

No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
1	Individual	<p>1. Objects to 3 storey over the Activity Centre on the basis that it will add more cars to streets, noise and congestion getting onto Burwood Highway.</p>	<p>1. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p>
2	Individual	<p>1. Objects to 3 storey on the basis that it will add more cars to streets with limited capacity for parking and increase to traffic congestion.</p> <p>2. Rescind the draft amendment passed by Council for the purpose of exhibition.</p>	<p>1. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council. The Technical Report: Transport and Parking (Movendo 2015) also identifies parking capacity issues and makes recommendations to improve car parking around the centre. These recommendations have been implemented into the Strategic Plan. Clause 52.06 outlines the requirements for car parking provision across the municipality and applies to the Activity Centre. The clause ensures the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated from development, the activities on the land and the nature of the locality.</p> <p>2. Noted - No change.</p>

AMENDMENT C141 DRAFT UPPER GULLY STRATEGIC PLAN - SUBMISSIONS AND RESPONSES SUMMARY TABLE

No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
3	Individual	<p>1. Objects to rumble strips proposed on Dawson Street to provide safe access for the Ferny Creek Trail on the grounds that they will generate more noise from traffic.</p> <p>2. Supports 3 storey development in the entire Activity Centre.</p> <p>3. Wishes that laneway adjoining 13 Rose street is kept clear and remains as rear access for the 6 properties between 1- 11 Dawson Street.</p>	<p>1. Noted - No change. The proposed 'rumble strips' suggested would be similar to existing painted strips placed in Warruga Avenue and Phyllis Street, Bayswater and in Pine Crescent and Tulip Crescent, Boronia. The strips are painted lines slightly raised to create some sound within the car and provide a visual aid to alert the driver. They are not considered severe enough to create excessive noise and are similar to travelling over other raised line marking at school crossings or stop lines.</p> <p>2. Support noted.</p> <p>3. Noted - Change proposed. The six properties between 1-11 Dawson Street have vehicle access to Dawson Street, with pedestrian access also preferred via Dawson Street. The laneway, which provides right of way access, is not a width suitable for vehicular access if all property boundaries were fenced. Council has taken action in the past to ensure that this right of way remained uninterrupted for all abutting property owners. Council's current position is that the right of way is maintained.</p> <p>Recommendation: 3. Amend Strategic Plan Map 13 – Public Space and Street Improvement Opportunities to incorporate note 'Right of way for pedestrians to be maintained' with arrow to laneway behind 1-11 Dawson Street.</p>
4	Individual	<p>1. Objects to 3 storey height limits in the Activity Centre and supports 2 storey maximum height limits.</p> <p>2. Supports garden areas and seating in public space.</p>	<p>1. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>2. Support noted.</p>
5	Individual	<p>1. Objects to 3 storey height limits in the Activity Centre.</p> <p>2. Supports landscape improvements (tree planting).</p> <p>3. Supports the improvement of underutilised sites e.g. car yards and supporting business.</p> <p>4. Supports the Strategic Plan, but should be based on community feedback.</p>	<p>1. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>2. Support noted. Improved landscaping is supported in the draft Strategic Plan.</p> <p>3. Support noted. Support for the development of underutilised sites is identified in the draft Strategic Plan.</p> <p>4. Support noted. The Upper Gully Plan Engagement Report (Effective Conversations 2015) outlines the community engagement process and priorities which have been incorporated in the development of the draft Strategic Plan and Amendment C141.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
7	Individual	<p>1. Objects to 3 storey height limits over the entire Activity Centre.</p> <p>2. Objects that C141 includes rezoning and 3 storey outcomes over the Upper Ferntree Gully Railway Station land.</p> <p>3. Considers the level of built form guidance within the Strategic Plan and C141 inadequate.</p>	<p>1. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>2. Noted. No change. Amendment C141 does not propose rezoning land within the Activity Centre. The proposed 8.5m maximum building height on the Upper Ferntree Gully Railway Station site will only allow for a 2 storey built form outcome. No rezoning is proposed as part of this amendment.</p> <p>3. Noted.</p>
8	Government Agency	<p>1. EPA Victoria has no concerns with the proposed amendment to this planning scheme based on the information that has been provided.</p>	<p>1. Noted.</p>
9	Government Agency	<p>1. South East Water as the Water Supply and Sewerage Authority has no objection to the proposed amendment.</p> <p>2. <i>Note: As South East Water request that both Council and Planning Panels Victoria <u>do not</u> provide any further correspondence to SEW regarding the Amendment.</i></p>	<p>1. Noted.</p> <p>2. Note that SEW do not wish to receive any further correspondence from Council or Planning Panels Victoria regarding the Amendment.</p>
12	Individual	<p>1. Concerned that the Upper Gully Plan proposal will increase traffic.</p> <p>2. Suggests improving the poor pedestrian access to Ferntree Plaza and Maxi Foods.</p>	<p>1. Noted - No changes proposed. The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p> <p>2. Noted - No changes proposed. Opportunity to address pedestrian access to Ferntree Plaza has been identified in the draft Strategic Plan (Refer to Strategic Objective 1, p. 32). Further pedestrian improvements will be identified in the development of the Movement and Access Improvement Program.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
