND, WATER AND PLANNING

SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 2

David R Boyle
Acting Surveyor-General, 01/08/2017

TP961547B

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantee and its successors in title will allow the full and free right to and for the owner or owners or occupier or occupiers for the time being of allotment 2259 in the parish aforesaid at all times hereafter to make cut construct maintain and repair as such owner or owners or occupier or occupiers may deem necessary or desirable all drains and other like works upon over along or under that portion of the land granted shown marked E-1 and E-2 in the said plan.

The right of the Knox City Council, and its successors in title for the time being concerned with the control and management of public or municipal watercourses or drains in the vicinity of the land hereby granted and its officers agents servants contractors and workmen to cut make and construct and from time to time use maintain repair cleanse and enlarge a drain for the purpose of conveying surface and other waters from any adjoining or adjacent land upon over under and along that portion of the land hereby granted shown marked E-2 and E-3 in the said plan.

Metropolitan Planning Levy (MPL)

Certificate

Development Victoria

L 16 356 Collins Street

Melbourne

Certificate Number: MPLCERT17770

Issue Date: 3 February 2021

Expiry Date: 4 May 2021

PART 1 - APPLICANT DETAILS

Details of person who applied for this Certificate:

Name: Development Victoria

Address: L 16 356 Collins Street
Melbourne

PART 2 - LEVIABLE LAND DETAILS

Address of land to which the Metropolitan Planning Levy applies:

Street Address: 609-619 Burwood Highway
Knoxfield VIC 3180

Formal Land Description:

Vol/Folio: **Lot/Plan:** 2258 / UNKNOWN3478 **Block/Subdivision:**

Crown Reference:

Other:

Municipality: Knox City Council

Estimated Cost of Development: \$1,970,000

PART 3 - MPL PAYMENT DETAILS

MPL Application ID: MPL17770

MPL Paid: \$2,561.00

MPL Payment Date: 1 February 2021

PART 4 - CERTIFICATION

The Commissioner of State Revenue confirms that the whole of the amount of the MPL has been paid in respect of the estimated cost of development.

Paul Broderick
Commissioner of State Revenue

PART 5 – EXPLANATORY NOTES

General

- The Metropolitan Planning Levy (MPL) is imposed for the privilege of making a leviable planning permit application.
- A leviable planning permit application is an application made to a responsible authority or planning authority under sections 47 and 96A of the *Planning and Environment Act 1987* (PEA) for a permit required for the development of land in metropolitan Melbourne, where the estimated cost of the development for which the permit is required exceeds the threshold amount (see MPL threshold amount).
- As a statutory requirement of making a leviable planning permit application, the applicant must give the responsible authority or planning authority a current MPL Certificate. The estimated cost of development stated in the MPL Certificate must be equal to or greater than the estimated cost of the development stated in the leviable planning permit application. If an applicant fails to comply with this requirement, the application for the leviable planning permit is void.
- The applicant for the leviable planning permit application is liable for the MPL.
- The Commissioner of State Revenue (Commissioner) has the general administration of the MPL.

MPL threshold amount

- The threshold amount is \$1 million for the 2015-2016 financial year.
- For the financial year beginning on 1 July 2016 and each subsequent financial year, the Consumer Price Indexed (CPI) adjusted threshold amount will be calculated in accordance with section 96R of the PEA.
- On or before 31 May each year, the Commissioner must publish the CPI adjusted threshold amount for the following financial year on the SRO website.

How MPL is calculated

- The amount of MPL is \$1.30 for every \$1000 of the estimated cost of the development for which the leviable planning permit is required.
- If the estimated cost of the development for which the leviable planning permit is required is not a multiple of \$1000, the estimated cost is to be rounded up or down to the nearest \$1000 (and, if the amount by which it is to be rounded is \$500, it is to be rounded up).

Notification and Payment of MPL to the Commissioner

- Before making a leviable planning permit application, the applicant must submit a completed Application for Metropolitan Planning Levy (MPL) Certificate and pay the whole MPL amount to the Commissioner. This Application must state the estimated cost of the development and any other information required by the Commissioner.
- If, after the Commissioner has issued a MPL Certificate which has not expired (see MPL Certificate), and the estimated cost of the development increases before the leviable planning permit application is made, the applicant must submit an Application for Metropolitan Planning Levy (MPL) Certificate (*Revised*) and pay the whole additional MPL amount to the Commissioner. This revised Application must state the increased estimated cost of the development and any other information required by the Commissioner.

MPL Certificate

- The Commissioner must issue a MPL Certificate if he is satisfied that the whole amount of the MPL has been paid in respect of the estimated cost of the development.
- Subject to section 96U(3) of the PEA, a MPL Certificate expires 90 days after the day on which it is issued.

