

REFERS TO ITEM 5 - STRATEGIC PLANNING COMMITTEE MEETING 10 MAY 2016

Appendix E Amendment C137 Planning Scheme Amendment Documentation

- Instruction Sheet
- Explanatory Report
- Clause 21.05 (Housing)
- Clause 21.07 (Economic Development)
- Clause 21.09 (Reference Documents)
- Clause 22.01 (Dandenong Foothills Policy)
- Clause 22.10 12 (Residential Land Use and Development within the Commercial 1 Zone)
- Clause 43.01 (Heritage Overlay)
- Clause 43.02 Design and Development Overlay Schedule 10 (Interim Neighbourhood Centre Height Control)
- Clause 43.02 Design and Development Overlay Schedule 11 (The Basin and Alchester Village Neighbourhood Activity Centres)
- Changes to Planning Scheme Maps

Planning and Environment Act 1987

KNOX PLANNING SCHEME

AMENDMENT C137

INSTRUCTION SHEET

The planning authority for this amendment is the Knox City Council.

The Knox Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of six (6) attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map No 3ZN in the manner shown on the one (1) attached maps marked "Knox Planning Scheme, Amendment C137".

Overlay Maps

2. Amend Planning Scheme Map No. 3DDO in the manner shown on the four (4) attached maps marked "Knox Planning Scheme, Amendment C137".
3. Amend Planning Scheme Map No. 3EAO in the manner shown on the one (1) attached map marked "Knox Planning Scheme, Amendment C137".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In Local Planning Policy Framework – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 21.09 with a new Clause 21.09 in the form of the attached document.
7. In Local Planning Policy Framework – replace Clause 22.01 with a new Clause 22.01 in the form of the attached document.
- ~~8. In Local Planning Policy Framework – replace Clause 22.10 with a new Clause 22.10 in the form of the attached document.~~
- ~~8. In Local Planning Policy Framework – replace Clause 22.12 with a new Clause 22.12 in the form of the attached document.~~
9. In Overlays – Clause 43.02, insert a new Schedule 11 in the form of the attached document.
10. In Overlays – Clause 43.01, replace the schedule in the form of the attached document.

Comment [r1]: Clause 22.10 removed through AmC137.

End of document

KNOX PLANNING SCHEME

AMENDMENT C137

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the Knox City Council who is the planning authority for this amendment.

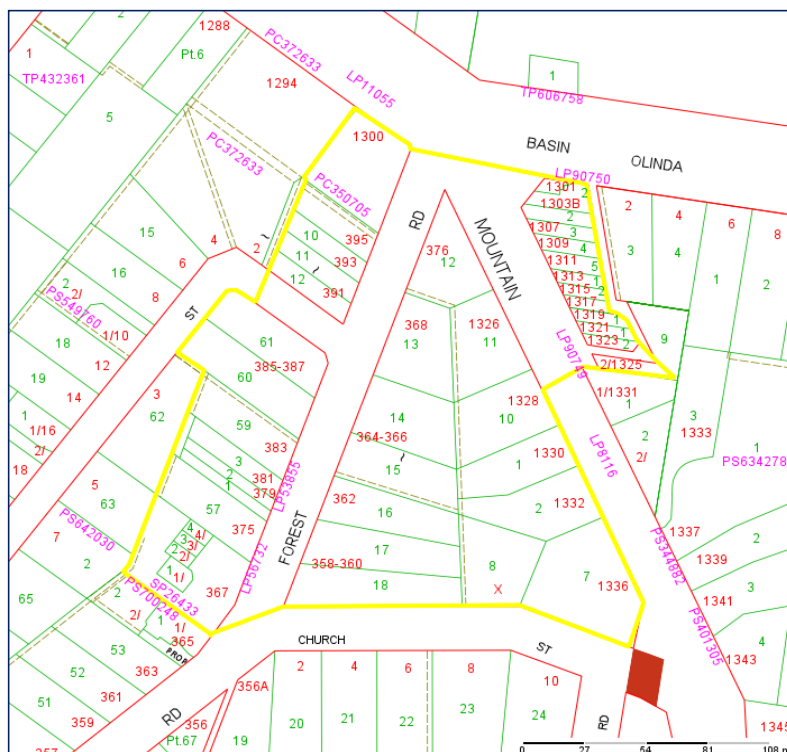
Land affected by the Amendment

The Amendment applies to the land within the boundaries of two commercial centres known as Alchester Village and The Basin.

Specifically, the land affected at The Basin includes (refer to Figure 1):

- 1300, 1301, 1303, 1303B, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, part 1325, 1326, 1328, 1330, 1332 and 1336 Mountain Hwy, The Basin;
- 358-360, 362, 364 – 366, 368, 376, 1-4/367, 375, 379, 381, 383, 385-387, 391, 393, 395 Forest Rd, The Basin; and
- Reserve, Church St, The Basin.

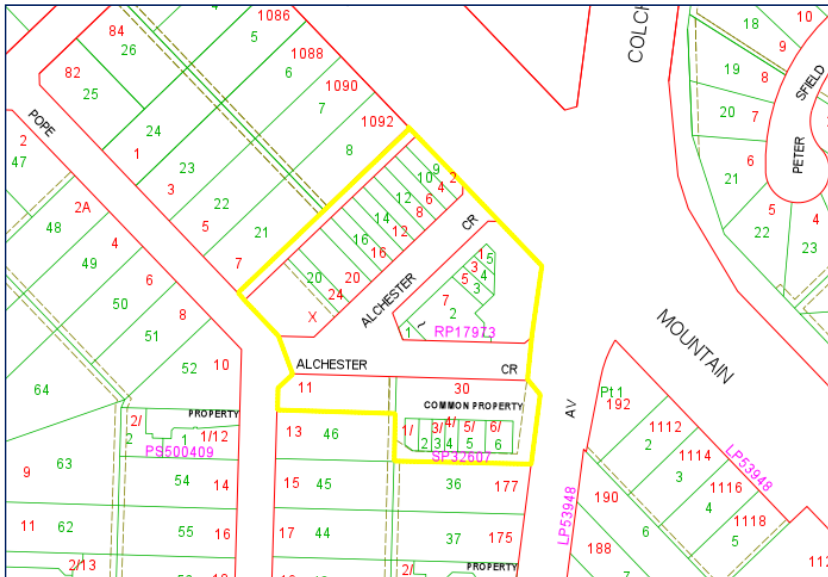
Figure 1: The Basin Neighbourhood Activity Centre



The land affected at Alchester Village includes (refer to Figure 2):

- 1, 2, 3, 4, 5, 6, 7, 8, 10, **11**, 12, 14, 16, 18, 20, 24, Reserve 26, 1-6/30 Alchester Crescent, **and 11 Pope Avenue**, Boronia

Figure 2: Alchester Village Activity Centre



What the amendment does

The Amendment implements the findings of *The Basin Built Form Guidelines, Knox City Council, ~~October 2015~~ May 2016* and *Alchester Village Built Form Guidelines, Knox City Council, ~~October 2015~~ May 2016* by amending the Municipal Strategic Statement and applying a new Design and Development Overlay Schedule ~~11~~ to The Basin Neighbourhood Activity Centre (NAC) and Alchester Village Neighbourhood Activity Centre (NAC), Boronia (refer to Figure 1 and Figure 2).

Comment [r1]: New adoption date for documents.

These provisions seek to protect and preserve the village character of each centre by providing guidance on built form outcomes including height and setbacks, building colours and materials.

In particular, the Amendment makes the following changes to the Knox Planning Scheme:

- Amend Clause 21.05 (Housing) to make references to the built form guidelines for include objectives for the commercial areas of ~~The Basin and Alchester Village.~~;
- Amend Clause 21.07 (Economic Development) to provide direction on economic development for The Basin and Alchester Village NACs and reference the built form guidelines for each centre.
- ~~The map at Clause 21.07-3 has also been updated to clearly delineate The Basin and Upper Ferntree Gully as gateway centres (wording in legend updated only).~~;
- Amend Clause 21.09 (Reference Documents) to include *The Basin Built Form Guidelines, Knox City Council, ~~October 2015~~ May 2016* and *Alchester Village Built Form Guidelines, Knox City Council, ~~May~~ October 2015–2016* as reference documents;
- Amend Clause 22.01 (*Dandenong Foothills Policy*) so that the 7.5 metre height referred to in the policy does not apply to The Basin and Alchester Village NACs;

Comment [r2]: AmC131 made this change, post exhibition of AmC137.

- Amend Clause ~~22.10-12 (Residential Land Use and Development within the Commercial 1 Zone) (Housing)~~ to include direction on housing for The Basin and Alchester Village NACs and reference the built form guidelines for each centre;
- Amend Schedule 51 to Clause 43.01 Heritage Overlay to specifically include The Basin Progress Hall;
- Delete Schedule 1 to Clause 43.02 Design and Development Overlay from properties 1301,1303 ~~1303B~~,1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1326, 1328, 1330, 1332 and 1336 Mountain Hwy and 358-360, 362, 364-366, 368 and 376 Forest Road, The Basin;
- Delete Schedule 2 to Clause 43.02 Design and Development Overlay from 385-387 Forest Road, The Basin (The Basin Pre-School and Maternal Child Health Centre);
- Delete Schedule 10 to Clause 43.02 Design and Development Overlay from the Neighbourhood Activity Centre boundaries of Alchester Village and The Basin;
- Insert a new Schedule 11 to Clause 43.02 Design and Development Overlay to properties within the Neighbourhood Activity Centre boundaries for Alchester Village and The Basin;
- Amend the zoning of the laneway at the rear of 2-26 Alchester Crescent, Boronia from ~~General Residential Zone 2 Neighbourhood Residential Zone 1~~ to Commercial 1 Zone;
- Apply Clause 45.03 Environmental Audit Overlay to 1300 Mountain Highway, The Basin; and
- Amend Planning Scheme Maps 3ZN, 3DDO, 3EAO.

Comment [r3]: Clause 22.10 removed as part of Am C131.

Comment [r4]: Land rezoned to NRZ1 as part of AmC131.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to set a framework for future development within The Basin and Alchester Village NACs, while ensuring that development responds to the unique Dandenong Ranges and Foothills landscape setting.

The amendment implements *The Basin Built Form Guidelines, Knox City Council, ~~May 2016~~ ~~October 2015~~* and *Alchester Village Built Form Guidelines, Knox City Council, ~~October-May 2016~~ ~~2015~~*.

Schedule 10 to the Design and Development Overlay (DDO10) currently provides interim height controls to activity centres within the Dandenong Foothills. The ~~Built-built f~~ ~~Form g~~ Guidelines provide the strategic direction to remove the application of the DDO10 to Alchester Village and The Basin NACs and introduce a new Schedule 11 to Clause 43.02 Design and Development Overlay, to facilitate growth and development within the Activity Centre while ensuring that development is well designed and respectful of the surrounding Foothills landscape context.

The Planning Scheme is the appropriate means of supporting the land use and built form vision of the built form guidelines. The amendment does not seek to replicate existing provisions of the planning scheme, and proposes to deal with matters that are not currently addressed.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the Planning and Environment Act 1987 (the Act). In particular, the amendment responds to the following objectives:

- *To provide for the fair, orderly, economic and sustainable use, and development of land.*

- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *To balance the present and future interests of all Victorians.*

The amendment will further these objectives by providing for future economic growth, while preserving and enhancing the existing valued character and amenity of The Basin and Alchester Village NACs. It promotes the consolidation of new development in the Activity Centres and facilitates local economic growth and sustainable land use practices. It seeks to enhance the appearance and functionality of the NACs through implementing built form guidelines.

How does the Amendment address any environmental, social and economic effects?

The amendment will deliver positive environmental effects by providing clear direction for new development in the NACs, optimising the use of existing infrastructure, while preserving and enhancing the existing character and amenity of the area. It will enhance the quality and variety of residential, commercial, community and recreational facilities which are available within the NACs, allowing existing and future residents to minimise the length and number of car journeys needed to meet their need for these services.

The amendment will have a positive social impact by improving the function and amenity of an area which already forms the heart of the local community. By increasing the extent to which residents, as well as visitors, can meet their needs in the NACs, the amendment will promote the economic, social and environmental sustainability of the centres.

Community engagement to discuss possible built form outcomes in The Basin and Alchester Village was undertaken in April-June 2014 and included surveys and community consultation sessions. The engagement process has provided opportunities for stakeholders, and interested community members to engage with and influence the development of the draft built form guidelines for The Basin and Alchester Village.

Does the Amendment address relevant bushfire risk?

Clause 13.05 – 1 has an objective to strengthen community resilience to bushfire, with strategies to ensure that planning prioritises the protection of human life over other policy considerations in areas at risk from bushfire.

Alchester Village is not affected by the Bushfire Management Overlay (BMO) and therefore the bushfire provisions of the planning scheme do not apply. The BMO applies to all properties within The Basin NAC east of Forest Road. Bushfire risk must be considered from a strategic perspective in the preparation of the built form design guidelines and the Amendment. In consultation with CFA, it is considered that bushfire risk for the study area is mitigated by:

- The centre's separation from the nearest hazards, with bitumen surfaces and residential development between the hazards and the centre;
- Fire protection and escape standards under the Building Regulations associated with commercial developments;
- Sound road infrastructure, with sealed pavements and multiple access and egress points to the centre;
- Reticulated water supply, including fire hydrants within the area; and
- The proposed ~~Built~~ ~~built~~ ~~f~~Form ~~g~~Guidelines and subsequent Design and Development Overlay will not result in a significant increase in development potential to what presently ~~exists~~, ~~exists~~; rather it will provide certainty and built form guidance for future development.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

Section 12(2) (a) of the Planning and Environment Act 1987 requires that a planning authority must have regard to the Minister's directions when preparing a planning scheme amendment.

Ministerial Direction: The Form and Content of Planning Schemes.

This amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the *Planning and Environment Act 1987*.

The purposes of this direction have been followed in the course of preparing this amendment, and are embodied within this report.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The amendment supports the implementation of Clause 11 *Settlement*, Clause 12 *Environment and Landscape Values*, Clause 13 *Environmental Risks*, Clause 15 *Built Environment and Heritage*, Clause 16 *Housing* and Clause 17 *Economic Development*.

The amendment supports the objectives in the SPPF through:

- Ensuring that diversity in housing choice is provided alongside retail activities;
- Facilitating safe design through enhanced visibility and passive surveillance measures;
- Encouraging mixed use precincts with housing alongside retail and commercial development;
- Ensuring new development has regard to the landscape settings of the two areas.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment introduces a new strategy to Clause 21.05 in the MSS and also supports the implementation of objectives in Clauses 21.03 *Vision and Strategic Land Use Framework*, Clause 21.04 *Urban Design*, Clause 21.05 *Housing*, Clause 21.06 *Environment*, and Clause 21.07 *Economic Development*.