19	Individual	<p>1. Objects to 3 storey height limits in the Activity Centre.</p> <p>2. Proposes dual occupancy dwellings, some units and townhouses as preferred housing outcomes in Upper Ferntree Gully.</p>	<p>1. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>2. Noted - No changes proposed. The draft Strategic Plan identifies opportunities for apartment and shop-top dwellings within the Activity Centre under the existing Commercial 1 Zone planning controls. Amendment C141 does not change existing zones applied to the Activity Centre.</p>
40	Individual	<p>1. Objects to 3 storey height limits in the Activity Centre and supports maximum 2 storey to maintain 'village feel' to minimise demands on existing transport infrastructure.</p>	<p>1. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>Forecasts indicate that the age profile and household structure of Upper Ferntree Gully is changing and this will create demand for a variety of housing types in Upper Gully. Current planning controls in the surrounding residential areas limited opportunities for increase housing diversity. The Activity Centre is not currently subject to such controls and can provide for a range of housing types within close proximity to shops, services, public transport and open space. This approach is consistent with state planning policy. Additionally, incremental residential growth within the Activity Centre is unlikely to have significant impact on existing transport infrastructure. Any impacts can be managed as they arise by the relevant authorities and Council.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
122	Individual	<p>1. Supports improvements to Rose Street and Williams Street Village Green.</p> <p>2. Amend C141 to facilitate 3 storey (12m) development at 1-3 Rose Street Upper Ferntree Gully on the grounds that it is needed to allow for a 'fly-tower' (12m) at the rear of the property to enable The 1812 Theatre Company to house scenery and equipment above the stage and out of the view of the audience.</p> <p>3. Amend C141 to facilitate 3 storey development at 5 Rose Street Upper Ferntree Gully to enable a ground level restaurant /wine bar and 2 upper levels of residential units on the grounds that: the development will provide funding for the proposed 1812 development plan; can be mostly hidden by trees; and the close proximity (within 50m) of 5 Rose Street to properties along Burwood Highway where a 3 storey maximum building height is proposed.</p>	<p>1. Support noted.</p> <p>2. Agreed - Changes proposed The proposal for a 12.0m maximum building height limit at 1-3 Rose Street will enable The 1812 Theatre Company to expand and enhance its current operations. The 1812 Theatre is a highly valued facility and this proposal may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. It is considered that this proposal is consistent with the key objectives of the draft Strategic Plan. Visual impacts by the proposed 12.0m fly tower are considered to be limited and outweighed by the arts and culture, economic and potential tourism benefits of the proposal.</p> <p>Recommendations:</p> <p>2a. Amend DDO12 - Add new design objective: <i>"To strengthen the role of The 1812 Theatre Company in developing arts and culture in the municipality and to enhance it as an attraction for visitors to the Activity Centre".</i></p> <p>2b. Amend DDO12 Map 1 - Building Heights and Setbacks: Add symbol to rear of The 1812 Theatre site at 1 – 3 Rose Street with a new annotation: <i>"Height of up to 12 metres at the rear of 1-3 Rose Street to facilitate the development of a fly-tower for the existing 1812 Theatre."</i></p> <p>2c. Amend Strategic Plan Map 15 - Preferred Setbacks and Design Outcomes for Built Form : Add symbol to rear of The 1812 Theatre site at 1 – 3 Rose Street; With a new Annotation: "Height of a maximum 12 metres at the rear of 1-3 Rose Street to facilitate the development of a fly-tower for the existing 1812 Theatre."</p> <p>2d. Amend LPP 22.14 Objective 6 - Add new Policy: <i>"6.4 Support the ongoing operation and improvement of the 1812 Theatre to strengthen its role as a visitor, arts and cultural attraction in the Activity Centre."</i></p> <p>3. Disagree - No change. It is acknowledged that the proposed restaurant / wine bar on the ground floor at 5 Rose Street may complement the operations of The 1812 Theatre and provide additional entertainment, economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and the subsequent increased height limit on the grounds of individual financial requirements does not provide a valid planning reason for increasing maximum building height controls in this location.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
189 A, B, C	Individual	<p>1. Objects to the Kindergarten at 1 Rollings Road being included within the Activity Centre.</p> <p>2. Objects to 2 storey (8.5m) height limit for 1 Rollings Road on the basis that it will impact on their privacy at their property 4-6 Rollings Road.</p> <p>3. Supports 2 storey height limits within the Activity Centre for properties that have a Burwood Highway frontage only (and excluding 1 Rollings Road).</p>	<p>1. Noted - No change. The boundary of the Activity Centre has not been altered as part of Amendment C141. The Activity Centre includes land zoned for Commercial 1 Zone, Road Zone 1, Public Use Zones and Residential Zone.</p> <p>2. Noted - Changes proposed DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling.</p> <p>Recommendations:</p> <p>2a. Amend DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>2b. Amend Strategic Plan Map 15 – Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>2c. Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>3. Support noted.</p>
191	Individual	<p>1. Objects to 3 storey (12m) and 2 storey (8.5m) maximum building heights in the Activity Centre.</p> <p>2. Supports maximum building height of 2 storeys (7.5m) on the basis to maintain uninterrupted Viewlines to the hills, and foothills and natural context.</p>	<p>1. No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