Revised MPL Certificate

- The Commissioner must issue a revised MPL Certificate if:
 - the Commissioner has issued a MPL Certificate, which has not expired;
 - the estimated cost of the development increases before the application for a leviable planning permit is made; and
 - he is satisfied that the whole amount of the MPL has been paid in respect of the increased estimated cost of the development.
- The Commissioner may also issue a revised MPL Certificate to:
 - Correct any error in the information listed in the MPL Certificate (except the estimated cost of development as explained below), or
 - the estimated cost of the development stated in the MPL Certificate is different from the estimated cost of the development stated in the Application for Metropolitan Planning Levy (MPL) Certificate lodged by the applicant.
- A revised MPL Certificate expires 90 days after the day on which it is issued.

Refund of MPL

- The only circumstance under which a person who has paid a MPL is entitled to a refund is where there has been a mathematical error in calculating the amount of the MPL by reference to the estimated cost of the development stated in the original or revised Application for Metropolitan Planning Levy (MPL) Certificate. Other than that, a person who has paid a MPL is not entitled to a refund of the whole or any part of the MPL.

Certificate number

- The Certificate number is on the top right corner on the front of this Certificate.
- Quoting this Certificate number will give you access to information about this Certificate and enable you to enquire about your application by phone.
- You should quote this number in any correspondence.

For more Metropolitan Planning Levy information please contact the State Revenue Office:

Mail State Revenue Office, GPO Box 4376, MELBOURNE VIC 3001 or DX260090 Melbourne	Internet www.sro.vic.gov.au Email mpl@sro.vic.gov.au Phone 13 21 61 (local call cost) Fax 03 9628 6856
---	---



TOWN PLANNING Report

1 April 2021

APPLICANT

Development Victoria

PROPOSAL

Utility installation, removal of native vegetation and associated buildings and works

ADDRESS

621 Burwood Highway, Knoxfield



collie

TOWN PLANNERS | URBAN DESIGNERS | LANDSCAPE ARCHITECTS

Collie Pty Ltd

ABN 11 076 755 069

Level 16, 356 Collins Street

Melbourne Victoria 3000

Australia

+61 3 8698 9300

consult@colliepl.com.au

www.colliepl.com

This document was prepared by Collie for the benefit of the client and in response to the specific services required by the client. Collie has used its best endeavours to ensure this document reflects the required services and outcomes and the client intentions, at the time of preparing the document. In preparing the document, Collie has relied upon stated or implied assumptions, data (reports, plans, surveys, correspondence, photographs and such), commentary, responses to enquiries and other third party information, available to it at the time of preparing the document. Notwithstanding that Collie attempted to ensure it was using the most current versions of such documents and other information, it did not check independently their accuracy or completeness. Collie does not warrant their accuracy and points out that those assumptions, data and responses may have been qualified and may have been given with a disclaimer of responsibility.

collie

TABLE OF CONTENTS

1	INTRODUCTION	4
1.1	BACKGROUND	4
1.2	THE SUBJECT LAND	4
1.3	THE SURROUNDS AND NEIGHBOURHOOD	4
1.4	ABORIGINAL CULTURAL HERITAGE	5
2	PROPOSAL	6
2.1	DESCRIPTION OF THE PROPOSAL	6
3	KNOX PLANNING SCHEME	8
3.1	PLANNING POLICY FRAMEWORK	8
3.2	LOCAL PLANNING POLICY FRAMEWORK	8
3.3	SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE	8
3.4	OVERLAYS	9
3.5	PARTICULAR PROVISIONS	9
4	CONCLUSION	11

APPENDICES

Appendix A	Wetland Application Plan
Appendix B	Comprehensive Development Plan
Appendix C	Copy of Title
Appendix D	Preliminary Stormwater Management Strategy
Appendix E	Sed Basin and Wetland Layout Plan and Sections
Appendix F	Landscape Masterplan
Appendix G	Native Vegetation Removal and Retention Plan

1 INTRODUCTION

This report has been prepared by Collie Pty Ltd (Collie) in response to a request by Development Victoria (the applicant) in relation to a town planning permit for a utility installation at part 621 Burwood Highway, Knoxfield (the subject land).

Specifically, the planning permit application seeks a planning permit for:

- use of the subject land for a utility installation;
- removal of native vegetation;
- associated buildings and works (utility installation and informal outdoor recreation);

This town planning report provides a detailed description of the proposed utility installation and an assessment of the proposal against the relevant provisions of the Knox Planning Scheme (the Scheme).

1.1 BACKGROUND

The subject land was affected by planning scheme amendment C160 (AmC160) which rezoned the wider site being 621 Burwood Highway, Knoxfield from Public Use Zone and Urban Floodway Zone to Schedule 2 to the Comprehensive Development Zone. In addition, AmC160 varied the location of the Environmental Significance Overlay and Land Subject to Inundation Overlay affecting the wider site. Lastly, AmC160 incorporated into the Scheme both the Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan September 2018 (the CDP) and the Small Lot Housing Code (SLHC).