The amendment supports the objectives in the Local Planning Policy Framework through:

- Ensuring that any new buildings continue to sit below the dominant tree canopy to protect key view lines.
- Applying appropriate building heights and setbacks that support development within the centres to ensure that development maintains a low-scale character and protects the landscape significance of the Dandenong Foothills.
- Providing limited opportunities for medium density housing that positively contribute to the character of the area through design guidelines within the schedules to the DDO.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions through the use of appropriate planning tools to facilitate the preferred building controls in The Basin and Alchester Village.

The purpose of the new Schedule 11 to the Design and Development Overlay (DDO11) is to identify areas affected by specific requirements relating to the design and built form of new development. This overlay is considered to be the most suitable tool to apply mandatory height and setbacks across the two precincts. The proposed schedules to the DDO will implement design objectives and requirements to ensure that high quality and sensitive development is achieved.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies will be sought during exhibition stage of the planning scheme amendment process, while CFA were consulted with during the preliminary consultation stages.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The amendment complies with the requirements of the *Transport Integration Act 2010*.

The amendment will not have a significant impact on the transport system because it will not modify any service, labour or management components of the existing system.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The amendment is intended to provide greater certainty in the approvals process through clarifying the Council's policy direction, thus resulting in a more streamlined planning approach.

The amendment will not result in any significant impact on the resources and administrative costs of the Responsible Authority.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Council's Customer Service Building and Planning counter at the Knox Council Civic Centre, 511 Burwood Highway, Wantirna South, on weekdays (excluding Tuesdays) from 8:30am to 5:00pm and on Tuesdays from 8:30am to 8:00pm.

Ferntree Gully Library, 1010 Burwood Highway, Ferntree Gully on Mondays, Tuesdays and Wednesdays from 10:00am to 8:00pm, on Thursdays and Fridays from 10:00am to 5:30pm and on Saturdays from 10:00am to 1:00pm.

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.delwp.vic.gov.au/public-inspection.

Submissions

~~Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 5pm Tuesday 29 March 2016.~~

~~A submission must be sent to: Knox City Council, 511 Burwood Highway, Wantirna South VIC 3152.~~

Panel hearing dates

~~In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:~~

- ~~directions hearing: In the week commencing 27 June 2016~~
- ~~panel hearing: In the week commencing 1 August 2016~~

21.05 HOUSING

17/03/2016
 C434 Proposed
 C137

Housing Overview

The Housing theme implements the *Knox Housing Strategy 2015*. The preferred locations for different types of housing are shown on the Residential Policy Map included in this Clause.

17/03/2016
 C434 Proposed
 C137

Key Influences

The *Knox Housing Strategy 2015* has been developed to respond to the following key issues:

- The predominant household within the City of Knox comprises families with children and this has remained fairly constant in recent times. However, household composition is changing and becoming more diverse, with modest increases in lone person and couples without children households.
- The Knox population is ageing, with one in four residents aged over 55 in 2011. The municipality has the opportunity to encourage ‘ageing in place’ through continued support of aged care facilities and social housing, and an increase in smaller dwellings
- The availability of land within the municipality is limited, resulting in increasing pressure for infill development within established suburbs.
- Single dwellings on large blocks remain the dominant form of housing. In recent times, there has been an increase in the number of villa units, townhouses and apartment buildings in the municipality, to respond to the community’s demand for different types of housing.
- There is an undersupply of affordable housing within the City of Knox, which has contributed to high levels of mortgage stress within some parts of the municipality.
- Bushfire risk is a significant issue in parts of Knox, particularly in the foothills of the Dandenong Ranges and Lysterfield. Consideration to bushfire issues is required in the planning, siting and design of housing in these areas.

Knox Housing Strategy 2015

In managing the City of Knox’s current and future housing needs, Council supports a scaled approach to residential development. This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community’s changing household needs. In other areas, there will be limited change in order to enhance Knox’s green and leafy character and protect areas of environmental significance.

A third of the municipality is located within the Dandenong Foothills and is recognised as having a strong environmental character, with limited capacity for new residential development due to the topography, flora and fauna values and in some parts, the risk of bushfire. Other areas of the municipality also contain significant indigenous flora and fauna species that have been identified as Sites of Biological Significance. The scaled approach to residential development seeks to direct growth out of these significant areas and towards the City’s activity areas and other locations well located to public transport, shopping , employment and community services.

The *Knox Housing Strategy 2015* identifies four distinct residential areas that support the scaled approach to residential development. Within each area, a different level of change is anticipated to respond to the City’s current and future housing needs. The vision for each of these areas is:

Bush Suburban	Bush Suburban Areas includes two distinct areas: the Dandenong Foothills and the Sites of Biological Significance. These areas have distinctive and significant biological values. Limited and low scale residential development is anticipated in these areas in order to protect the environmental and biological qualities that make these areas distinct.
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Knox Neighbourhood Areas	Knox Neighbourhood Areas represent the majority of Knox's residential areas and have a sense of spaciousness within the public and private realm. These areas will continue to be low-scale neighbourhoods, characterised by detached dwellings with large backyards which contribute to the area's green and leafy character.
Local Living Areas	Local Living Areas are focused around the larger local villages of Wantirna Mall, Studfield, Scoresby Village and Mountain Gate. These areas are within walking distance of local shops and have good access to public transport. Medium scale residential development that contributes to the green and leafy character of the area is encouraged within these areas.
Activity Areas	Knox's Activity Centres contain a range of shops, services and employment and have good access to a range of public transport options. A greater range and increased densities of residential development are encouraged within these areas.

Each of these areas will develop a distinct neighbourhood character that will contribute to the liveability, high amenity and environmental values of the municipality. Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

The Foothills area and many Activity Centres in Knox are subject to separate guidance based on Structure Plans, [Built Form Guidelines](#) and Urban Design Frameworks. In addition there are a number of sites where site specific guidance has been prepared and applied in the form of Development Plan Overlays or Design and Development Overlays.

The intent of the *Development in Residential Areas and Neighbourhood Character Policy* (Clause 22.07) is to ensure that residential development provides an appropriate design response that complements and respects the preferred housing types of each area.

Strategic Investigation Sites

Strategic Investigation Sites are generally sites that are not currently used for residential purposes, such as quarries, schools and golf courses. They are sites where the current land use is likely to change in a short to mid-term timeframe, and *could* be suitable for future residential development (either entirely or in part). Strategic Investigation Sites are indicated in Map 1 to this Clause and Map 1 to Clause 21.07 Economic Development. Strategic guidance for these sites is provided in the *Knox Housing Strategy 2015*.

21.05-2 Housing Objectives and Strategies

17/03/2016
C131

Objective 1

To support residential development in accordance with the *Knox Housing Strategy 2015*, which identifies a scaled approach to residential development.

Strategies

- Support residential development that is consistent with preferred dwelling typologies for each area.
- Direct growth away from Bush Suburban and Knox Neighbourhood areas.
- Direct housing growth toward Local Living and Activity Areas.

Objective 2

To support a diversity of housing choice in appropriate locations.

Strategies

- Encourage a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community.

- Encourage developments of three or more dwellings in Activity Areas and Local Living areas to include a mix of dwelling sizes (including 1 and 2 bedroom dwellings), to respond to a shortfall in the number of smaller sized dwellings within the municipality.
- Increase the supply of social housing.
- Discourage the intensification of urban development in areas that are susceptible to bushfire events, particularly in the foothills of the Dandenong Ranges and Lysterfield.
- Discourage the development of villa units, townhouses and apartments in Bush Suburban areas.
- Discourage the development of townhouses and apartments in Knox Neighbourhood areas.
- Limit further subdivision and rezoning of land for urban purposes where there is a high risk of bushfire.
- In areas which are of high bushfire risk buildings are to be sited, designed, constructed and managed to meet the requirements of the relevant fire authority in respect to minimising the impact of ember attack, radiant heat and direct flame contact from a bushfire.

Objective 3

To ensure the quality of housing design in Knox is improved to better respond to neighbourhood identity and to create a stronger sense of place.

Strategies

- Ensure that residential development enhances the City's "green and leafy" image.
- Support development that makes a positive contribution to the preferred future character of the area.
- Ensure the height of new housing development in the Dandenong Foothills is below the dominant tree canopy height.
- Require that housing in association with neighbourhood centres in the Dandenong Foothills demonstrate a positive contribution to local character.
- Support development that is innovative, environmentally sustainable, accessible and site responsive.

Objective 4

To protect and enhance the landscape and environmental values of natural areas of significance within the municipality.

Strategies

- Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation in the Foothills.
- Direct significant growth in housing stock to locations outside of the Bush Suburban areas to ensure the protection of the sensitive biological, environmental and landscape qualities of these areas.
- Require new housing development to preserve natural landscape features and create habitat.
- Ensure that development retains indigenous vegetation in areas that have been identified as Sites of Biological Significance.

Objective 5

To ensure that residential development better responds to the community's current and future needs, and allows people to 'age-in-place'.

Strategies

- Support the provision of a diverse range of housing, including smaller scale dwellings, consistent with Map 1 at this clause.

- Support the development of new residential aged care facilities, except in Bush Suburban areas.
- Support the diversification of existing aged care facilities to provide a range of housing and care levels on-site.

21.05-3 Housing Implementation

17/03/2016
C131

These strategies will be implemented by:

Using zones, overlays, policies and the exercise of discretion

- Applying the Neighbourhood Residential Zone – Schedule 1 to the Bush Suburban - Dandenong Foothills Area.
- Applying the Neighbourhood Residential Zone – Schedule 2 to the Other Bush Suburban Areas.
- Applying the General Residential Zone – Schedule 2 to Knox Neighbourhood Areas.
- Applying the General Residential Zone – Schedule 3 to Local Living Areas.
- Applying the Residential Growth Zone – Schedule 1 to Activity Areas, where no other guidance applies.
- Applying the General Residential Zone – Schedule 4 and the Residential Growth Zone – Schedule 2 to Bayswater and Boronia Major Activity Centres.
- Applying the Commercial 1 Zone within activity centres to encourage higher density development, including residential uses.
- Applying the *Dandenong Foothills* local policy at Clause 22.01.
- Applying the *Knox Central Principal Activity Centre* local policy at Clause 22.04.
- Applying the *Development in Residential Areas and Neighbourhood Character* local policy at Clause 22.07.
- Applying the *Ferntree Gully Village* local policy at Clause 22.11.
- Applying the *Residential Land Use and Development within the Commercial 1 Zone* local policy at Clause 22.12.
- Applying the *Rowville Plan* at local policy Clause 22.13.
- Applying the Knox Urban Design Framework 2020 (2003).
- Applying the Bayswater Major Activity Centre including Key Redevelopment Sites local policy at Clause 22.05.
- Applying the Boronia Activity Centre local policy at Clause 22.06.
- Applying the Rowville Activity Area local policy at Clause 22.13.
- Applying any structure plan that has been completed for an activity centre in the assessment of residential development proposals within the study area.
- Applying the Dandenong Foothills overlays to the Dandenong Foothills Policy Area.
- Applying appropriate planning controls to Strategic Investigation Sites identified in the *Knox Housing Strategy 2015*.
- Applying a Development Contributions Plan as required.
- Applying a Bushfire Management Overlay to areas identified as being of high bushfire risk.

Undertaking further strategic work

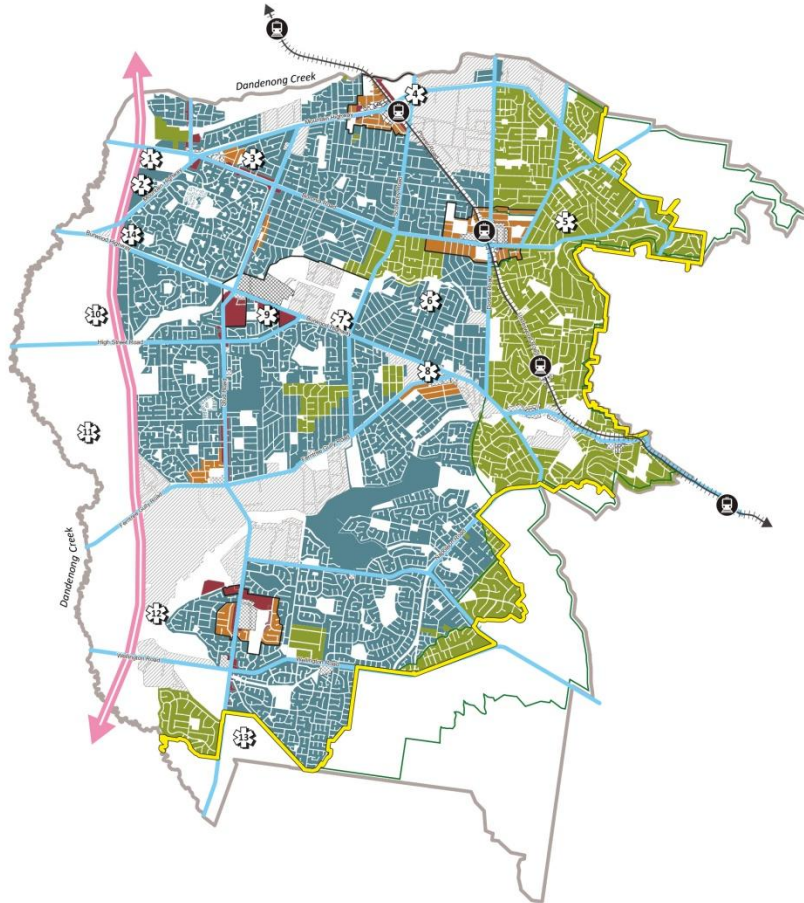
- Investigate the application of Development Contribution Plan Overlays for activity centres and strategic redevelopment sites to contribute to service and infrastructure improvements needed to support increases in population resulting from development.
- Prepare and implement Structure Plans and built form guidance for smaller Activity Centres in the Dandenong Foothills and centres that do not currently have locally specific guidance.

- Review the Boronia Structure Plan (Boronia ‘Your Place, Your Life, Our Future’ Structure Plan 2006).
- Amend the Knox Planning Scheme to include an *Environmental Sustainable Design Policy*, to ensure the consideration of Environmentally Sustainable Design (ESD) principles in the design stage of residential development.