			2. No change. Refer to point 1.
204	Individual	<p>1. Objects to 3 storey (12m) and 2 storey (8.5m) maximum building heights in the Activity Centre on the basis of impacting on privacy, protecting viewlines to the hills, and will increase the traffic, pollution and rubbish in the area.</p> <p>2. Objects to any proposal to allow dual occupancy dwellings or units of any kind in the area.</p>	<p>1. Noted - Changes proposed.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements.</p> <p>The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p> <p>The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p> <p>DDO12 proposes buildings that provide a high level of internal amenity through a number of measures including facilitating sunlight penetration as noise attenuation. These measures can also reduce greenhouse gas emissions, power consumption, water usage and waste, and help to protect water quality and therefore reduce pollution in the area. Increases to rubbish will be managed by Council.</p> <p>DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode.</p> <p>Recommendations:</p> <p>1a. Amend DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>1b. Amend Strategic Plan Map 15 - Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>1c. Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
			<p>2. Noted - No change.</p> <p>The Draft Strategic Plan identifies opportunities for apartment and shop-top dwellings within the Activity Centre under the existing Commercial 1 Zone planning controls. Amendment C141 does not change existing zones applied to the Activity Centre.</p>
209	Individual	<p>1. Objects to 3 storey (12m) maximum building height in the Activity Centre on the grounds of protecting the natural context of the area.</p> <p>2. Supports maintaining the existing 7.5m interim building height controls across the entire Activity Centre.</p> <p>3. Objects to any proposal to allow 'housing opportunities' in the area on the basis that this is not needed in an area where population increase is negligible.</p> <p>4. Supports safe and improved pedestrian access identified in Strategic Objective 1 including, access to Ferntree Plaza and Maxi Foods, Railway Station and buses.</p> <p>5. Supports improvements to Kings Park Playground.</p> <p>6. Supports the application of the Heritage Overlay over the UFG Railway Station and Visitors Information Centre.</p>	<p>1. Noted - No change.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>2. No change.</p> <p>While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements.</p> <p>3. No change.</p> <p>Forecasts indicate that the age profile and household structure of Upper Ferntree Gully is changing and this will create demand for a variety of housing types in Upper Gully. Current planning controls in the surrounding residential areas limited opportunities for increase housing diversity. The Activity Centre is not currently subject to such controls and can provide for a range of housing types within close proximity to shops, services, public transport and open space. This approach is consistent with state planning policy.</p> <p>4. Support noted.</p> <p>5. Support noted.</p> <p>6. Support noted.</p>
216	Individual	<p>1. Objects to building height of both 2 and 3 storey proposals on the basis of limited stormwater and transport infrastructure and parking capacity.</p> <p>2. Objects to any proposal to facilitate 3 storey development at 1-3 Rose Street and 5</p>	<p>1. No change.</p> <p>The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p> <p>The Technical Report: Transport and Parking (Movendo 2015) also identifies parking capacity issues and makes recommendations to improve car parking around the centre. These recommendations have been</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
		<p>Rose Street by The 1812 Theatre.</p> <p>3. Supports maintaining the existing 7.5m interim building height controls across the entire Activity Centre.</p>	<p>implemented into the Strategic Plan.</p> <p>Clause 52.06 outlines the requirements for car parking provision across the municipality and applies to the Activity Centre. The clause ensures the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated from development, the activities on the land and the nature of the locality.</p> <p>The guidelines in the draft Strategic Plan provide guidance for management of stormwater on site to ensure off-site impacts are minimised.</p> <p>2. Objection to The 1812 Theatre submission is noted.</p> <p>The Proforma 1 submissions included a request that the maximum height for 1-3 Rose Street be increased to 12.0m to enable The 1812 Theatre Company to expand and enhance its current operations. It is understood that this proposal may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. This proposal is consistent with the key objectives of the Strategic Plan. The functional requirements of the 'fly tower' provide justification for the 12.0m maximum building height being sought in this location. Visual impacts by the proposed 12.0m fly tower are considered to be marginal and outweighed by the arts and culture, economic and potential tourism benefits of the proposal.</p> <p>It is acknowledged that the proposed restaurant / wine bar on the ground floor at 5 Rose Street may complement the operations of the 1812 Theatre and provide some economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and subsequently the increased height limit is based on individual financial requirements does not provide a valid planning reason for increasing maximum building height controls in this location.</p> <p>3. No change.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements.</p>