It should be noted as part of the AmC160 process, various environmental investigations of the subject land were completed to determine the likelihood of any contamination being present on the subject land. These investigations and subsequent reports determined that no contamination was present and as a result, an environmental audit overlay was not required to be applied to the subject land.

1.2 THE SUBJECT LAND

The subject land affected by this proposal forms a small portion of the CDP area, being the area identified for waterways / drainage / retardation / public open space use. For the exact location of the works associated with this planning permit application, refer to the Wetland Application Plan in appendix A, with the CDP provided in appendix B.

The subject land is irregular in shape. It was used previously as a horticultural research and flora quarantine facility and comprises grassed vacant land, some sparse tree cover and an existing dam.

Native vegetation is present on the subject land and comprises native trees and various patches. Further discussion on the location and extent of native vegetation is provided in the Ecological Assessment prepared by Ecocentric Environmental Consulting and provided as one of the background reports to this application.

The relevant Land Title (Crown Allotment 2258) is included in appendix C.

For further details on the proposed development of the subject land, the surrounding land uses and the intended future development of the remaining portions of the CDP area, please refer to the masterplan prepared by Architectus, **which is included with this application as context but for information purposes only.**

1.3 THE SURROUNDS AND NEIGHBOURHOOD

The subject land forms part of the Knox Central Principal Activity Centre and is bound by Blind Creek reserve (including its regional shared path) to the north and west, land outside the CDP to the east that is existing residential development and land to the south identified for residential development under the CDP.

Being located within the Knox Central Principal Activity Centre, the subject land is in close proximity to a range of services including:

- Fairhills High School, 150 metres to the southeast;
- Fairhills Primary School, 700 metres to the east;

- St Andrews Christian College (prep to year 12), located approximately 1 kilometre to the southwest;
- various bus stops on Burwood Highway and Scoresby Road and within 500 metres of the subject land.

1.4 ABORIGINAL CULTURAL HERITAGE

A Cultural Heritage Management Plan (CHMP) has been prepared by Archaeology at Tardis and is included with this application. The CHMP concludes in relation to the subject land that the proposal is unlikely to harm any Aboriginal cultural heritage.

2 PROPOSAL

2.1 DESCRIPTION OF THE PROPOSAL

At present, the subject land contains an existing dam constructed for irrigation purposes but which:

- does not provide any stormwater treatment for the catchment (larger than the CDP area) that drains into it;
- does not provide any planned flood mitigation;
- is not constructed to best principle standards in terms of structural and safety requirements;
- does not provide high quality ecological opportunities.

The intention of the new wetlands proposal is to remove all of these negative attributes with a purpose-built stormwater drainage and wetland habitat facility.

The following summary of the proposal should be read in conjunction with the preliminary stormwater management strategy in appendix D prepared by Engeny, the 'Sed basin and wetland layout plan and sections' report in appendix E prepared by Paroissien Grant and Associates and the wetland masterplan in appendix F prepared by MDG Landscape Architects .

The key features of the proposal include:

- creation of a utility installation including three parts: habitat wetland, treatment wetland and sedimentation basin;
- informal outdoor recreation including:
 - cycling tracks;
 - open space park areas;
 - walking / jogging tracks;
 - bird lookout enclosure;
- the removal of native vegetation;
- associated buildings and works;
- removal of the existing dam (only after the habitat wetlands facility has been constructed and is operating).

It should be noted that a number of key aspects are sought as part of this planning approval.

Firstly, the proposal will facilitate the creation of a new habitat wetland, treatment wetland and sedimentation basin.

- The habitat wetland will replace the existing irrigation dam on site and will provide an improved habitat outcomes for local fauna, in particular the Blue-billed Duck species which frequents the existing dam. Further discussion on how the proposal will provide new habitat areas for local fauna is provided in the Ecological Assessment prepared by Ecocentric Environmental Consulting and provided with the background reports to this application.
- The new treatment wetland and sedimentation basin are designed and sited to collect all drainage from the catchment as well as to manage / treat all future stormwater associated with the development of the CDP area. This includes addressing the lack of stormwater mitigation measures associated with the existing dam by providing a carefully designed connected treatment system that will properly manage stormwater flows from the subject land and surrounding areas. This will ensure that untreated stormwater from the catchment is no longer discharged directly into Blind Creek. Ultimately, the new wetland system will represent a much improved outcome for stormwater and drainage management. Further information on the detailed engineering outcomes provided by the utility installation are provided in appendix D, with the landscape masterplan for the proposal provided in appendix F.

Secondly, the proposal will provide for various informal outdoor recreational facilities which will assist in providing increased outdoor leisure to the existing local residents as well as future residents from the expected development to the south of the subject land. Details on the informal outdoor recreational facilities proposed are provided in appendix F and include walking / cycling tracks / open space park areas and a bird lookout enclosure.