Undertaking other actions

- Monitor the implementation of the *Knox Housing Strategy 2015* on an annual basis; to ensure that planning policies are meeting the housing needs of the Knox community.
- Implement the Knox Affordable Housing Action Plan.
- Encourage the provision of affordable housing for all types of households through development of partnerships with community housing providers and/or through an advocacy role.
- Partner with State Government to pilot any appropriate sustainability initiatives.
- Advocate to the State and Commonwealth governments for service and infrastructure improvements, particularly in Activity Areas and Local Living Areas.
- Direct more Council services and infrastructure improvements to Activity Areas and Local Living areas.
- Investigate the application of Development Contribution Plan (DCP) Overlays that require the planning permit applicant to contribute towards the cost of service and infrastructure improvements needed to support the additional population resulting from a development.
- Implement Place Program initiatives in various locations across the municipality to enable these locations to continue to play the important role they have for people to live, work and play locally.
- Continue to implement adopted Structure Plans for Activity Areas.
- Continue to implement economic development initiatives to ensure Knox’s strategic employment areas grow and prosper to support the current and future communities of Knox.
- Implement other key Council strategies and plans such as the *Knox Liveable Streets Plan 2012-2022* and *Open Space Plan 2012-2022* to ensure that improvements to streets and open space support Knox residents, particularly in Activity Areas and Local Living areas.
- Work with land owners of Strategic Investigation Sites and the surrounding communities during future strategic planning process and any associated rezoning process to ensure that future residential (and non-residential) development reflects the guidance provided in the *Knox Housing Strategy 2015*.
- Develop publications to provide further advice and direction to permit applicants on specific aspects of design such as accessible and sustainable design and quality architectural design.
- Work with the design and development industry to build knowledge and expertise in quality design.
- Obtain expert design advice on proposals during the early stages of the planning permit application process to improve the quality of design.

HOUSING FRAMEWORK



LEGEND

- MUNICIPAL BOUNDARY
- ⊕ RAIL CORRIDOR / TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- URBAN GROWTH BOUNDARY
- ACTIVITY AREA
- LOCAL LIVING
- KNOX NEIGHBOURHOOD
- BUSH SUBURBAN

- NON-RESIDENTIALLY ZONED LAND (EG PARKS, SCHOOLS, QUARRIES)
- DANDENONG FOOTHILLS: LIMITED HOUSING OPPORTUNITIES
- ACTIVITY CENTRE BOUNDARY
- ▨ MIXED USE AREAS (RETAIL/COMMERCIAL/RESIDENTIAL)
- ▨ COMMERCIAL/INDUSTRIAL AREAS

STRATEGIC INVESTIGATION SITES*

- 1 & 2 Wantirna Health Precinct (706, 750-750A and 760 Boronia Road; and 203 and 251 Mountain Highway, Wantirna)
- 3 Wantirna Heights School
- 4 Bayswater Triangle (bound by Scoresby Road, Mountain Highway and Station Street)
- 5 Boronia Heights College
- 6 Norvel Road Quarry, Ferntree Gully
- 7 DPI Site (609-621 Burwood Highway, Knoxfield)
- 8 Mountain Gate Triangle
- 9 Knox Village Retirement Village (Burwood Highway)
- 10 Jenkins Orchard (1201-1211 High Street Road and Lot 12 Pumps Road, Wantirna South)
- 11 Boral Quarry (191 George Street, Wantirna South)
- 12 Kingston Links Golf Club
- 13 Waverley Golf Club (and adjoining sites on Stud Road)
- 14 Camel Corner (land known as part of 25 Burwood Highway; 55 Burwood Highway; 56 Mountain Highway and unreserved Crown Land (Parcel 196) Wantirna)

* See also Clause 21.07 Economic Framework Map



21.07
17/03/2016

21.07-1 Proposed C137

21.07-1

17/03/2016
C131**ECONOMIC DEVELOPMENT****Economic Development Overview**

The Economic Development theme relates to industrial, commercial and retailing activity. The key Economic Development themes are shown on the Economic Development Strategic Framework Plan included in this Clause.

Economic Activity

The Knox economy is comprised of a diverse range of activities. Major employment sectors are manufacturing, wholesale business services and retail sectors. Manufacturing is the leader in terms of monetary output (25.9% of all industry output). The next biggest industry sector is wholesale trade (12.6%) followed by property and business services (8.5%) and retail trade (7%). In proportional terms, Knox is better represented than Victoria generally in manufacturing, wholesale, property and business services and retail. With gross annual production in excess of \$6.0 Billion Knox is a major contributor to the regional and broader Melbourne economies. Knox is home to many large national and multinational companies and with much of its output being exported, the local economy is heavily dependent upon its transportation networks. Knox presently has over 14,300 businesses, employing in excess of 84,000 persons, of which around 40% are Knox residents. With a total resident workforce of over 87,000 persons the majority of these must travel to workplaces in other municipalities. This highlights the need for an efficient transport system.

Strengthening the City's image as a high quality business address by encouraging good design and meeting the increasingly high amenity expectations of many businesses will contribute significantly to the economic development of Knox. Opportunities exist to further improve the appearance of gateways and major strategic sites, along rail and road corridors and by augmenting views to the Dandenong Ranges and Lysterfield Valley.

Industry/Commerce

Knox has a mix of new and older industrial employment precincts. In older industrial areas the appearance and poor structure of local streets result in a low profile and unfavourable image. Along declared arterial roads the unattractive frontages of these precincts also detracts from the image of their surrounding neighbourhoods. In newer areas, development often features extra and more attractive landscape settings. However, in both old and new areas the provision for pedestrian access is typically less than satisfactory. There is also a need for better connectivity between industrial precincts and local activity centres. Important to the image of Knox will be improvements to the way in which development is designed and responds to the local setting.

Substantial portions of industrial and commercial zoned land in Knox are under-utilised. As greenfield sites are limited it is important that better use be made of land in the older established precincts. There is an opportunity to redevelop under-utilised sites and groups of sites in these areas enabling them to contribute more positively to the Knox economy.

There is a small amount of primary industry in Knox that is restricted to a relatively few economically viable sites. For those extractive industry sites which are economically viable, it is important to enable their ongoing use. For other sites which are nearing the end of their productive life, these should become available for alternative uses in the short to medium term.

Scoresby-Rowville Employment Precinct

In line with global economic change, Knox is experiencing increasing demand for quality employment precincts providing a high level of amenity and lifestyle options. In Knox this has been particularly noticeable in Scoresby and Rowville. The Scoresby-Rowville Employment Precinct is an emerging Specialised Activity Centre, with an attractive landscaped setting, it is structured to meet these demands and become a centre for new industry and employment growth.

The Scoresby-Rowville Employment Precinct, located north-west of Rowville on land bounded by Stud, Wellington and Ferntree Gully Roads and EastLink, is an area where

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high amenity 'production economy' related activities are being encouraged to locate and develop. The Precinct will perform a "specialist activity centre" role for the outer east and focus on research and development, industry/technology and warehousing/distribution and office uses.

Activity Centres

The *Knox 2025 Vision* describes activity centres as having a unique and valued identity and image which will continue to develop their uniqueness as community hubs and provide enhanced amenity for residents and businesses. A hierarchy of activity centres is encouraged which allows for a balanced approach to urban development with a mix of housing densities sited in appropriate locations. An increased proportion of population and business growth is directed to principal and major activity centres and major transport routes.

Knox's activity centres are increasingly becoming the hubs for community life and offer or have potential to offer a range of retail, commercial, recreational, residential and social activities and services that encourage a greater sense of place, history, pride and connectedness. Not all centres offer the same opportunities and benefits, but together they form a hierarchy of viable and accessible centres that underpin the community and contribute to Knox's identity, culture, diversity and image.

Over the next three years, structure planning for the principal and major activity centres will continue being undertaken to determine their future development potential for retail, commercial, medium and higher density development based on the centre's role and local context in Knox.

Some centres lack vitality because of poor mix of activities and services and poor urban design in the public and private domain. A central challenge to activity centres within Knox, is the increasing pressure for non-centre based retailing activity and the fragmented land holdings within most activity centres that inhibits redevelopment. All new retail development should be located within identified activity centres. Restricted retail sales should also be located in activity centres (Principal and Major Activity Centres) or along the identified Burwood Highway strip (as shown on the Industrial & Restricted Retail Sales plan included in Clause 22.02).

A further challenge is the increasing volume and speed of traffic on declared arterial roads that fragment many of the older activity centres making them less pleasant community environments. Within Knox numerous car dependent developments have created urban environments that offer poor amenity for pedestrians, even within the innermost areas of activity centres.

Melbourne 2030

The State Government's metropolitan strategy *Melbourne 2030* defines activity centres within Knox into three categories: Knox Central Principal Activity Centre; Major Activity Centres; and Neighbourhood Centres. The location and hierarchy of Knox's activity centres is shown in the Overall Strategic Framework Plan at Clause 21.03.

In line with these hierarchical categories, the role of reinforcing each activity centre is of equal importance and the key characteristics and challenges for these centres are discussed below.

Knox Central Principal Activity Centre

The Knox Central Principal Activity Centre is the principal activity centre for Knox serving as the civic, retail, commercial and entertainment focus for the municipality. The Centre performs a regional role for the outer east and will see significant investment and growth over the next 25 years as a retail centre of regional significance that is a thriving, lively focal point for the outer eastern suburbs. The Precinct includes land along Burwood Highway from Stud Road to Scoresby Road, areas south of Blind Creek and also includes Lewis Park, the adjacent retarding basin and the Swinburne University of Technology.

The vision for the Knox Central Principal Activity Centre is to create a cohesive physically, economically, socially and culturally vibrant centre that will become the pre-eminent centre and focal point of regional activity in Knox. The Precinct will be a modern mixed-use activity centre, with a shift in its role and form brought about by focusing on the highest quality urban design (including Ecologically Sustainable Design principles) and the

broadest possible range of activities in a physically, economically, socially and culturally cohesive vital and vibrant place.

Significant opportunities exist to achieve integration with existing and proposed public transport, furthering transit oriented development objectives at the local and broader level through the implementation of *Melbourne 2030* transport initiatives.

The Knox Central Principal Activity Centre local policy at Clause 22.04 applies to this centre. The purpose of the policy is to guide and direct future land use and development within the Precinct.

Major Activity Centres

Bayswater, Boronia, and Rowville (Stud Park) Activity Centres are Major Activity Centres that will serve a smaller catchment than the principal activity centre and provide scope for investment and change in retail, office, service and residential activities.

Key issues in Main Activity Centres are:

- The need to preserve the primary function of commercial land and encourage higher density residential development to locate above active commercial ground uses within the centre. Medium density residential development is to be located around the periphery of the centre to provide greater opportunities for people to live within the centre.
- Retail uses are to be consolidated within the retail core of the centre.
- Redevelopment of underutilised land or inappropriately used sites to provide a land use mix that contributes to a revitalised centre.
- Need to provide a range of uses and services within the centre that meet the needs of the growing community
- Increase the scale and level of activity within the centre, while ensuring views of the Dandenong Ranges are protected and enhanced.
- Need to provide a high amenity for pedestrians with buildings designed to provide high quality architecturally designed facades, active frontages at ground level and weather protection.
- Prioritise pedestrian movements to make it easier and safer for people to travel to and within the centre
- Improve the interface between development and adjoining streets, open space and public spaces.
- Improve the public realm to encourage people to meet formally and casually in an attractive and safe environment.
- Need to provide accessible community services.

Council has adopted structure plans for the Bayswater, Boronia and Rowville (Stud Park) Activity Centres, and the local policies for these centres at Clause 22 give effect to these structure plans.

Neighbourhood Activity Centres

Wantirna Mall, Mountain Gate, Studfield and Scoresby Village will provide retail and commercial activities that serve the day to day needs of the local community while providing opportunities for residential development.

Commercial areas in the Foothills will need to positively respond to the landscape and environmental sensitivities of the area.

Council has adopted a structure plan for Ferntree Gully Village. The *Ferntree Gully Village Centre Structure Plan* (June 2014) sets the direction for the future use and development of Ferntree Gully Village. The Plan facilitates the consolidation of retail and commercial activity, and community services into accessible areas, encourages shop-top housing, and ensures development remains at a low-scale to protect key views to the Dandenong Foothills and to retain an open, rural character.

The Ferntree Gully Village Local Policy at Clause 22.11 applies to that Centre.

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Development within The Orchards neighbourhood centre (located within the Dandenong Creek Valley) will need to positively respond to the landscape sensitivities of the adjacent Dandenong Valley Parklands.

Council has adopted built form guidelines for The Basin and Alchester Village. The Basin Built Form Guidelines (May 2016), and Alchester Village Built Form Guidelines (May 2016) sets a framework for future development of The Basin and Alchester Village Neighbourhood Activity Centres, including recommendations regarding built form controls. It is guided by a vision that aims to support the development of vibrant centres, while responding to The Basin and Alchester Village's unique landscape setting at the base of the Dandenongs.

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All other commercial areas

Other commercial areas within Knox (other than those described above) have an important role to play in serving the retail and commercial needs of their local neighbourhoods. There is limited opportunity for increased residential development within these areas.

Place Management

Knox City Council has adopted a 'place management' model of managing its activity centres. This model seeks to respond to all elements of an activity centre and its user communities, focusing not only on the physical and economic determinants of a centre but the importance of social and recreational attributes in defining place for user communities.

Non-residential uses in residential areas.

A number of non-residential uses are recognised as being appropriate uses in residential areas including medical centres, veterinary centres, display homes, convenience shops and child minding centres. Some of these uses locate in residential areas due to proximity to a major facility such as an educational institution or hospital. The improper design or location of these facilities in a residential environment can, however, negatively impact on the residential amenity of an area.

The establishment of non-residential uses in residential areas on the periphery of activity centres and major facilities provides the opportunity for a buffer between business and residential uses. It minimises intrusion of non-residential uses into local residential streets. Non-residential uses which operate until late at night should be located to minimise intrusion into residential areas where late night commercial activity does not currently exist.

21.07-2 Economic Development Objectives and Strategies

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Objective 1 (Economic Activity)

To promote sustainable economic development.

Strategies

- Ensure that new subdivision is designed to ensure that it is functional and provides appropriately for the needs of industry and commerce.
- Encourage restricted retail to locate in designated highway locations and discourage out of centre development.
- Discourage restricted retail sales and other non-industrial related activities from locating in Industrial 1 zoned areas to ensure sufficient land for industrial and production economy related uses.
- Encourage appropriate home-based business.
- Provide for development that supports and accommodates emerging business trends that contribute to economic development in Knox.
- Encourage the formation of industry clusters and networks.

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- Encourage infill development of vacant commercial and industrial sites and innovative development of car parks, to create pedestrian interest and active frontages onto local streets around activity centres.
- Consolidate retail activities into areas close to railway stations and other transport nodes, especially along streets with potential for improved pedestrian amenity.
- Encourage industrial development with compact internal arrangements that provide for efficient land use and quality public circulation spaces.
- Encourage industrial and retail development that facilitates the use of public transport by employees and visitors.

Objective 2 (Economic Activity)

To ensure that the image and character of Knox remain as an attractive place to do business.

Strategies

- Encourage development that is designed and located to contribute to the vitality and vibrancy of activity centres, and provides a focus for community activity, interaction and commercial activity.
- Encourage active street frontages and public spaces within commercial areas to promote pedestrian activity and enable social interaction.
- Encourage the built form and character of development, including landscape treatments, to respond to the width of declared arterial roads, highways and traffic volume.
- Encourage buildings to be orientated in such a way that presents a positive and lively image of urban activity.
- Ensure that industrial and commercial development positively responds to and protects the amenity of adjoining land uses, particularly residential.
- Maintain and enhance a high standard of visual amenity in industrial, business and restricted retail sales areas.
- Minimise signage clutter.
- Encourage industrial development that provides for perimeters along declared arterial road frontages defined by prestige facilities and well-planted setbacks.