217	Individual	<p>1. Objects to the rumble strips proposed on Dawson Street and requests that a 'quiet solution' be implemented to provide safe</p>	<p>1. No change.</p> <p>The proposed 'rumble strips' suggested would be similar to existing painted strips placed in Warruga Avenue and Phyllis Street, Bayswater and in Pine Crescent and Tulip Crescent, Boronia. The strips are painted lines</p>

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		access for the Ferny Creek Trail.	slightly raised to create some sound within the car and provide a visual aid to alert the driver. They are not considered severe enough to create excessive noise and are similar to travelling over other raised line marking at school crossings or stop lines.
219	Individual	1. Objects to 3 storey (12m) maximum building height in the Activity Centre on the basis of, increase of traffic and noise, overshadowing on existing residential areas surrounding the Activity Centre and protecting the natural context of the area and views to the foothills.	<p>1. Noted - Changes proposed. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and enable the 'village feel' of the Activity Centre to be maintained</p> <p>The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p> <p>DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode.</p> <p>Recommendations:</p> <p>1a. Amend C141 DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to “Standard B17, Clause 55 of ResCode” into the legend.</p> <p>1b. Amend Strategic Plan Map 15 - Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>1c. Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p>
220	Individual	1. Objects to 3 storey (12m) maximum building height in the Activity Centre on the basis of a marginal population increase forecast, protecting the natural context and views to the Dandenong Ranges, and is inconsistent with the height and building controls in the residential areas adjoining the Activity Centre.	<p>1. Noted - Changes proposed.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p>

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		<p>2. Objects to any proposal to facilitate 3 storey development at 1-3 Rose Street and 5 Rose Street by The 1812 Theatre.</p> <p>3. Objects to 3 storey over Ferntree Plaza land as it will result in the overdevelopment of the area and minimise car parking facilities.</p> <p>4. Objects to Councillors making an alternate decision inconsistent with officer recommendations.</p>	<p>The strategic basis used to inform the background work and technical studies have not changed since Council's decision at its meeting on 24 November 2015. The submissions received through the public exhibition period have revealed strong community sentiment for and against three storey building height limits however, the submissions have not revealed any new information or planning matters that Council is not already aware of. DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode.</p> <p>Recommendations:</p> <p>1a. Amend DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to ResCode "Standard B17, of Clause 55" into the legend.</p> <p>1b. Amend Strategic Plan Map 15 - Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>1c. Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>2. Objection to The 1812 Theatre submission is noted. The Proforma 1 submissions included a request that the maximum height for 1-3 Rose Street be increased to 12.0m to enable The 1812 Theatre Company to expand and enhance its current operations. It is understood that this proposal may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. This proposal is consistent with the key objectives of the Strategic Plan. The functional requirements of the 'fly tower' provide justification for the 12.0m maximum building height being sought in this location. Visual impacts by the proposed 12.0m fly tower are considered to be marginal and outweighed by the arts and culture, economic and potential tourism benefits of the proposal. It is acknowledged that the proposed restaurant / wine bar on the ground floor at 5 Rose Street may complement the operations of the 1812 Theatre and provide some economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and subsequently the increased height limit is based on individual financial requirements does not provide a valid planning reason for increasing maximum building height controls in this location.</p> <p>3. Noted. In regards to car parking, Clause 52.06 outlines the requirements for car parking provision across the municipality and applies to the Activity Centre. The clause ensures the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated from development, the activities on the land and the nature of the locality. Car parking would therefore need to be a consideration for any future</p>

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			<p>development within the Activity Centre.</p> <p>4. Noted.</p>
221	Individual	<p>1. Objects to 3 storey (12m) maximum building height in the Activity Centre on the grounds including protecting the foothills context and views to the Dandenong Ranges.</p> <p>2. Objects to any loss of car parks at Ferntree Plaza.</p>	<p>1. No change.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p> <p>2. No change.</p> <p>Clause 52.06 outlines the requirements for car parking provision across the municipality and applies to the Activity Centre. The clause ensures the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated from development, the activities on the land and the nature of the locality. Future development at Ferntree Plaza will need to be in accordance with this clause.</p>