Lastly, the proposal will facilitate the removal of the existing unsafe dam once the habitat wetland facility has been constructed and is operating. This will ensure opportunity is provided for existing local fauna to migrate to the new wetland area before the removal of the existing dam. Further detail in relation to this strategy is provided in the ecological assessment.

An Ecological Assessment has been prepared by Ecocentric Environmental Consulting and provided with the background reports to this application. This report outlines a staged development program and mitigation measures for the proposal, which will ensure that any impacts on native flora and fauna are not significant and that the results of the proposal will be an enhanced habitat. This includes a construction and mitigation program that ensures the new wetlands are completed 12 months before the removal of the existing dam, to minimise the impact on existing flora and fauna in the area.

3 KNOX PLANNING SCHEME

3.1 PLANNING POLICY FRAMEWORK

The Planning Policy Framework (PPF) provides a context for spatial planning and decision making by planning authorities. The PPF is State-wide in nature and guides more specific planning policies within each municipality.

Various sections of the PPF are of some relevance to the consideration of the proposed utility installation, including:

- Clause 11.01-1S - Settlement;
- Clause 12.01-2S - Native vegetation management;
- Clause 15.01-4R - Healthy neighbourhoods - Metropolitan Melbourne;
- Clause 19.03 - Development infrastructure.

The proposal is consistent with the objectives set out in clause 11 (Settlement). It has been identified for waterways / drainage / retardation / public open space use under the CDP.

Although native vegetation is proposed for removal in order to satisfy the drainage requirements of the subject land as well as the wider CDP area, it is expected that efforts will be made to retain as much native vegetation as possible as part of the detailed design and construction of the new waterways / drainage / retardation ponds and collection areas (clause 12.01-2S).

The location of the proposal within the Knox Central Principal Activity Centre will assist in creating a 20 minute neighbourhood in which future residents of the subject land are able to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home as the proposal provides for a range of open space recreational services in proximity to existing and future dwellings (clause 15.01-4R).

The proposal seeks to introduce development infrastructure including water, stormwater and pipeline infrastructure that will serve the wider community and developing residential area (clause 19.03).

3.2 LOCAL PLANNING POLICY FRAMEWORK

The Scheme contains the Local Planning Policy Framework (LPPF) including the Municipal Strategic Statement (MSS), which outlines the objectives for future land use planning and development within the Municipality. Of particular relevance to the proposal are clauses 21.03 (Environmental and Landscape Values), clause 21.08 (Community Development) and clause 21.10 (Local Areas). The following provides a response to each of these clauses.

The proposal has been designed where possible to retain and enhance native vegetation. Whilst it is acknowledged some native vegetation is proposed for removal, this is limited to one patch located at the existing dam. Furthermore, the proposal not only retains areas of native vegetation but also proposes to enhance native vegetation across the subject land through the provision of native tree and vegetation planting in and around the new waterways / drainage / retardation ponds and collection areas (clause 21.03).

The subdivision has been designed with a range of walking and cycling paths to provide a walkable, accessible, safe and attractive neighbourhood that supports health and wellbeing of the community. In addition, public open space areas and a bird lookout enclosure further assists in providing the active open space needs for the new community (clause 21.08).

The Knox Central Activity Centre is identified in the LPPF as having the opportunity to provide public open space attributes within Knox Central. The proposal has been designed to provide large areas of open space in the Knox Central Activity Centre area (clause 21.10).

3.3 SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE

The Scheme includes the subject land in Schedule 2 (CDZ2) to the Comprehensive Development Zone (CDZ).

The purpose generally of CDZ2 is to provide for the use and development of land that is generally in accordance with the Burwood Highway and Scoresby Road Comprehensive Development Plan September 2018.

It is noted that the Burwood Highway and Scoresby Road Comprehensive Development Plan September 2018 is incorporated into the Scheme and shows the subject land as waterway / drainage / retardation / public open space.

A planning permit is required under clause 37.02-3 for the use and buildings and works associated with a utility installation.

Under CDZ2, an application to use land is exempt from the notice requirements of Section 52(1)(a),(b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

Under the CDZ2, an application to construct a building or construct or carry out works is also exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. if it is generally in accordance with the Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan (September 2018).

It should be noted that as the Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan (September 2018) identifies the subject site waterways / drainage / retardation / public open space, the buildings and works associated with this application are generally in accordance with the CDP.

Under the CDZ2, informal outdoor recreation which includes cycling tracks, informal outdoor recreation park, picnic or barbecue area, playground, plaza and walking or jogging tracks is a section 1 (permit not required) use.

3.4 OVERLAYS

3.4.1 Environmental Significance Overlay

The subject land is affected by Schedule 2 to the Environmental Significance Overlay (ESO2).

Under the ESO2, a planning permit is required to construct a building or construct or carry out works associated with the utility installation as well as the informal outdoor recreation facilities.

A planning permit is also required under the ESO2, for the removal of vegetation that is indigenous within Knox.