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Objective 3 (Economic Activity)

To increase tourism and visitor numbers in the municipality.

Strategies

- Support the development of new tourism enterprises throughout the municipality in appropriate locations.

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Objective 4 (Industry/Commerce Precincts)

To support and encourage business retention, growth and employment opportunities within the Bayswater Industrial Precinct and other industrial areas.

Strategies

- Support manufacturing and industry in the Bayswater Industrial Precinct.
- Promote development of high amenity industrial estates.
- Avoid further fragmentation of industrial sites and buildings.
- Minimise the potential for inter-business and inter-land use conflicts.
- Improve the appearance and image of the area, gateways and declared arterial roads.

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- Provide for better use of smaller vacant factories and under-utilised sites by facilitating site consolidation and redevelopment.
- Retain for a mix of industry uses and development discouraging non-industrial uses.

Objective 5 (Industry/Commerce Precincts)

To recognise and support the role of the Scoresby-Rowville Employment Precinct as an emerging Specialised Activity Centre.

Strategies

- Develop the Scoresby-Rowville Employment Precinct as a regional employment and national and international business attractor for technologically advanced industry.
- Encourage development of the precinct with a focus on hi-tech and bio-tech industries.

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Objective 6 (Activity Centres)

To ensure a hierarchy of viable, accessible activity centres with a greater range of complementary activities for domestic, business, leisure and social life with improved public transport services.

Strategies

- Reinforce the role of the Knox Central Principal Activity Centre as a regional activity centre serving as the civic, retail, commercial, cultural and entertainment focus for the municipality and the region by using the Knox Central Principal Activity Centre local policy to ensure that development is consistent with the *Knox Central Urban Design Framework*.
- Support consolidation, investment and change in retail, office, service and increased residential activities within Major Activity Centres.
- Implement the *Bayswater 2020: Bayswater Activity Centre Structure Plan (2005)* to encourage sustainable development of the activity centre to meet the needs of the local community, encourage high quality built form and enhanced public spaces.
- Implement the *Rowville Plan (2015)* to ensure that the future development of the Stud Park Shopping Centre is undertaken in a comprehensive, integrated and well-planned manner and protects the amenity of nearby residential areas.
- Ensure that future development at Boronia Activity Centre provides a civic space or town square as the focus for development.
- Ensure that future development at Boronia Activity Centre provides pedestrian accessways between the Boronia Railway Station and Boronia Road.
- Support appropriate development in larger Neighbourhood Centres, including Wantirna Mall, Mountain Gate, Scoresby Village and Studfield that is well designed and respects and complements the local character, including height.
- Support appropriate development in Neighbourhood Centres in the Dandenong Foothills (Alchester Village, The Basin, Ferntree Gully and Upper Ferntree Gully) that responds positively to the landscape and environmental sensitivities of the area and is well designed and respects and complements the local character, including height.
- Implement the *Ferntree Gully Village Structure Plan (June 2014)* to consolidate the retail, commercial and community uses, promote shop-top and medium density housing, and protect the key views and the open, rural character of the Dandenong Foothills.
- Ensure that development and use in shopping centres is appropriate to the role and function of the centre.

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- Direct large entertainment, comparison or convenience retail uses serving a regional catchment into principle and major centres.
- Direct Restricted Retail Sales to the preferred locations along Burwood Hwy and prevent the spread of retail uses outside of activity centre locations.
- Increase population density in and around activity centres to increase accessibility, demand for goods and services and promotion of community interaction.
- Encourage developers of land for residential and commercial activities to make a development contribution for the provision of social and other infrastructure improvements.
- Consolidate development and promote mixed uses and higher density housing in activity centres consistent with structure plans.
- Ensure future development is well integrated with its surrounds.

Objective 7 (Activity Centres)

Encourage development of more viable mixes of land uses within activity centres.

Strategies

- Concentrate retail outlets into prominent sites.
- Locate social infrastructure where they are connected to pedestrian, cycle and public transport routes that link them to their local user base.
- Redevelop under-utilised car parks for other uses that will enhance the vitality of activity centres, especially higher density housing.
- Redevelop properties that have poorly orientated frontages.

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Objective 8 (Activity Centres)

To ensure activity centres are attractive and safe settings for pedestrians and make shops and services more accessible for local residents and workers.

Strategies

- Ensure new development promotes an integrated movement system that assists the economic vitality and development of activity centres.
- Improve the attractiveness of streets and other public spaces in and around activity centres.
- Enhance walking and bicycle routes between activity centres and surrounding neighbourhoods.
- Provide opportunities for passive surveillance through permeable building forms and active street frontages adjacent to pedestrian pathways.
- Ensure that the built form incorporates crime prevention design principles.
- Ensure that built form allows for access to all.
- Provide for attractive public realm opportunities within each activity centre identified through the structure planning process.

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Objective 9 (Non residential uses in residential areas)

To allow non-residential uses in residential areas which provide services to the community without significant detriment to residential amenity.

Strategies

- Locate non-residential uses on declared arterial, link or collector roads carrying a minimum of 3,000 vehicles per day on the periphery of retail activity centres or major community facilities.
- Locate uses which intend to be open late at night near other compatible late night uses.
- New development is to be similar in character, size, setback and height to the development in the surrounding neighbourhood.
- New development is to harmonise with the surrounding area through its use of materials, colours and landscaping.
- Limit signage to identification purposes and traffic management only.
- Support the expansion of existing non-residential activities so long as amenity is not detrimentally affected.
- Design developments to minimise any intrusion to residential amenity in terms of overlooking, overshadowing and excessive noise.

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21.07-3 Economic Development Implementation

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These strategies will be implemented by:

Using zones, overlays, policies and the exercise of discretion

- Applying appropriate zones and overlays
- Applying Development Contribution Plan Overlay as required.
- Ensuring that development is consistent with the *Knox Urban Design Framework 2020* (2003)
- Apply Design and Development Overlay 8 to protect and enhance the landscape settings and village character of the Ferntree Gully Village Activity Centre.
- In the Ferntree Gully Village Activity Centre, rezone peripheral commercial land east and west of the retail core to Mixed Use Zone to encourage community services and office use with residential development above.
- In the Ferntree Gully Village Activity Centre, rezone land within the station reserve and east of the railway to Commercial 1 Zone to encourage commercial uses.
- In the Ferntree Gully Village Activity Centre, rezone peripheral land to General Residential Zone to encourage residential development.
- Apply Design and Development Overlay 11 to protect and enhance the landscape settings and village character of The Basin and Alchester Village Neighbourhood Activity Centres.
- Applying the Industrial and Restricted Retail Sales Area Design local policy at Clause 22.02.
- Assessing whether the development is innovative and best practice in sustainable design in accordance with Clause 21.04.
- Applying the Bayswater/Bayswater North Industrial Area Strategy (2003).
- Applying the *Scoresby Rowville Employment Precinct* local policy at Clause 22.08.
- Applying the *Knox Central Principal Activity Centre* local policy at Clause 22.04.
- Supporting development and land use in the Knox Central Principal Activity Centre that is consistent with the *Knox Central Urban Design Framework* (2005).
- Applying the Bayswater Activity Centre local policy at Clause 22.05.
- Supporting development and land use in the Bayswater Activity Centre that is consistent with the *Bayswater 2020: Bayswater Activity Centre Structure Plan* (2005).

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- Applying Clause 22.11 Ferntree Gully Village Local Policy.
- Supporting development and land use in the Ferntree Gully Village that is consistent with the *Ferntree Gully Village Structure Plan* (June 2014).
- Applying the *Boronia Activity Centre* local policy at Clause 22.06.
- Supporting development and land use in the Boronia Activity Centre that is consistent with the *Boronia Structure Plan* (2006) and addendum dated March 2012.
- Applying the *Rowville (Stud Park) Activity Centre* local policy at Clause 22.13.
- Supporting development and land use in the Rowville (Stud Park) Activity Centre that is consistent with the *Rowville Plan* (2015).
- Supporting development and land use in the Ferntree Gully Village that is consistent with the *Ferntree Gully Village Structure Plan* (June 2014).
- Applying the Residential Land Use and Development within the Commercial 1 Zone local policy at Clause 22.12.

Undertaking further strategic work

- Prepare Development Contribution plans.
- Undertake an assessment of future retail needs in Knox.
- Prepare a structure plan for Burwood Highway retail land.
- Prepare structure plans for Alchester Village, The Basin and Upper Ferntree Gully Activity Centres.
- Prepare Urban Design Guidelines and local policy.
- Implement the *Knox Central Urban Design Framework* for the Knox Central Principal Activity Centre.
- As specified in the *Bayswater 2020: Bayswater Activity Centre Structure Plan* (2005) and addendum dated March 2012, in partnership with the Department of Infrastructure undertake a regional strategic transport analysis, including the role, nature and function of Mountain Highway.
- As specified in the *Bayswater 2020: Bayswater Activity Centre Structure Plan* (2005) and addendum dated March 2012, following the completion of the strategic analysis of the regional transport system, prepare an Urban Design Strategy/Master Plan for Mountain Highway addressing landscape, urban design, access and improved pedestrian and cycle facilities.

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Undertaking other actions

- Undertake an economic analysis to determine the future potential for a medical precinct in Wantirna.
- Promote the Scoresby-Rowville Employment Precinct.
- Promote the tourism potential of regional and local parklands.
- Promote and implement the Knox Economic Development Strategy 2008-2018 (2008).
- Contribute to the development of high technology and knowledge based industries within Knox.
- Continue to implement the *Place Management Program* for identified activity centres.
- Continue to work in partnership with Maroondah and Yarra Ranges to consider the recommendations of the *Bayswater / Bayswater North Industrial Area Strategy* (2003).
- Continue to implement the initiatives of the *Regional Economic Strategy for Melbourne's South East 2009-2030* (2009) with member councils of the region.
- Analyse infrastructure requirements for hi-tech and bio-tech or newly emerging technologies.

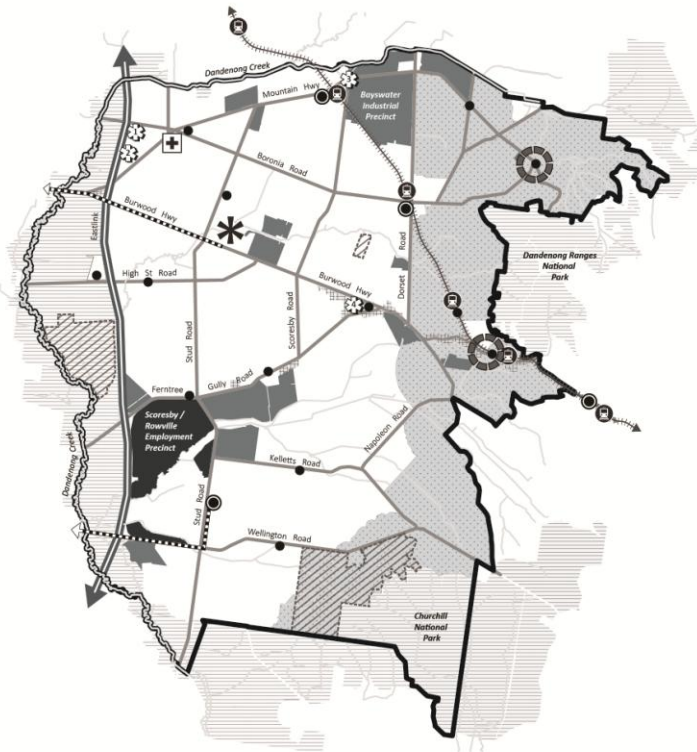
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KNOX PLANNING SCHEME

- | ▪ Liaise with VicRoads to obtain approvals for proposals within the Boronia Structure Plan (2006) where these proposals directly affect declared arterial roads.
- | ▪ Work with landowners of Strategic Investigation Sites and the surrounding communities during future strategic planning processes and any associated rezoning process to ensure that future residential (and non-residential) development reflects the *Knox Housing Strategy 2015*.

KNOX PLANNING SCHEME

ECONOMIC FRAMEWORK



LEGEND

- | | | |
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| <ul style="list-style-type: none"> RAIL CORRIDOR / TRAIN STATION MUNICIPAL BOUNDARY DECLARED ARTERIAL ROAD EASTLINK EMERGING SPECIALISED ACTIVITY CENTRE: SCORESBY / ROWVILLE EMPLOYMENT PRECINCT INDUSTRIAL AREAS: MAJOR SOURCE OF LOCAL EMPLOYMENT QUARRY: FUTURE REMEDIATION MEDICAL PRECINCT: ECONOMIC ANALYSIS TO DETERMINE FUTURE POTENTIAL MEDICAL PRECINCT | <ul style="list-style-type: none"> HIERARCHY OF ACTIVITY CENTRES PRINCIPAL MAJOR NEIGHBOURHOOD UPPER FERTREE GULLY AND THE BASIN: DEMARCATÉ GATEWAY TO TOURIST ACTIVITY WITHIN THE DANDENONG RANGES REGIONAL TOURISM AND RECREATION WITHIN THE DANDENONG CREEK VALLEY / THE DANDENONG RANGES AND CHURCHILL NATIONAL PARKS DANDENONG FOOTHILLS: SIGNIFICANT ENVIRONMENTAL LANDSCAPE | <ul style="list-style-type: none"> HIGHWAY RETAIL FUTURE BURWOOD HIGHWAY TRAM / ROWVILLE TRAIN (BEING ADVOCATED) STRATEGIC INVESTIGATION SITES* 1&2 Wantirna Health Precinct: 706, 750-750A, and 760 Boronia Road; and 203 and 251 Mountain Highway, Wantirna 3 Bayswater Triangle 4 Mountain Gate Triangle |
|--|--|--|
- * See also Clause 21.05 Housing Framework Map

21.09 REFERENCE DOCUMENTS

17/03/2016

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22.0103/12/2015
C438 Proposed
C137**DANDENONG FOOTHILLS**

This policy applies to the area shown on the plan forming part of this clause.

22.01-113/11/2014
C129**Policy basis**

The Dandenong Foothills includes the treed slopes and rural areas of Lysterfield Valley, the rural landscapes of The Basin, and parts of the suburbs of Boronia, Sassafras, Ferntree Gully (excluding the Ferntree Gully Village Neighbourhood Activity Centre), Upper Ferntree Gully, Rowville and Lysterfield.