222	Individual	<p>1. Objects to 3 storey (12m) maximum building heights in the Activity Centre for amenity and aesthetic grounds, inconsistency with the foothills context, demands on infrastructure and services, increased car parking demands and lack of market demand.</p> <p>2. Supports maximum building height of 2 storey (8.5m) in line with community feedback.</p> <p>3. Supports the removal of billboards over railway land.</p>	<p>1. Noted - Changes proposed.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p> <p>DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode.</p> <p>The Technical Report: Transport and Parking (Movendo 2015) identifies parking capacity issues and makes recommendations to improve traffic movements and car parking around the centre. These recommendations have been implemented into the Strategic Plan.</p> <p>Clause 52.06 outlines the requirements for car parking provision across the municipality and applies to the Activity Centre. The clause ensures the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated from development, the activities on the land and the nature of the locality.</p> <p>The strategic basis used to inform the background work and technical studies have not changed since Council's decision at its meeting on 24 November 2015. The submissions received through the public exhibition period</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
			<p>have revealed strong community sentiment for and against three storey building height limits however, the submissions have not revealed any new information or planning matters that Council is not already aware of.</p> <p>Recommendations:</p> <p>1a. Amend DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>1b. Amend Strategic Plan Map 15 - Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>1c. Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>2. Support noted.</p> <p>3. Support noted. The Strategic Plan does advocate for VicTrack to upgrade its interface with the railway station and improve the visitor experience.</p>
223	Consultant	<p>1. Objects to 3 storey (12m) and 2 storey (8.5m) maximum building heights in the Activity Centre on the grounds including protecting the foothills context and views to the Dandenong Ranges and maintaining the existing low scale built form 'village' character.</p> <p>2. Considers the 3 storey height in the outer extremities of the Activity Centre detrimental to the surrounding low density residential areas.</p> <p>3. Supports maintaining the existing 7.5m interim building height controls across the entire Activity Centre.</p> <p>4. Considers an acceptable solution would be to apply a two (2) storey (maximum 7.5m</p>	<p>1. No change.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m, they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements.</p> <p>The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p> <p>2. Noted - Changes proposed.</p> <p>DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
		<p>building height) to the sites at 1254-1288 Burwood Highway (eastern end of the Activity Centre</p>	<p>Recommendations:</p> <p>2a. Amend DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>2b. Amend Strategic Plan Map 15 – Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>2c. Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>3. Support noted.</p> <p>4. Noted. No change. Refer to point 1.</p>
224	Individual	<p>1. Objects to 3 storey (12m) maximum building height in the Activity Centre on the grounds of maintaining the existing 'village' character of Upper Gully and proximity to the Dandenong Ranges.</p> <p>2. Considers the existing road infrastructure (including pedestrian footpaths) inadequate and unsafe to cope with the consequential population increase.</p> <p>3. Concerned of the proposed pedestrian movement permitted on the service road running the length of the commercial area of Burwood Highway.</p> <p>4. Concerned of community safety, in that Burwood Highway is the only exit for the majority of Upper Gully residents, which is exacerbated during times of bushfire events.</p>	<p>1. No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>2. No change. The Technical Report: Transport and Parking (Movendo 2015) did not identify any existing traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p> <p>3. Noted. Pedestrian access is proposed on the footpaths that run parallel to the service road. No pedestrian access is proposed along the road pavement.</p> <p>4. No change. Bushfire protection measures are required as part of the Building Amendment (Bushfire Construction) Regulations 2011 for future development within a 'Bushfire Prone Areas'. 'Bushfire Prone Areas' apply to the majority of the Activity Centre. The draft Strategic Plan includes strategies to support any future reviews and monitoring of the Bushfire Management Overlay and Declared Bushfire Prone Area Mapping for Upper Gully and the ongoing monitoring and planning for emergency management for Upper Gully.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