As detailed in the ecological assessment report prepared by Ecocentric Environmental Consulting included with this application, it is proposed to remove some native vegetation which is indigenous within Knox. A response on how the proposal seeks to mitigate the loss of this vegetation is provided in section 2.1 of this report and detailed further in the ecological assessment report included with this application.

3.4.2 Land Subject to Inundation Overlay

The subject land is affected by a Land Subject to Inundation Overlay (LSIO).

Under the LSIO, a planning permit is required to construct a building or construct or carry out works which under the LSIO includes the buildings and works associated with the utility installation as well as the informal outdoor recreation facilities.

An application under clause 44.04-6, is exempt from the notice requirements of Section 52(1)(a),(b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.5 PARTICULAR PROVISIONS

3.5.1 Clause 52.17 - Native Vegetation

Clause 52.17 relates to native vegetation. The purpose generally of clause 52.17 is to protect and conserve native vegetation by either avoiding removal or minimising removal and ensuring appropriate offsets.

Under clause 52.17-1, a planning permit is required to remove, destroy or lop native vegetation.

As detailed in the ecological assessment report prepared by Ecocentric Environmental Consulting included with this application, it is proposed to remove some native vegetation. The removal of native vegetation however, is limited to

the native vegetation associated with the existing dam on the site (habitat zone 4a in the ecological assessment report). All remaining native vegetation is to be retained as part of the proposal.

The removal of the native vegetation associated with the existing dam is to be mitigated by the creation of a new wetland complex comprising an interconnected sedimentation basin, stormwater treatment wetland and an open water habitat wetland.

The ecological assessment report provides a comprehensive summary of how the construction of the new wetland complex will help mitigate the impact of the loss of native vegetation which includes that the new wetland habitat will be constructed at least 12 months prior to any clearance of the existing dam and planted using key flora species that have been identified as being located in the existing dam.

In addition to the above, the ecological assessment report also provides an avoid and minimise statement in accordance with clause 52.17. This statement concludes that native vegetation losses associated with the proposed development are to be limited to the minimum extent necessary for construction of the wetland complex.

For further information on native vegetation, refer to the ecological assessment, as well as the tree retention and removal plan dated February 2021 by MDG Landscape Architects indicating native vegetation to be removed and retained (refer appendix G).

4 CONCLUSION

Based on the assessment outlined in this report, the proposed use of the subject land for a utility installation, removal of native vegetation and associated buildings and works (utility installation and informal outdoor recreation), are consistent generally with the relevant provisions of the Scheme and should be supported, subject to appropriate conditions.