This policy:

- Applies the *Melbourne 2030* objectives of Policy 2.4 to local circumstances.
- Applies the MSS objectives in Clauses 21.01 “Municipal Profile”, 21.03 “Vision and Strategic Land Use Framework”, 21.04 “Urban Design”, 21.05 “Housing”, 21.06 “Environment” and 21.07 “Economic Development”.
- Applies the findings of the Dandenong Foothills Urban and Landscape Review 2006, Knox Urban Design Framework 2020 (2003) and City of Knox Neighbourhood Character Study 1999 to ensure that new buildings, works and landscaping protect and enhance the metropolitan landscape significance of the Dandenong Foothills and Lysterfield Valley.
- Provides design guidance to implement the Knox Urban Design Framework 2020 (2003), Dandenong Foothills Urban and Landscape Review 2006 and City of Knox Neighbourhood Character Study 1999.

Melbourne 2030 recognises the environmental and landscape qualities of land in the vicinity of the Dandenong Ranges as having high environmental and social values of metropolitan significance.

The *Knox Urban Design Framework 2020* identified the Dandenong Ranges and its foothills as forming a backdrop to views across the eastern suburbs of Melbourne, including long range views from central city office buildings and other high points throughout the metropolitan area such as Northcote Hill and the Calder Highway. The important characteristics of the hills from these views are their heavily vegetated, apparently natural environment. These views are at risk from intensive residential redevelopment, poorly sited, designed and finished buildings and works, and removal of vegetation.

The interface between urban development and the Dandenong Ranges and national parks in Lysterfield are particularly susceptible to bushfire events. Within these areas, protection of human life and vegetation that has high significance to the landscape, may limit development potential.

Lysterfield Valley is classified by the National Trust as an “attractive pastoral landscape” and has been identified in *Melbourne 2030* as forming part of the Southern Ranges green wedge. Lysterfield Valley forms a key gateway to the Dandenongs and provides an important buffer between urban and rural areas.

This policy addresses five key landscape areas that make up the Dandenong Foothills area. These are the:

- Lysterfield Valley and Lysterfield Hills Rural Landscape
- Dandenong Foothills: Lower Slope and Valley Area
- Dandenong Foothills: Foothills Backdrop and Ridgeline Area
- The Basin Rural Landscape
- Lysterfield Urban/Rural Transition and Lysterfield Valley Contributory Area

22.01-228/03/2013
C110**Objectives**

The objectives of this policy are to:

- Protect and enhance the metropolitan landscape significance of the Dandenong Foothills and maintain uninterrupted view lines from within the municipality and vantage points in metropolitan Melbourne by ensuring that all buildings and works are sensitively designed and sited to sit below the dominant tree canopy height.
- Promote the maintenance and improvement of the continuous closed tree canopy by allowing enough open space within new development for the retention of existing canopy vegetation and growth of new canopy vegetation.
- Maintain the low density residential character of the landscape areas by ensuring that preferred subdivision patterns and lot sizes are retained.
- Protect the rural environments of The Basin and the Lysterfield Valley and Lysterfield Hills.
- Ensure that new buildings, works and landscaping in The Basin and the Lysterfield Valley and Lysterfield Hills protect the physical and visual amenity of the open pastoral setting.
- Limit further subdivision and rezoning of land for urban purposes where there is a high risk of bushfire.

22.01-3 Policy

03/12/2015
C138Proposed C137

It is policy that:

Site analysis and design response

- Applications for buildings and works be accompanied by:
 - A site analysis.
 - A design response.

Site analysis

The site analysis may include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate:

- The built form, scale, design and use of surrounding development.
- Solar access to the site and surrounding properties.
- Identified areas of environmental significance.
- Open space.
- Views to and from the site.
- Location of significant trees and vegetation.
- Drainage.
- Street frontage features such as poles, street trees and kerb crossings.
- Any contaminated soils and filled areas, where known.
- Any other notable features or characteristics of the site

Design response

The design response should explain how the proposed design:

- Derives from and responds to the site analysis.
- Meets the objectives and requirements of this policy.
- Responds to any neighbourhood character features for the area identified in the Neighbourhood Character policy at Clause 22.07.

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape.

Lysterfield Valley and Lysterfield Hills Rural Landscape

- Buildings and works be designed and sited to ensure that the rural landscape character is maintained and enhanced.
- Rural uses be maintained and encouraged.
- Indigenous trees and understorey vegetation be retained and protected.
- A minimum of 80% of all new vegetation (both canopy trees and understorey) be indigenous.

Dandenong Foothills: Lower Slope and Valley Area

- The design and siting of buildings, works and landscaping minimises the threat associated with bushfire.
- The design and siting of buildings, works and landscaping protects and enhances the visual dominance of vegetation, including canopy trees and native understorey plants to ensure that:
 - There is a continuous vegetation canopy across residential lots and roads.
 - Development blends with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.
 - Development does not rise above the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.
- Indigenous trees and understorey vegetation be retained and protected.
- A minimum of 80% of all new vegetation (both canopy trees and understorey) be indigenous.
- Building height does not exceed 7.5 metres (with the exception of land within The Basin Neighbourhood Activity Centre and Alchester Village Neighbourhood Activity Centre).

Dandenong Foothills: Foothills Backdrop and Ridgeline Area

- The design and siting of buildings, works and landscaping minimises the threat associated with bushfire.
- The design and siting of buildings, works and landscaping protects and enhances the visual dominance of vegetation, including canopy trees and native understorey plants, to ensure that:
 - There is a continuous vegetation canopy across residential lots and roads.
 - Development blends with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.
 - There is effective screening of development and use of suitable colours and materials to maintain distant views and the appearance of a heavily vegetated natural hillside.
 - Development does not rise above the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.
 - The significant landscape character of the area is protected and enhanced by retaining existing vegetation and planting indigenous canopy and understorey vegetation.
 - Buildings and works located on sites at high points and along ridges are designed, finished and sited so that they are not highly visible from the valley area below.
- Indigenous trees and understorey vegetation be retained and protected.
- A minimum of 80% of all new vegetation (both canopy trees and understorey) be indigenous.

- Building height does not exceed 7.5 metres (with the exception of land within The Basin Neighbourhood Activity Centre and Alchester Village Neighbourhood Activity Centre).

The Basin Rural Landscape

- Land to the east and south of the Urban Growth Boundary be maintained for rural uses.
- Development and subdivision be limited to maintain land for rural uses and protect identified rural landscape qualities.
- Buildings and works be designed and sited to ensure that the rural landscape qualities are maintained and enhanced.
- The subdivision of land and the construction of buildings and works minimise the threat associated with bushfire.
- Indigenous trees and understorey vegetation be retained and protected.

Lysterfield Urban/Rural Transition and Lysterfield Valley Contributory Area

- Roads be aligned to provide an edge to the urban area and provide public access to reserves, parkland and views.
- Streets connect with adjoining development and provide informal street treatments incorporating indigenous vegetation and rollover kerbing.
- Building height does not exceed 7.5 metres
- The subdivision of land and the construction of buildings and works minimise the threat associated with bushfire.
- Indigenous trees and understorey vegetation be retained and protected.

Reference documents

National Trust Register No. 355 - Lysterfield Valley and Yarra Ranges Landscape

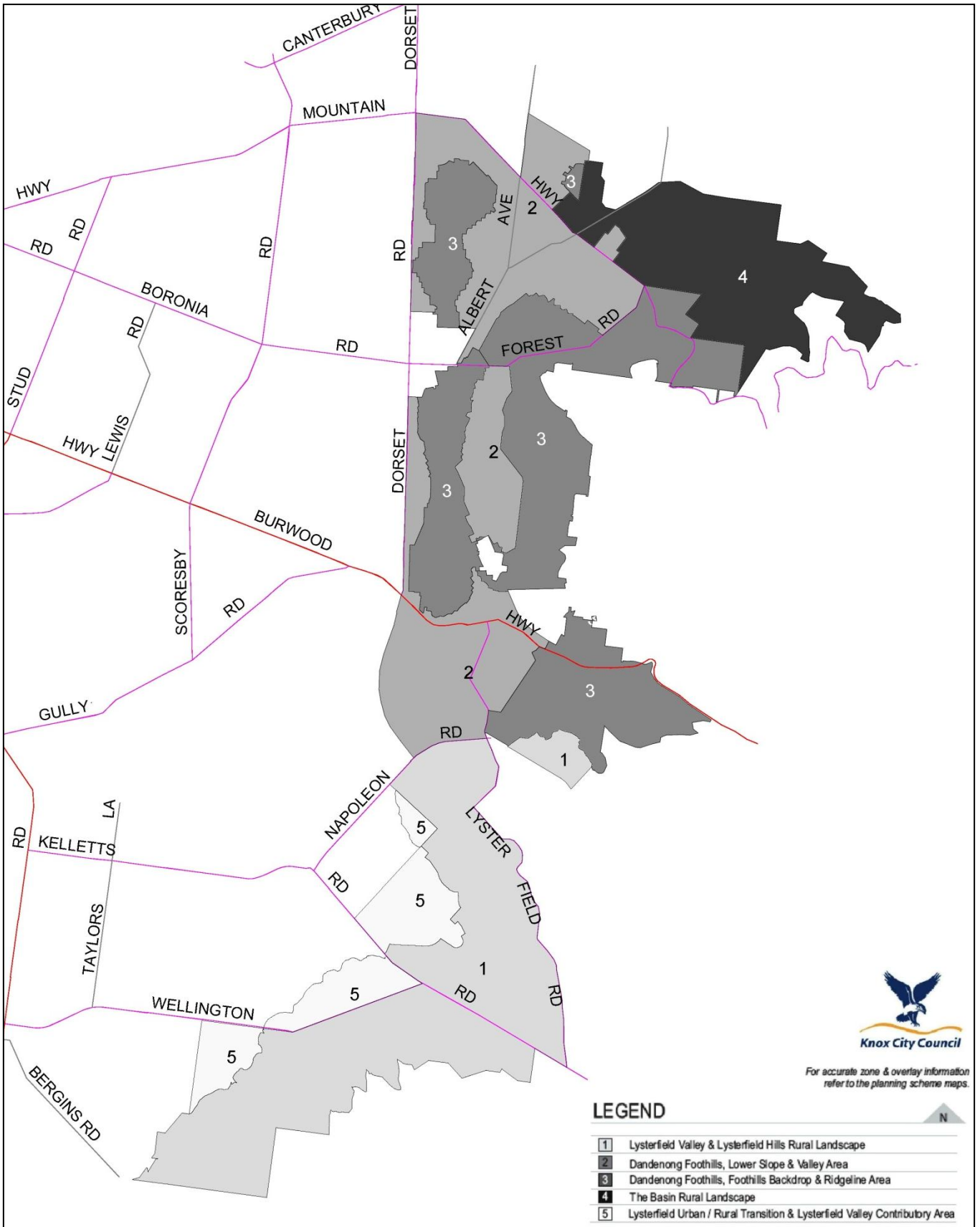
Melbourne 2030 - Planning for Sustainable Growth, State Government of Victoria, 2002

Knox Urban Design Framework 2020, Planisphere for Knox City Council, 2003

Dandenong Foothills Urban and Landscape Review, Hansen Partnership Pty. Ltd. for Knox City Council, March 2006

City of Knox Neighbourhood Character Study, Mike Scott and Associates for Knox City Council, 1999

PLAN TO CLAUSE 22.01



22.12 RESIDENTIAL LAND USE AND DEVELOPMENT WITHIN THE COMMERCIAL 1 ZONE

17/03/2016
C434Proposed
C137

This policy applies to:

- Residential land use and development
- Mixed use development which includes a residential use in the Commercial 1 Zone, except where an Urban Design Framework, [Built Form Guidelines](#) or Structure Plan has been adopted.

22.12-1 Policy basis

17/03/2016
C131

This policy applies the following SPPF objectives to local circumstances – Clause 11 (Settlement), Clause 11.01 (Activity Centres), Clause 11.04 (Metropolitan Melbourne), Clause 15 (Built Environment and Heritage) and Clause 16 (Housing).

The *Knox Housing Strategy 2015* recognises the potential for increased residential densities within the City's activity centres.

This policy seeks to ensure that residential land use and development within activity centres is consistent with the role of the centre and that development is appropriate within its context.

22.12-2 Objectives

17/03/2016
C131

- To encourage residential land use and development within commercial centres that is complementary to the role and scale of the centre.
- To ensure that new residential development within commercial centres is designed and constructed to a high standard of visual appearance and makes a positive contribution to the public realm.
- To ensure that new development is appropriate to the scale of nearby buildings, streets and public spaces.
- To ensure that new residential development provides adequate car parking for residents and visitors.
- To protect the amenity of surrounding residential areas from unreasonable impacts.
- To ensure that the landscape character of the Foothills area is protected.

22.12-3 Policy

17/03/2016
C131

It is policy to consider:

- The following clauses of the Knox Planning Scheme:
 - 55.01
 - 55.02-2 to 55.02-5
 - 55.03-6 to 55.03-7 and 55.03-9 to 55.03-10
 - 55.04-3 and 55.04-6 to 55.04-8
 - 55.04-1 and 55.04-4 to 55.04-5 in relation to adjoining dwellings in a Residential Zone
 - 55.05-1 to 55.05-4 and 55.05-6
 - 55.06-1 and 55.06-3 to 55.06-4.

22.12-4 Design Guidelines

17/03/2016
C434Proposed
C137

General

- Residential land use and development should be in accordance with the preferred character for each activity centre, as listed at Table 1 to this clause.

KNOX PLANNING SCHEME

- Where practicable, residential and mixed use developments should be constructed on consolidated allotments.
- Subdivision that further fragments land holdings is discouraged.
- Encourage high quality design that respects the surrounding context.
- Ensure that new development provides future residents with a good level of amenity.

Streetscape activation

- Balconies and windows should be encouraged at upper levels abutting rear laneways or side streets to provide passive surveillance and streetscape activation.
- Encourage commercial land use at ground level.

Building height

- Within Local Living Centres (specified in table 1), building heights should not exceed 3 storeys (9 metres).
- Within Knox Neighbourhood Centres (specified in table 1), building heights should not exceed 2-3 storeys (8-9 metres).
- Within Dandenong Foothills Centres, development should maintain the low-rise character of the surrounding area.

Car parking

- Residential land use and development should incorporate resident and visitor car parking in accordance with the requirements of Clause 52.06.
- Where access to a laneway or right-of-way is available, vehicle access should be provided from the laneway or right-of-way so as to maintain a consistent commercial frontage.

Internal amenity and equitable development

- Ensure that new habitable rooms are provided with adequate natural light.
- Ensure that new dwellings are designed to limit noise levels from external noise sources in habitable rooms.
- Ensure that building orientation and design has regard to the future development of adjoining sites and the ability for future development to achieve reasonable amenity.