		<p>5. Questions the process of Council proposing an alternate recommendation.</p> <p>6. Supports 2 storey (up to 9m) height limit within the Activity Centre.</p> <p>7. Concerned that railway services cannot be increased to cater for any potential increase in the Upper Gully population because of the single track from Ringwood.</p> <p>8. Proposes that development in the Activity Centre along Mount View Road and William Street provide active frontages on both northern (Burwood Highway) and southern streets.</p>	<p>5. Noted.</p> <p>6. No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements.</p> <p>7. Noted. Incremental residential growth within the Activity Centre is unlikely to have significant impact on existing transport infrastructure. Any impacts can be managed as they arise by public transport providers and advocated for by Council.</p> <p>8. No change. The draft Strategic Plan proposes 'Secondary Landscaped Active Frontages' in these areas.</p>
225	Individual	<p>1. Objects to 3 storey (12m) maximum building height in the Activity Centre on the grounds of maintaining access to sunlight, increased traffic, and valued views to the Dandenong Ranges and foothills context.</p>	<p>1. Noted - Changes proposed. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained. The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council. DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode.</p> <p>Recommendations:</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
			<p>1a. Amend DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>1b. Amend Strategic Plan Map 15 – Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>1c. Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p>
226	Individual	<p>1. Objects to 3 storey (12m) maximum building height in the Activity Centre on the grounds of traffic and car parking demands, inconsistent with community consultation, and blocking views to the Dandenong Ranges.</p>	<p>1. No change.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the ‘village feel’ of the Activity Centre to be maintained.</p> <p>The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre.</p> <p>Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p> <p>The Technical Report: Transport and Parking (Movendo 2015) also identifies parking capacity issues and makes recommendations to improve car parking around the centre. These recommendations have been implemented into the Strategic Plan.</p> <p>Clause 52.06 outlines the requirements for car parking provision across the municipality and applies to the Activity Centre. The clause ensures the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated from development, the activities on the land and the nature of the locality.</p> <p>In regards to the three storeys not supported through community consultation, this is noted.</p>
227	Individual	<p>1. Objects to 3 storey (12m) maximum building height in the Activity Centre on the grounds that it is inconsistent with the existing low rise built form along Burwood Highway.</p> <p>2. Supports the proposed village green for William Street.</p>	<p>1. No change.</p> <p>Three storeys are proposed in the commercial areas of the Activity Centre where there is generally high site coverage and buildings are built to front and side boundaries. Therefore the appearance of density, i.e. lack of space between buildings shouldn’t change.</p> <p>2. Support noted.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
228	Individual	<p>1. Objects to 3 storey (12m) maximum building height in the Activity Centre given its proximity to the Dandenong Ranges.</p> <p>2. Objects to parallel parking in the Burwood Highway service road due to a lack of parking, need to support retailers, access for the elderly and people with restricted access.</p> <p>3. Concerned that changes to entrances into Ferntree Plaza will impact on traffic flows on Dawson Street.</p> <p>4. Concerned that any proposed street tree planting and improvements to Dawson Street does not affect traffic flows onto Burwood Highway.</p> <p>5. Requires confirmation that any consequential issues at the Ferntree Plaza car park are addressed.</p> <p>6. Supports opportunities for outside dining, however this should not be the major focus for street landscape improvements and planting be the priority. Suggests the option of temporary planters that can be adapted as the retail mix evolves. Considers the Mountain Gate centre outcome to have too much hard surface.</p> <p>7. Suggests that landscaping colour be dark and muted tones so that it blends with the natural surroundings and maintains a good long term appearance.</p> <p>8. Suggests that existing mature trees</p>	<p>1. No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>2. Noted. No decision has been made to alter parking within the Activity Centre as a result of the Streetscape Design Project.</p> <p>3. No change. Drivers will still be able to enter Ferntree Plaza from the service road as the second entrance will remain. The existing Dawson Street access points will also remain. Some traffic will naturally be redistributed.</p> <p>4. No change. Design proposals for improving the pedestrian amenity along Dawson Street are outlined in Figure 09 and Figure 10 of the draft Strategic Plan. The proposed improvements including street tree planting in kerb outstands. The kerb outstands will utilise space within on street parking lanes only and will not impact traffic lanes. The concepts were also reviewed by Council’s traffic department to ensure they would not adversely impact on traffic flows.</p> <p>5. No change. Council will managed any impacts as they arise in consultation with Ferntree Plaza.</p> <p>6. Support noted. The Strategic Plan supports opportunities for outdoor dining through the provision of a wider footpath. Suggestion noted. Strategic Plan supports additional street tree planning within the Activity Centre under Objective 2. Details of streetscape improvements to be address in the Streetscape Design Project.