Appendix A
Wetland Application Plan

Appendix B
Comprehensive Development Plan

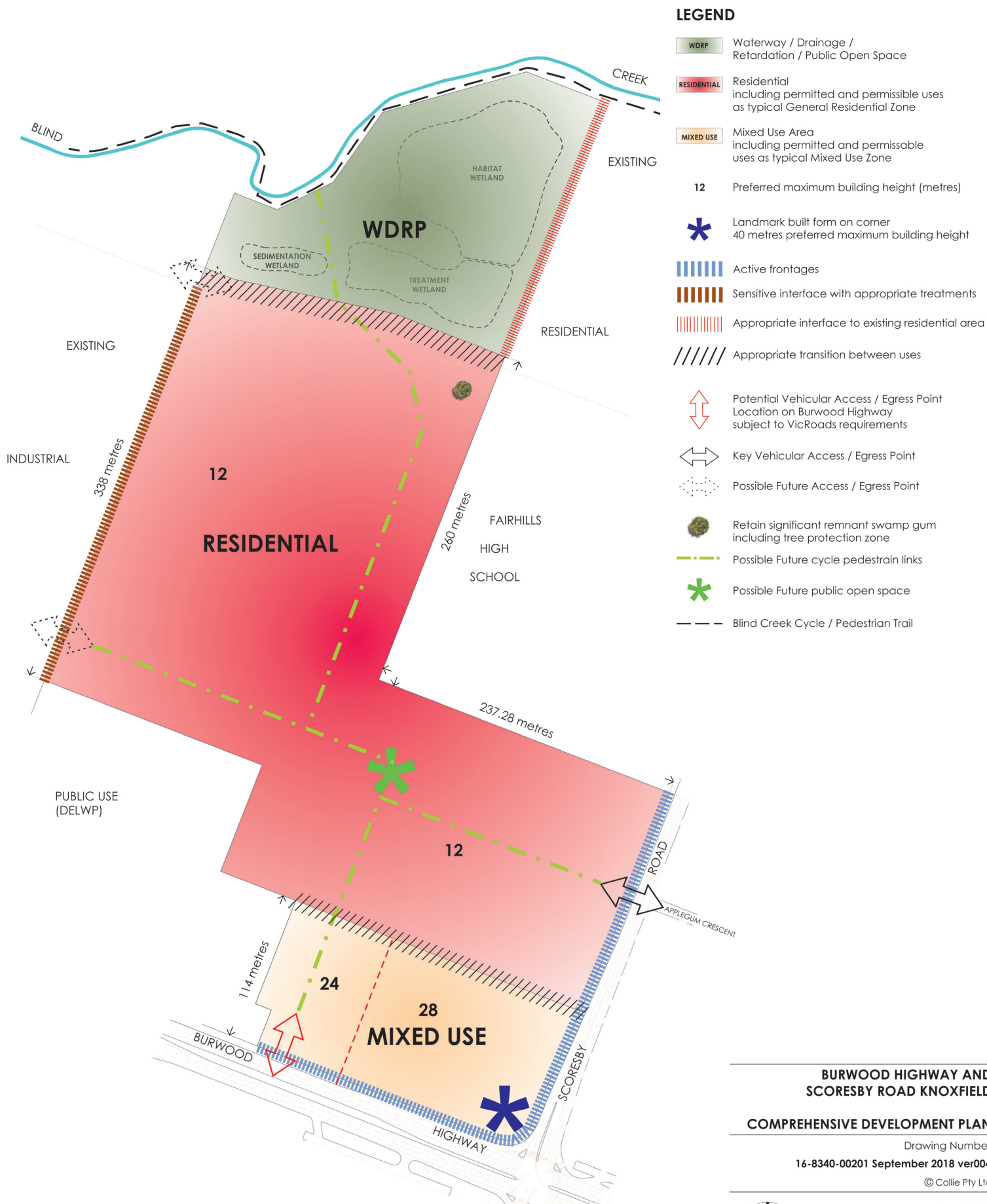
Appendix C
Copy of Title

Appendix D
Preliminary Stormwater Management Strategy

Appendix E
Sed Basin and Wetland Layout Plan and Sections

Appendix F
Landscape Masterplan

Appendix G
Native Vegetation Removal and Retention Plan



BURWOOD HIGHWAY AND SCORESBY ROAD KNOXFIELD

COMPREHENSIVE DEVELOPMENT PLAN

Drawing Number

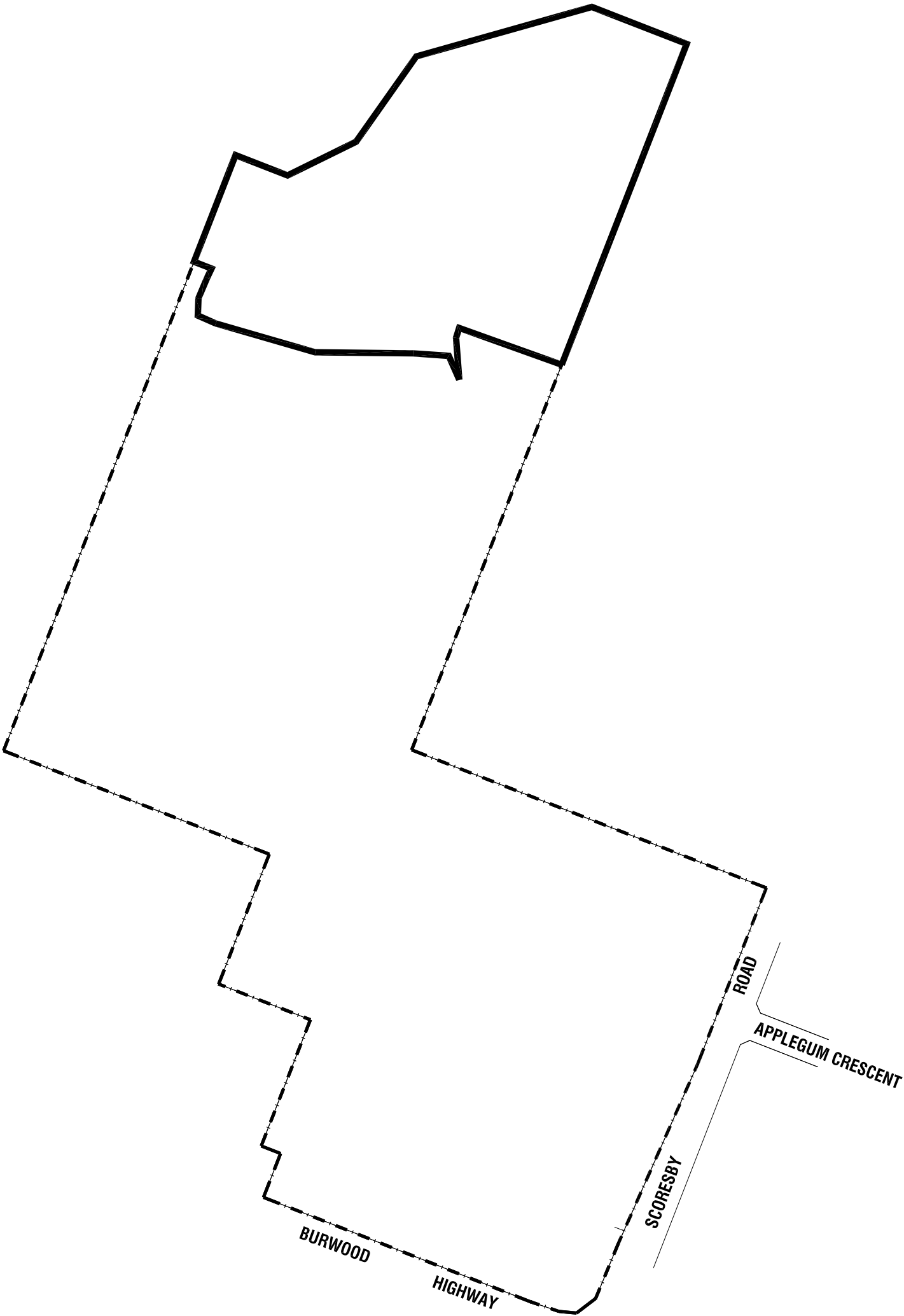
16-8340-00201 September 2018 ver004

© Collie Pty Ltd

Issue Date
25092018




COLLIE PTY LTD
ABN 11 076 755 069
Level 16 356 Collins Street
Melbourne Victoria Australia 3000
03 8698 9300
consult@colliepl.com.au
www.colliepl.com



- LEGEND
- Wetland planning permit application area boundary
 - CDP / Title boundary (includes Wetland planning permit application area)

Note: This application plan was prepared using a CAD survey base plan provided by CRA Survey Pty Ltd and reflects an overall site masterplan prepared by Architectus.

Details in relation to the utility installation, native vegetation proposed for removal and landscaping are provided in the relevant reports submitted with the planning permit application.

Client	
DEVELOPMENT VICTORIA	
Project	
621 BURWOOD HIGHWAY KNOXFIELD	
Drawing Title	
WETLAND APPLICATION PLAN	
Project Number	Drawing Number
16-8340-00200	V001
Sheet 1 of 1	© Collie Pty Ltd
Issue Date	
18032021	
Scale 1:3000 (A3)	
<div><div></div><div><div>COLLIE PTY LTD</div><div>Level 16, 356 Collins Street Melbourne Australia 3000</div><div>+61 3 8698 9300</div><div>consult@colliepl.com.au</div></div></div>	