Table 1 – Commercial Centres

Level of Centre	Centres	Characteristics	Preferred Character Outcomes
Local Living	Mountain Gate Scoresby Village Studfield Wantirna Mall	These centres contain a diverse range of shops and services, which meet the everyday needs of the local community, including supermarkets, medical centres and food and drink premises. These centres are located on the Principal Public Transport Network These centres offer a greater opportunity to provide housing at increased densities within the Commercial 1 Zone.	▪ 3 storey built form (9 metres)
Knox Neighbourhood	Anne Road Boronia	These centres contain a limited range of	▪ 2-3 storey built form (8-9 metres)

KNOX PLANNING SCHEME

Level of Centre	Centres	Characteristics	Preferred Character Outcomes
	Road/Scoresby Road Burwood Highway (west of Dorset Road) Cavell Street Glenfern Road Knox Gardens Knoxfield Manuka Drive Mountain Highway/Kumala Road Rowville Lakes Stud Bay Lewis Road, Wantirna South Wellington Village	<p>shops and/or services which serve the convenience needs of the local community. These centres are serviced by local bus routes.</p> <p>These centres offer a limited opportunity for residential land use and development due to the smaller role and function of each centre and their interface with sensitive land uses.</p>	
Dandenong Foothills	Alchester Village The Basin Dorset Road (east) Upper Ferntree Gully	<p>These centres are located within the Dandenong Foothills, generally east of Dorset Road.</p> <p>The physical context and location of these centres within the Dandenong Foothills means that these centres offer a limited opportunity for increased residential development.</p>	<ul style="list-style-type: none"> 1-2 storey built form (up to 8.5 metres)

Comment [r1]: Matches controls in DDO11.

16/05/2013
C147
Proposed
C137

SCHEDULE TO THE HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1	Lysterfield Lake Park	No	No	Yes	No	No	No	None specified	No
HO2	Heany Park	No	No	Yes	No	No	No	None specified	No
HO3	Collier Park	No	No	No	No	No	No	None specified	No
HO4	W.G. Morris Memorial Reserve	No	No	Yes	No	No	No	None specified	No
HO5	Wicks Reserve	No	No	Yes	No	No	No	None specified	No
HO6	Batterham Reserve	No	No	Yes	No	No	No	None specified	No
HO7	Police Paddocks Reserve	No	No	Yes	No	No	No	None specified	No
HO8	Historic Oak Tree, Sheffield Road, The Basin	No	No	Yes	No	No	No	None specified	No
HO9	56 Edina Road, Ferntree Gully - House	No	No	No	No	No	No	None specified	No
HO10	Old Farm Buildings and Manager's Residence, Chesterfield Farm, Scoresby	No	No	No	No	No	No	None specified	No
HO11	Bona Vista, 3 Lilac Street, Bayswater	No	No	No	No	No	No	None specified	No
HO12	Bretonneux, 53 Dorset Road, Ferntree Gully	No	No	No	No	No	No	None specified	No
HO13	Nell's Cottage, 21 Forest Road, Ferntree Gully	No	Yes	No	No	No	No	None specified	No
HO14	Woodleigh, 3 Norma Crescent, Knoxfield	No	No	No	No	No	No	None specified	No
HO15	House, 109 Underwood Road, Ferntree Gully	No	No	No	No	No	No	None specified	No

KNOX PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO16	Ambleside, 3 Olivebank Road, Ferntree Gully, Dwelling, one mature Oak (<i>Quercus robur</i>), Camellia hedge, Rhododendrons, Holly, Magnolia, one mature Blackwood (<i>Acacia melanoxylon</i>), Roses, Lorraine Lee Roses, one Strawberry Guava, and one Feijoa	Yes	No	Yes – only to those specifically identified under Heritage Place	No	No	No	None specified	No
HO18	Club Hotel, junction of Ferntree Gully Road and Burwood Highway, Ferntree Gully	No	No	No	No	No	No	None specified	No
HO19	Ferntree Gully Hotel	No	No	No	No	No	No	None specified	No
HO20	Bayswater Primary School (original timber building only), Mountain Highway, Bayswater	No	No	No	No	No	No	None specified	No
HO21	Ferntree Gully State School, corner of Burwood Highway and Dorset Road, Ferntree Gully The heritage place comprises the 1883, 1901 and interwar school buildings, a Turkey Oak (<i>Quercus cerris</i>) to the front of the school buildings, and four English Oaks (<i>Quercus robur</i>) and a White Poplar (<i>Populus alba</i>) located on the south western boundary of the site.	No	No	Yes - only to those specifically identified under Heritage Place	No	No	No	None specified	No

KNOX PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO22	Scoresby State School	No	No	No	No	No	No	None specified	No
HO23	Bayswater Wine Cafe, corner of Bayswater Road and Mountain Highway, Bayswater and Cypress Pine (<i>Cupressus</i> sp.), and Oaks (<i>Quercus robur</i>)	No	No	Yes – only to those specifically identified under Heritage Place	No	No	No	None specified	No
HO24	Stamford Park, Stud Road, Rowville. Stamford Park House and Elms (<i>Ulmus procera</i>), Incense Cedar (<i>Calocedrus decurrens</i>), Moreton Bay Fig (<i>Ficus macrophylla</i>)	Yes	No	Yes	No	No	Yes	None specified	No
HO25	Millers Homestead, corner of Melrose Court and Dorrigo Drive, Boronia and one large Ironbark (<i>Eucalyptus sideroxylon</i>), numerous Camelias of horticultural & historical significance, and Poplars (<i>Populus</i> sp.)	Yes	Yes	Yes – only to those specifically identified under Heritage Place	No	No	No	None specified	No
HO26	Lomond, 45 Orange Grove, Bayswater and	No	No	Yes – only	No	No	No	None specified	No

KNOX PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Cypress Pines (<i>Cupressus</i> sp.), and original Fruit trees			to those specifically identified under Heritage Place					
HO27	Highmoor, 6 Highmoor Avenue, Bayswater	No	No	No	No	No	No	None specified	No
HO28	Blackwood Park, 11 Bales Street, Ferntree Gully and large Cypress Pine (<i>Cupressus</i> sp.)	No	No	Yes – only to those specifically identified under Heritage Place	No	No	No	None specified	No
HO29	Royal Hotel, corner of Dawson Street and Burwood Highway, Upper Ferntree Gully	No	No	No	No	No	No	None specified	No
HO30	Uniting Church (former), 654 Mountain Highway, Bayswater	No	No	Yes <i>Quercus palustris</i> (Pin Oak) on east side of church	No	No	No	None specified	No
HO31	Former Ferntree Gully Shire Hall, north-west corner of Burwood Highway and Selman Avenue, Ferntree Gully and four Elms (<i>Ulmus procera</i>), two Oaks (<i>Quercus</i> sp.), one	No	Yes	Yes – only to those specifically identified	No	No	No	None specified	No

KNOX PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Lombardy Poplar (<i>Populus nigra</i>), and Monterey Pines (<i>Pinus radiata</i>)			under Heritage Place					
HO32	Stone cottage and early plantings, 22 Willow Road, Upper Ferntree Gully	No	No	Yes	No	No	No	None specified	No
HO33	Uniting Church (former Wesleyan), Ferntree Gully Road, Scoresby	No	No	No	No	No	No	None specified	No
HO34	'Kelso', 24 Westley Street, Ferntree Gully	No	No	No	No	No	No	None specified	No
HO35	Pipe Organ, Our Saviour Lutheran Church, corner of Scoresby Road and Burwood Highway, Knoxfield	-	-	-	-	Yes Ref H1280	No	None specified	No
HO36	Clow Cottage, Dandenong Valley Parklands, Rowville	No	No	Yes	No	No	No	None specified	No
HO37	A row of non indigenous Eucalypts, Selman Avenue, Ferntree Gully	No	No	Yes	No	No	No	None specified	No
HO38	Ferntree Gully Recreation Reserve, Lysterfield Road, Ferntree Gully. Elms (<i>Ulmus procera</i>), Oaks (<i>Quercus robur</i>), Plane Trees (<i>Platanus orientalis</i>)	No	No	Yes	No	No	No	None specified	No
HO40	Corner of Sasses Avenue and Begonia Road, Bayswater. One Oak (<i>Quercus robur</i>)	No	No	Yes	No	No	No	None specified	No
HO42	Hawthorn hedge, Mountain Highway, The Basin, between Albert Avenue and Miller	No	No	Yes	No	No	No	None specified	No

KNOX PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	Road								
HO43	Avenue of Honour, Lysterfield Road, Lysterfield. Ten Silky Oaks (<i>Grevillea robusta</i>), two English Oaks (<i>Quercus robur</i>)	No	No	Yes	No	No	No	None specified	No
HO44	Blackwood Park Road, avenue of Elms (<i>Ulmus procera</i>)	No	No	Yes	No	No	No	None specified	No
HO48	Baird House, Commercial Road, Ferntree Gully. Monterey Pines (<i>Pinus radiata</i>), mature Camellias (<i>Camellia</i> sp.), one Canary Island Palm (<i>Phoenix canariensis</i>)	No	No	Yes	No	No	No	None specified	No
HO49	Kitty Chandlers House, Mount View Road, Boronia. African Oak, Camellias (<i>Camellia</i> sp.), Rhododendron (<i>Rhododendron</i> sp.), Canary Island Palm (<i>Phoenix canariensis</i>), associated Fruit trees	No	No	Yes	No	No	No	None specified	No
HO50	Boronia Road, Wantirna. Briar hedge, Hawthorn (<i>Crataegus</i> sp.), Gorse (<i>Ulex europaeus</i>)	No	No	Yes	No	No	No	None specified	No
HO51	The Triangle, junction of Mountain Highway, Basin-Olinda Road and Forest Road <u>HO51</u> The Triangle (and Progress Hall), <u>Junction of Mountain Highway, Basin-Olinda Road and Forest</u>	No	No	Yes	No	No	No	None specified	No

KNOX PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<u>Road.</u>								
HO53	Boronia Road, Boronia. A large hedge of Cypress Pine (Cupressus sp.)	No	No	Yes	No	No	No	None specified	No
HO54	Basin-Olinda Road, The Basin. One large Oak (Quercus robur)	No	No	Yes	No	No	No	None specified	No
HO55	Templer Church Hall, 3 Wadi Street, Boronia.	-	-	-	-	Yes Ref H1992	Yes	None specified	No

20/11/2014
C430
Proposed
C137

SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

INTERIM NEIGHBOURHOOD CENTRE HEIGHT CONTROL

1.0 Design objectives

20/11/2014
G430
Proposed
C137

- To ensure that new development responds to the low-scale character of the Upper Ferntree Gully following centres within the Dandenong Foothills. ~~The Basin, Upper Ferntree Gully and Alchester Village.~~
- To ensure that the height and visual bulk of new development is minimised in order to maintain views between properties to the Dandenong Foothills.

2.0 Buildings and works

20/11/2014
C130

The maximum building height must not exceed 7.5 metres above natural ground level (excluding any television antenna, radio mast, aerial, television mast, chimney or flue).

This requirement cannot be varied by a permit.

3.0 Subdivision

20/11/2014
C130

A permit is not required to subdivide land.

Transitional provisions

20/11/2014
C130

Schedule 10 to clause 43.02 to the Design and Development Overlay does not apply to an application made before the approval date of the planning scheme amendment that introduced this schedule into the planning scheme.

5.0 Expiry

20/11/2014
C130

The requirements of this overlay cease to have effect after 30 April 2016.

DD/MM/YYYY
Proposed
C137

SCHEDULE 11 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

THE BASIN AND ALCHESTER VILLAGE NEIGHBOURHOOD ACTIVITY CENTRES

1.0 Design objectives

DD/MM/YYYY
Proposed
C137

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

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

To support development that maximises the opportunity for commercial activity.

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

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

To provide for the adaptive reuse of buildings.

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

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

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

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

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

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

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

2.0 Permit exemptions

DD/MM/YYYY
Proposed
C137

A permit is not required for:

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

3.0 Buildings and works

DD/MM/YYYY
Proposed C137

The following requirements apply to all buildings and works:

Building height

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

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

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

The Basin Neighbourhood Activity Centre

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

Alchester Village Neighbourhood Activity Centre

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

Building design

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

Public Realm

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

Colours and Materials

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

Car parking

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

Landscaping

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

4.0 Advertising Signs

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

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

5.0 Decision guidelines

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

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

6.0 Reference

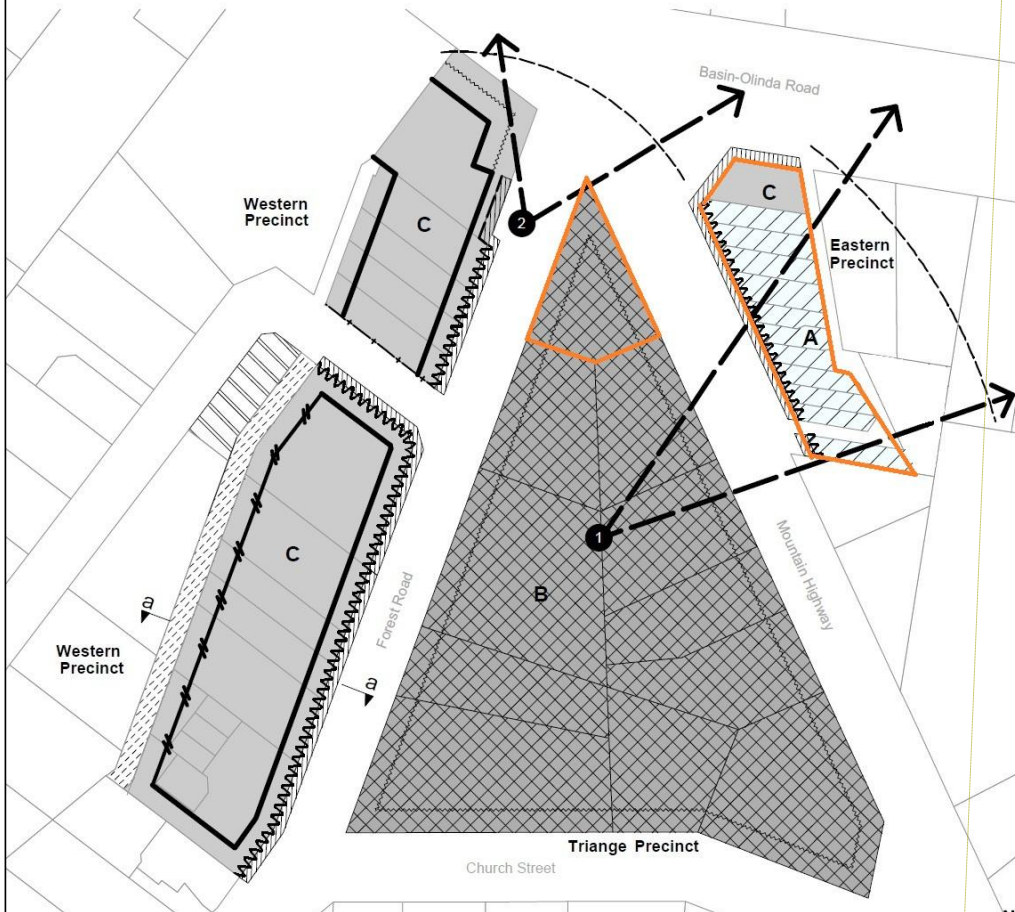
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The Basin – Part 2: Built Form Guidelines (~~October 2015~~ May 2016)