</p> <p>7. Noted. Streetscape Design Project to address landscaping colours within the public realm. The Streetscape Design Project does not form part of Amendment C141. Landscaping within the private realm is addressed in the Strategic Plan through the built form design guidelines. The guidelines indicate that ‘Landscaping should provide visual and ecological links with the Dandenong Ranges’ and ‘Landscaping along Burwood Highway should incorporate ‘Path to the Hills’ treatments’.</p> <p>8. Noted. Streetscape Design Project to address landscaping within the public realm. The Streetscape Design Project does not form part of Amendment C141. The Strategic Plan supports the retention of existing trees through the built form design guidelines.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
		<p>should, where possible, be retained and be incorporated with planting improvements in the street landscape.</p>	
230	Individual	<p>1. Supports most of the proposed amendment.</p> <p>2. Objects to 3 storey (12m) maximum building height in the Activity Centre on the grounds of protecting the natural context and Dandenong foothills context; and disrupt views to the Dandenong Ranges and detrimental to the sense of community.</p>	<p>1. Support noted.</p> <p>2. No change.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p>
231	Individual	<p>1. Objects to the use of "Upper Gully" in the title of the project by Council as it is uncomfortably and unnecessarily kitsch.</p> <p>2. Objects to 3 storey (12m) and 2 storey (8.5m) maximum building height in the Activity Centre on the grounds that it will destroy the ambience and amenity.</p> <p>3. Supports maintaining the existing 7.5m interim building height controls across the entire Activity Centre (inclusive of architectural features, signage, pitched roof form and increases to floor levels due to flood controls).</p> <p>4. Considers that car parking demands will increase in the Activity Centre with the allowance of 3 storey height controls for development.</p> <p>5. Requests to abandon controls to allow buildings on the railway station car park land. Suggests that the only beneficiaries of such controls are fast food outlets.</p> <p>6. The railway station car park is ugly and remedial landscaping along this side of the highway will greatly enhance the visual</p>	<p>1. Noted. No change.</p> <p>2. Noted - Changes proposed.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements.</p> <p>DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode.</p> <p>Recommendations:</p> <p>2a. Amend DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>2b. Amend Strategic Plan Map 15 – Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
		<p>experience.</p> <p>7. Requests that any proposed move to reconfigure angle car parking along the Burwood Highway service lane be reconsidered and that angle parking remain.</p> <p>8. Request that car yards be relocated as they are inappropriate for the Activity Centre.</p> <p>9. Suggests that the Royal Hotel car park be placed underground to facilitate a piazza with cafes, shops and restaurants facing Rose Street to regenerate The 1812 Theatre and Royal Hotel.</p> <p>10. Supports the Objectives of the draft Strategic Plan, however the document itself is sufficiently vague in critical detail as to allow almost any development to proceed.</p> <p>11. Suggests that the options presented at the community workshops were insufficient and did not reflect the wishes of the Upper Gully community.</p>	<p>2c. Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>3. Refer to point 2. No change.</p> <p>4. No change The Technical Study Transport and Parking 23/1/2015 did not identify any existing traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p> <p>5. Noted. No change. Interim planning controls allow for a building with a maximum building height of 7.5m on the railway station car park land. DDO12 proposes a maximum building height of 8.5m on this site and provides additional guidance with regards to siting and setbacks, building design, colours and materials, active frontages, walkability, stormwater and flood management, heritage and built form character and landscaping. In both instances a planning permit will be required for such buildings and works.</p> <p>6. Noted. No change. The Strategic Plan encourages improvements to landscaping along the northern edge of Burwood Highway and the railway station, as outlined on Map 23 – Railway Station and Visitors Information Centre Improvement Opportunities Plan.</p> <p>7. Noted. No decision has been made to alter parking within the Activity Centre as a result of the Streetscape Design Project.</p> <p>8. Noted. No change. The Strategic Plan does support the redevelopment of underutilised sites for retail, commercial, residential and mixed use development with active street frontages. The car yards within the Activity Centre are however privately owned and have existing use rights. Therefore these uses can continue to operate in the centre.</p> <p>9. Noted. The Royal Hotel Car Park is privately owned.</p> <p>10. Noted. No change. The Draft Strategic Plan is a strategic document that sets a framework for future development and improvements in Upper Gully. It aims to guide development, while allowing flexibility for unique and innovative design solutions.</p>

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			11. Noted.