LEGEND

- Existing trees retained (TPZ's in red)
- Proposed evergreen trees
- Proposed deciduous trees
- Mass planted garden beds
- Turf grass
- Pedestrian concrete footpaths
- Highlight paving areas
- Shelter structures
- Playspaces
- Seat, picnic table, drinking fountain, bike rack
- Focal point

BRIDGE CROSSING

- Creates important pedestrian / cycle link to Creek
- Opportunity for iconic 'bridge' structure
- 4m wide maintenance vehicle track required
- Open water to Treatment Wetland side
- Repeats curved form theme
- Provides viewing / vantage point

WETLANDS

- Habitat creation and water treatment
- Designated 'no-access' areas to east
- Existing large tree retentions
- Significant revegetation opportunities
- Primarily indigenous species
- Interface to Blind Creek environs

BIRD HIDE / LOOKOUT

- Enclosed elevated viewing area
- Twin viewing portal structures
- Interpretive fauna + flora information
- Access to wetland area prevented
- Circuit pathway edges mass-planted
- Curved seating / viewing element

NORTH PARK

- Open level grassed area
- Large tree retentions
- Seating 'pod' and curved benches
- Potential sculptural installation



KNOXFIELD - landscape masterplan + concepts

J:\1878 Knoxfield\5. Design\Drawings\InDesign\1878B Knoxfield Landscape Masterplan [D].indd

Issue A: preliminary 04.09.2020. Issue B: community consultation 06.09.2020. Issue C: council application 04.12.2020. Issue D: council application 16.12.2020. Issue [E] 22.12.2020