Alchester Village – Part 2: Built Form Guidelines (~~October 2015~~ May 2016)

Map 1 – The Basin Village Neighbourhood Activity Centre

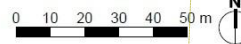
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Proposed built form controls

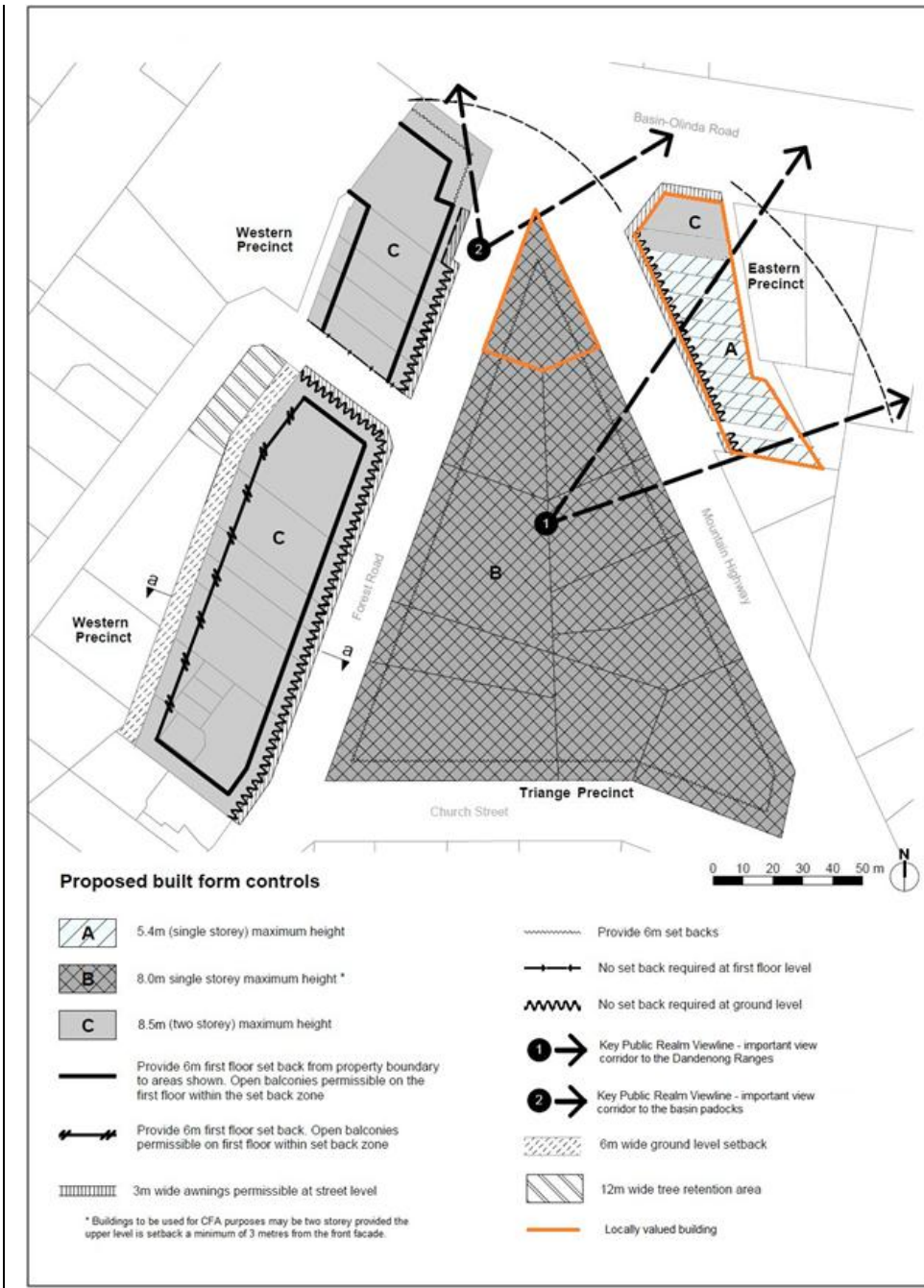
- | | | | |
|---|---|---|---|
|  | 5.4m (single storey) maximum height |  | Provide 6m set backs |
|  | 8.0m single storey maximum height * |  | No set back required at first floor level |
|  | 8.5m (two storey) maximum height |  | No set back required at ground level |
|  | Provide 6m first floor set back from property boundary to areas shown. Open balconies permissible on the first floor within the set back zone |  | Key Public Realm Viewline - important view corridor to the Dandenong Ranges |
|  | Provide 6m first floor set back. Open balconies permissible on first floor within set back zone |  | Key Public Realm Viewline - important view corridor to the basin paddocks |
|  | 3m wide awnings permissible at street level |  | 6m wide ground level setback |
| | |  | 12m wide tree retention area |
| | |  | Locally valued building |

* Buildings to be used for CFA purposes may be two storey provided the upper level is setback a minimum of 3 metres from the front facade.

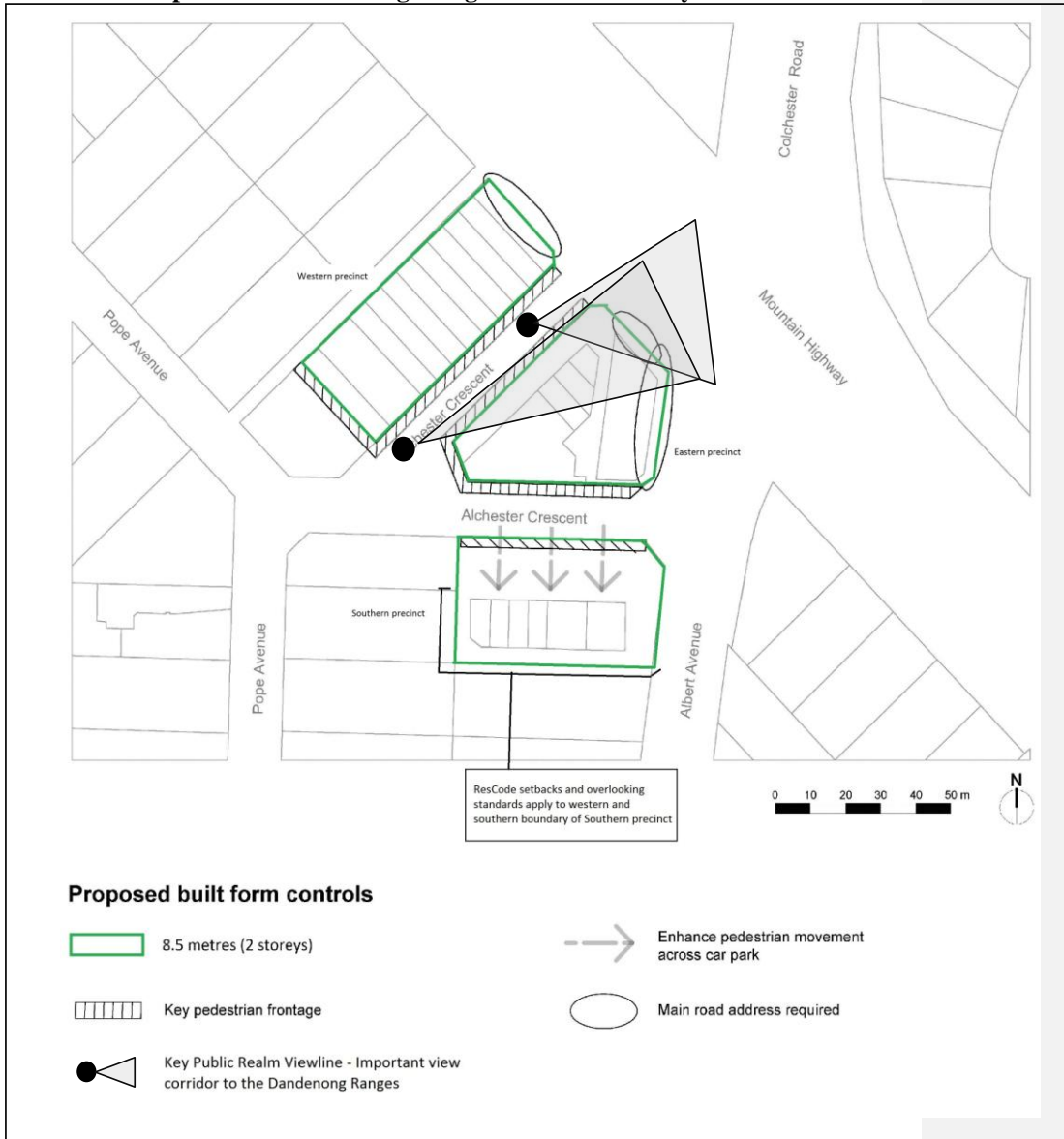


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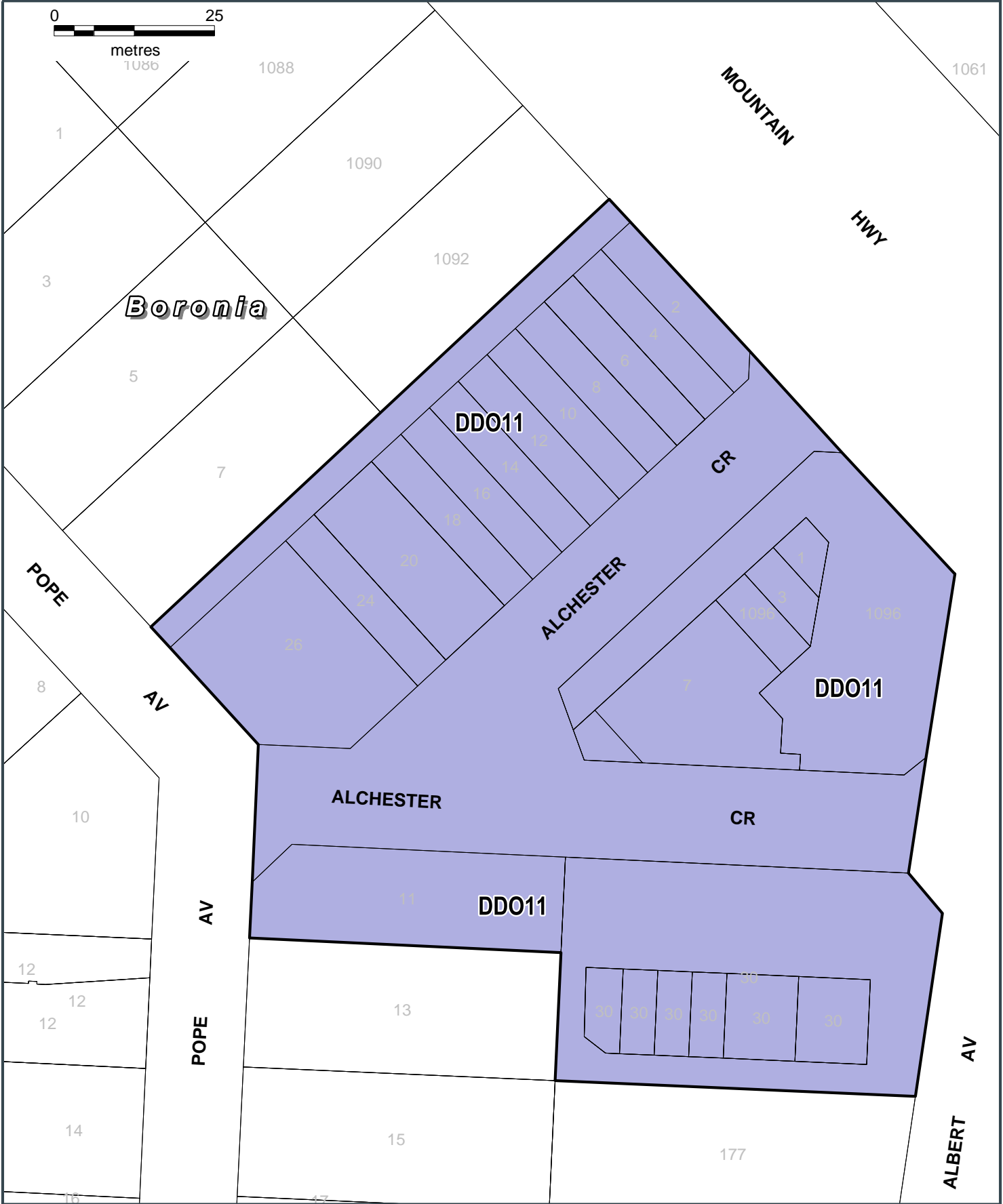
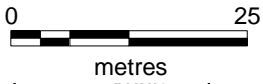
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Map 2 – Alchester Village Neighbourhood Activity Centre



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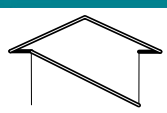


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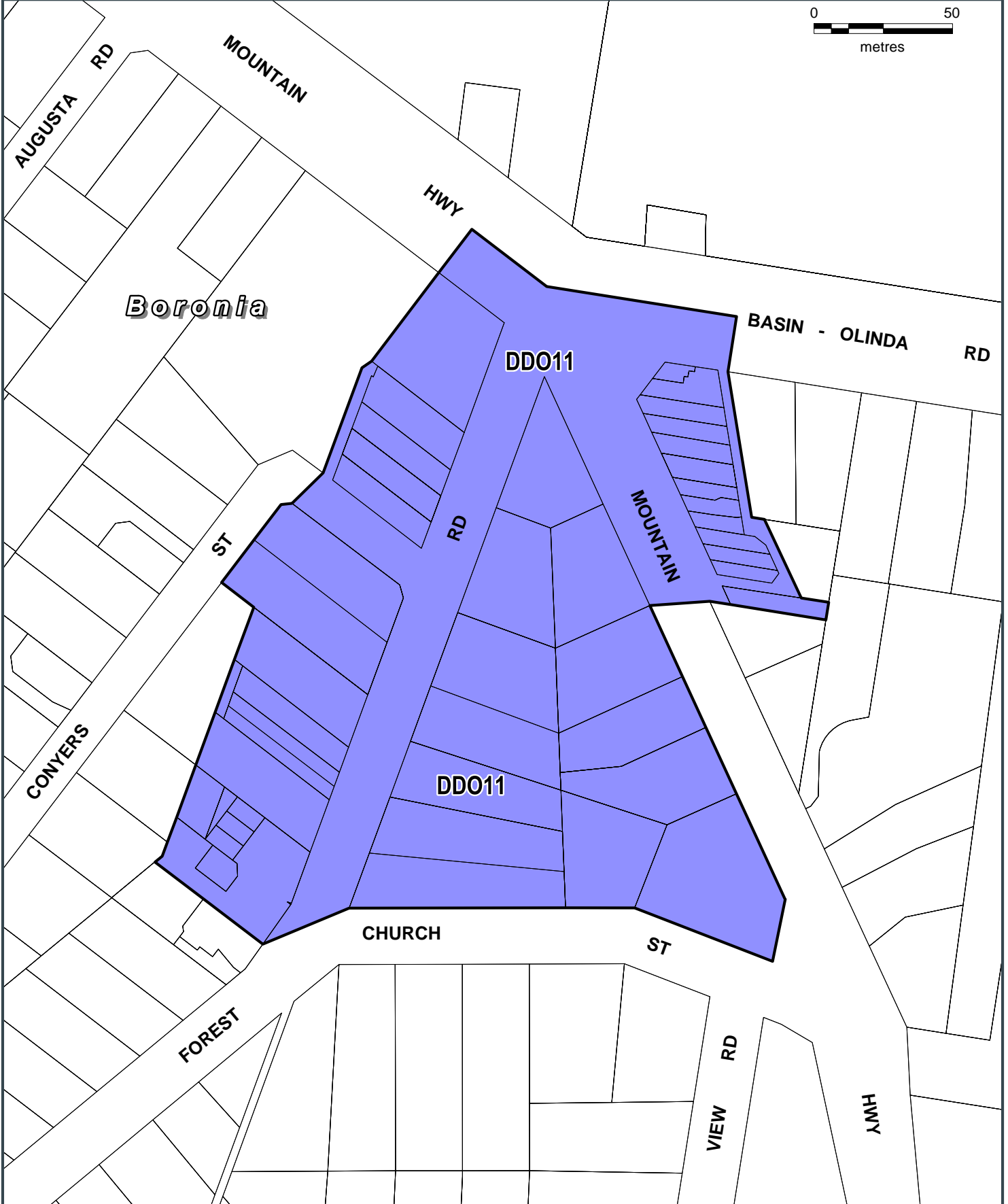
DDO11 Design and Development Overlay - Schedule 11

Part of Planning Scheme Map 3DDO

AMENDMENT C137



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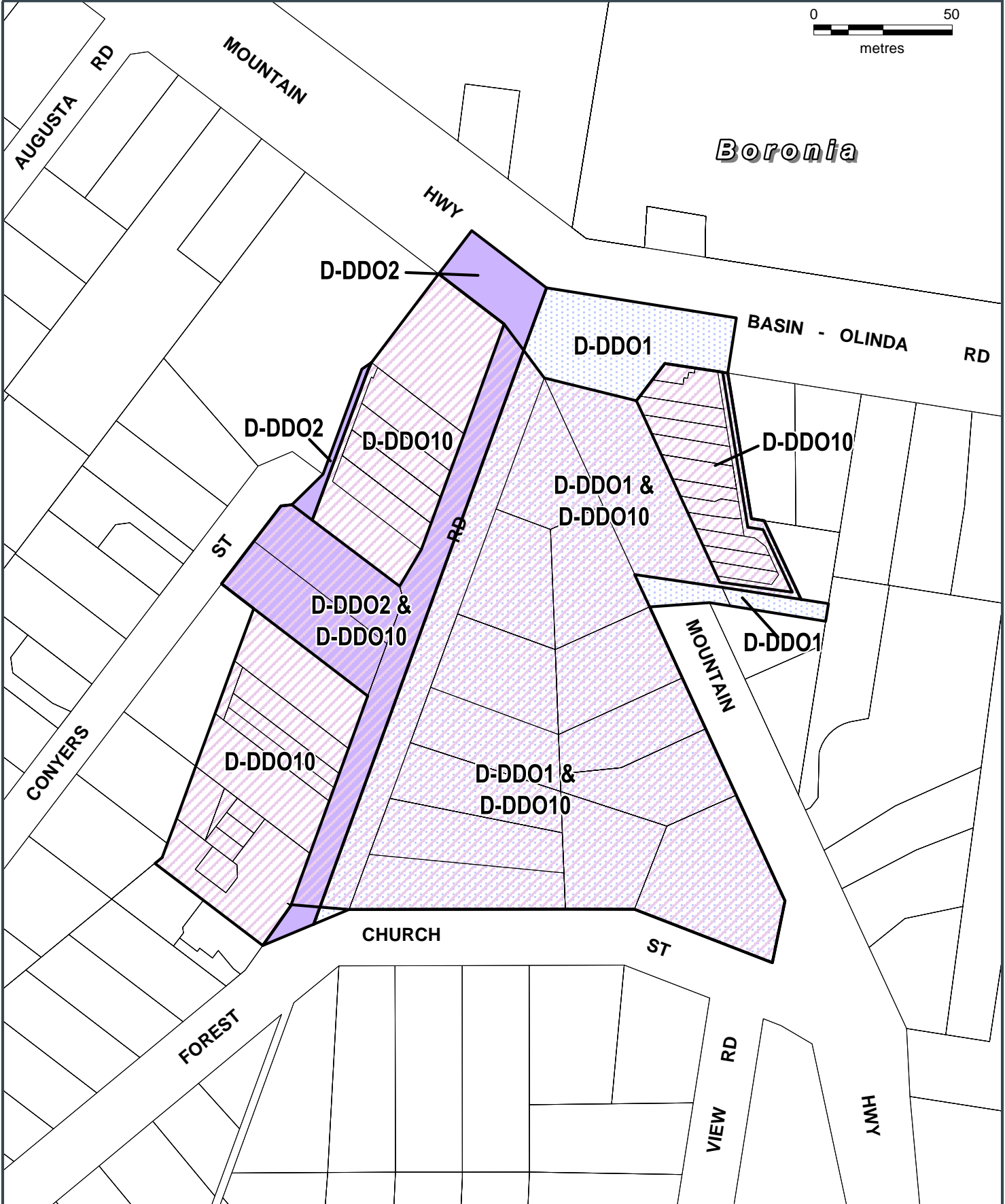
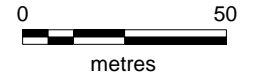
DDO11 Design and Development Overlay - Schedule 11

Part of Planning Scheme Map 3DDO


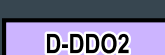

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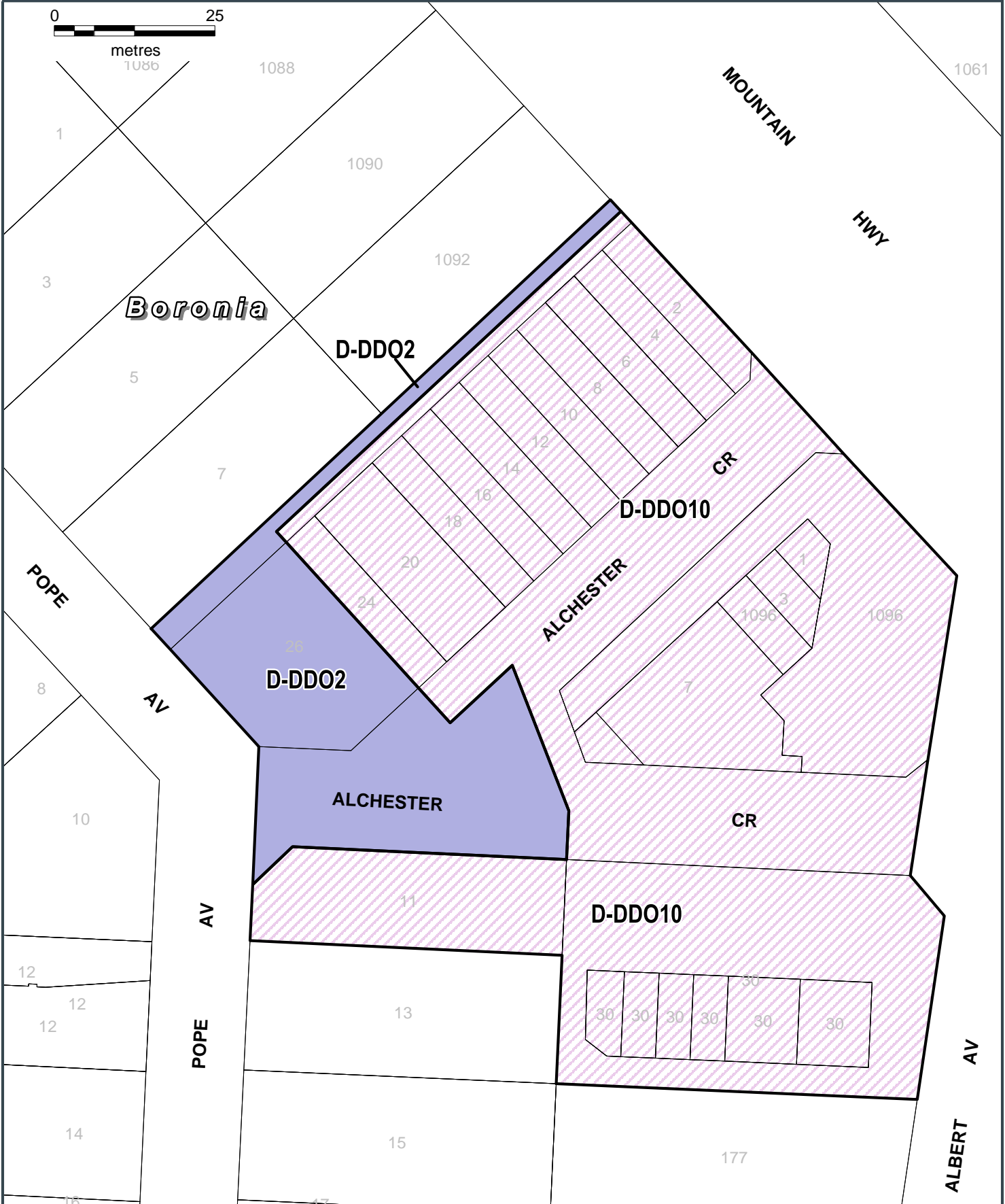
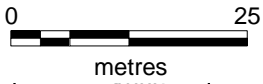
-  **D-DDO1** Area to be deleted from a Design and Development Overlay - Schedule 1
-  **D-DDO2** Area to be deleted from a Design and Development Overlay - Schedule 2
-  **D-DDO10** Area to be deleted from a Design and Development Overlay - Schedule 10

Part of Planning Scheme Map 3DDO

AMENDMENT C137



KNOX PLANNING SCHEME

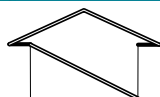


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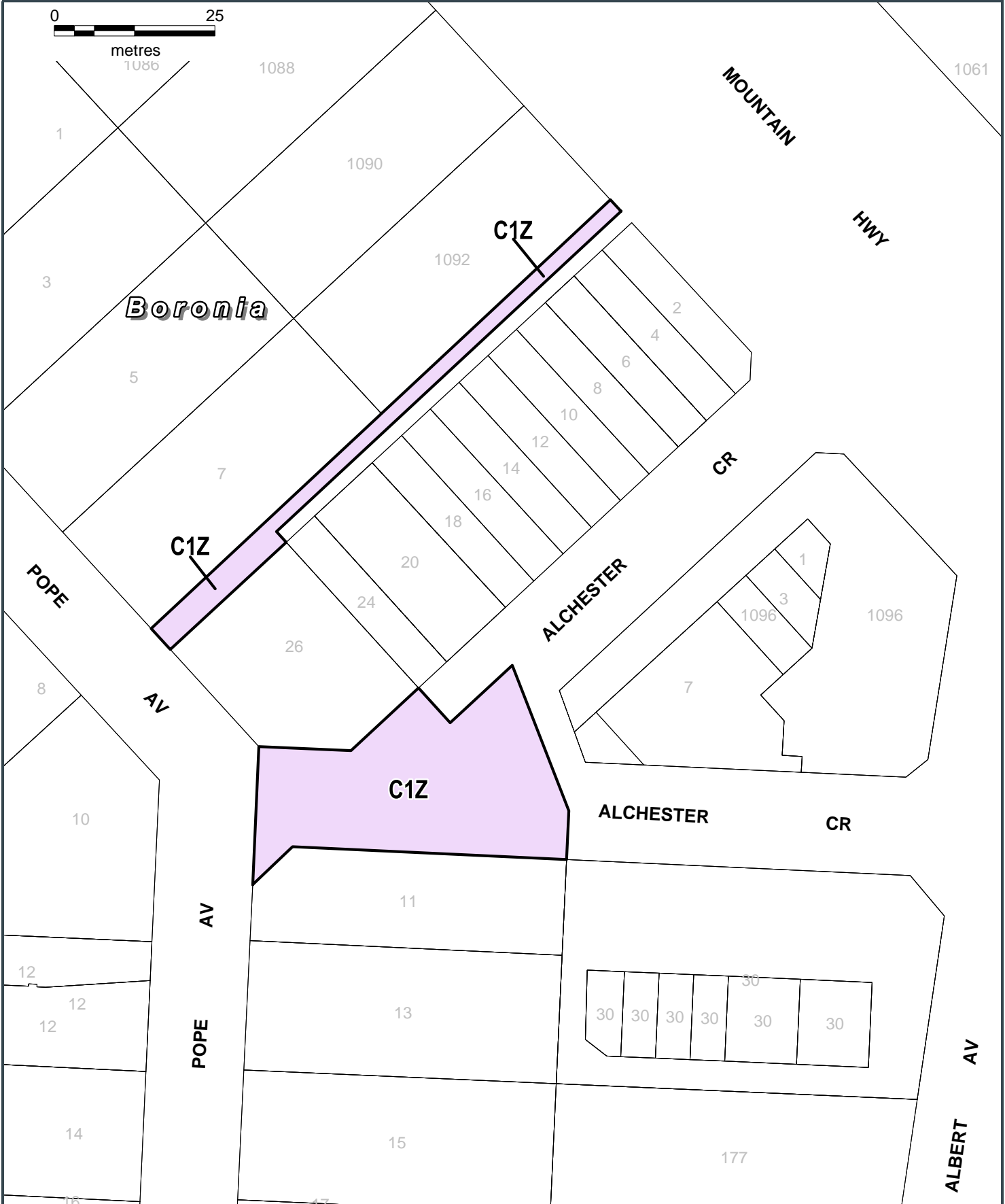
- D-DDO2 Area to be deleted from a Design and Development Overlay - Schedule 2
- D-DDO10 Area to be deleted from a Design and Development Overlay - Schedule 10

Part of Planning Scheme Map 3DDO

AMENDMENT C137



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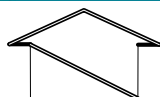


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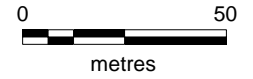
 C1Z Commercial 1 Zone

Part of Planning Scheme Map 3

AMENDMENT C137



KNOX PLANNING SCHEME



LEGEND

Part of Planning Scheme Map 3EAO

 EAO Environmental Audit Overlay

AMENDMENT C137