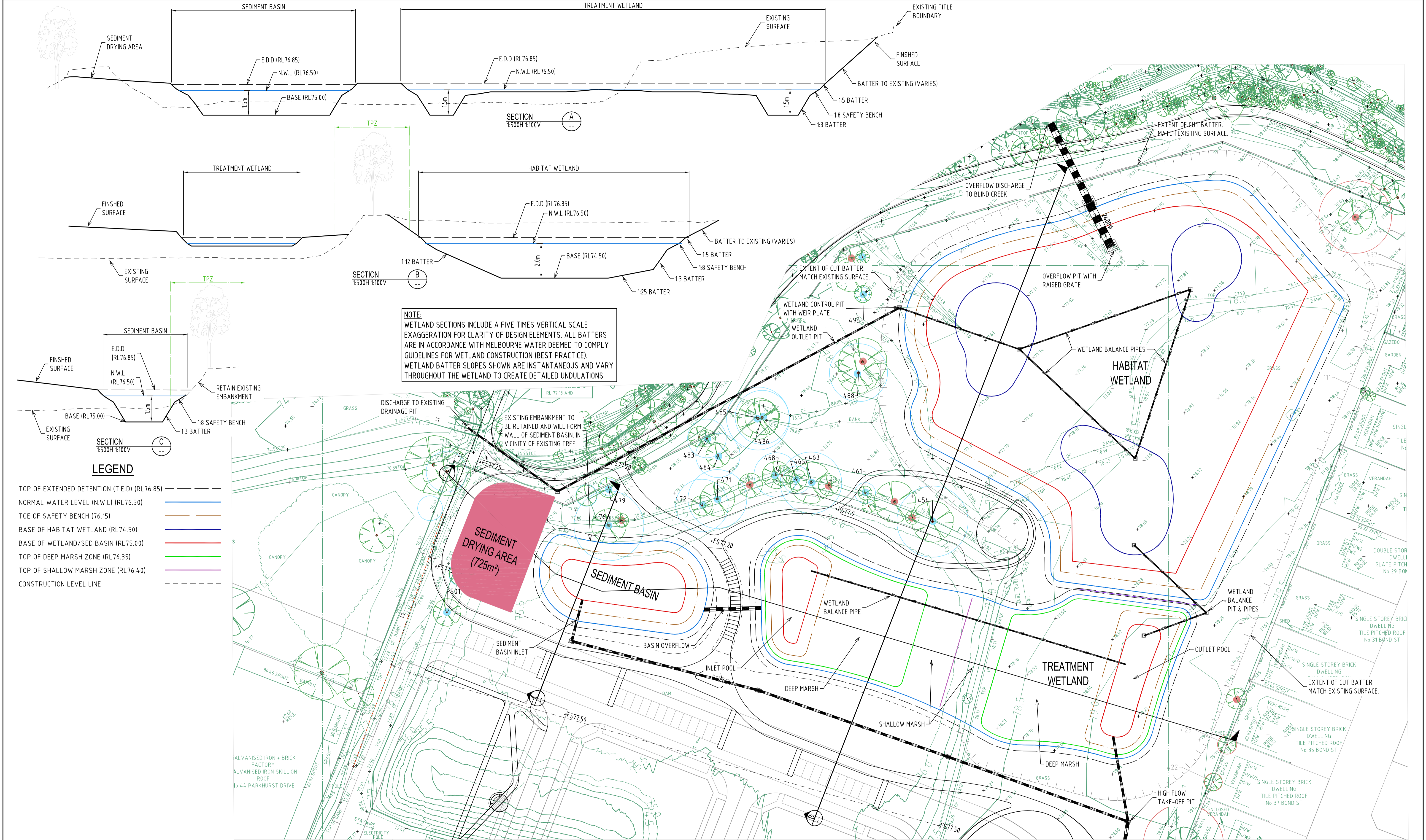
0m 30 60m

Scale 1:750 at A1 (2 sheets)

WETLAND permit application

MDG Landscape Architects
Level 3, 141 Flinders Lane
Melbourne VIC 3000 Australia
T: 03 9650 6600
E: mail@mdgla.com.au
W: www.mdgla.com.au

mdg



PRELIMINARY
NOT FOR CONSTRUCTION

REV	DESCRIPTION	CHECKED	APPROVED	DRAFTED	DATE
2	CONSULTANT COMMENTS ADDRESSED	J.W.	-	J.W.	09.11.2020
1	WETLAND AMENDED	J.W.	-	J.W.	02.11.2020
0	ISSUED FOR COMMENT	J.W.	-	J.W.	02.11.2020

FILE: E:\VULC\KNOXFIELD\20101 - WETLAND RB\1\DRAWINGS\2 2D CAD (DWG)\3 CURRENT\WETLAND LAYOUT.DWG



0 5 10 15 20 25m
SCALE 1:1000 @ A3
1: 500 @ A1

PLOT INFO: JARROD WILSON @ 2:42 PM ON December 9, 2020

PGA REF:	E20101
DESIGN BY:	J. WILSON
SURVEY BY:	CRA SURVEYORS
APPROVED FOR CONSTRUCTION BY:	
APPROVED DATE:	
APPROVED DATE:	

PGA
ABN 53 123 888 326

Paroissien Grant & Associates Pty. Ltd.
Consulting Engineers & Surveyors

Suite 10, 131 Bulleen Road, Balwyn North, Victoria 3104
Phone: (03) 9859 6400 Facsimile: (03) 9859 5022
Email: paro@pga.net.au Web: www.pga.net.au



KNOXFIELD CNR BURWOOD HWY & SCORESBY ROAD KNOX COUNCIL	
SED BASIN & WETLAND LAYOUT PLAN & SECTIONS	
DEVELOPMENT VICTORIA	
SCALE @ A1: 1:500	DRAWING NO: E20101 - FP-01
	REV: 2