232	Individual	<p>1. Considers that the artist's Impression of the traffic along Burwood Highway is not representative of the extremely thoroughfare.</p> <p>2. Supports maintaining the existing 7.5m interim building height controls across the entire Activity Centre on the grounds that outward metropolitan development should be discouraged in the locality.</p> <p>3. Objects to any substantial change to the Upper Ferntree Gully streetscape apart from the planting of more trees, and roadside beautification projects on the grounds of its proximity to the Dandenong Ranges National Park.</p> <p>4. Supports heritage controls and improvement to the Visitors Information Centre.</p> <p>5. The role and function of Upper Ferntree Gully commercial precinct should be maintained as a neighbourhood and specialist services shopping centre.</p>	<p>1. Noted.</p> <p>2. No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements. Upper Ferntree Gully exists within the Urban Growth Boundary of Melbourne and therefore is considered part of the metropolitan Melbourne.</p> <p>3. Streetscape Design Project does not form part of Amendment C141. No change.</p> <p>4. Support noted.</p> <p>5. Support noted.</p>
243	Individual	<p>1. Objects to any proposal to facilitate 3 storey development at 1-3 Rose Street and 5 Rose Street by The 1812 Theatre on the grounds that is inappropriate and detrimental to the 'village' atmosphere, negative impacts the residential amenity for residents in William Street, Rollings Road and Alfred and surrounding areas.</p> <p>2. Objects to any 3 storey development</p>	<p>1. Objection to The 1812 Theatre submission is noted. The Proforma 1 submissions included a request that the maximum height for 1-3 Rose Street be increased to 12.0m to enable The 1812 Theatre Company to expand and enhance its current operations. It is understood that this proposal may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. This proposal is consistent with the key objectives of the Strategic Plan. The functional requirements of the 'fly tower' provide justification for the 12.0m maximum building height being sought in this location. Visual impacts by the proposed 12.0m fly tower are considered to be marginal and outweighed by the arts and culture, economic and potential tourism benefits of the proposal. It is acknowledged that the proposed restaurant / wine bar on the ground floor at 5 Rose Street may</p>

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		<p>along Burwood on the grounds that it is inappropriate for the Dandenong Foothills; not supported by the community during workshops; not justified due to the marginal population forecast; lack of street infrastructure and pedestrian safety; and desire to protect the views for the Gateway to the Dandenong Ranges.</p> <p>3. Considers that any further grounds floor commercial development in the Activity Centre is unwarranted.</p> <p>4. Supports 2 storey (up to 9m) height limit within the Activity Centre as per resident recommendations at the Community workshops.</p>	<p>complement the operations of the 1812 Theatre and provide some economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and subsequently the increased height limit is based on individual financial requirements does not provide a valid planning reason for increasing maximum building height controls in this location.</p> <p>2. No change.</p> <p>The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p> <p>The strategic basis used to inform the background work and technical studies have not changed since Council's decision at its meeting on 24 November 2015. The submissions received through the public exhibition period have revealed strong community sentiment for and against three storey building height limits however, the submissions have not revealed any new information or planning matters that Council is not already aware of. DDO12 proposes to protect residential amenity (including privacy) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode. It is noted that three storey building height limits was not supported through community consultation and not recommended in the council officer's report to Council.</p> <p>In regards to the three storeys not supported through community consultation, this is noted.</p> <p>The draft Strategic Plan aims to improve street and pedestrian infrastructure and safety through the provision of enhance footpaths and connections and improved pedestrian crossings. Refer to Strategic Objective 1, page 32.</p> <p>3. Noted.</p> <p>4. Noted.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
244	Individual	<p>1. Objects to 3 storey height limits over the entire Activity Centre on the basis that it will block viewlines to the Dandenong Foothills, a marginal population increase forecast, and is inconsistent with the height and building controls in the residential areas adjoining the Activity Centre.</p> <p>2. Objects to any proposal to facilitate 3 storey development at 1-3 Rose Street and 5 Rose Street by The 1812 Theatre.</p> <p>3. Objects to Councillors making an alternate decision inconsistent with officer recommendations.</p> <p>4. Believes that there was a lack of communication by Council to advise the community of the alternate recommendation to facilitate 3 storey development in some parts of the Activity Centre.</p>	<p>1. Noted. Changes proposed The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained. The strategic basis used to inform the background work and technical studies have not changed since Council's decision at its meeting on 24 November 2015. The submissions received through the public exhibition period have revealed strong community sentiment for and against three storey building height limits however, the submissions have not revealed any new information or planning matters that Council is not already aware of. DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode. It is noted that three storey building height limits was not supported through community consultation and not recommended in the council officer's report to Council.</p> <p>Recommendations:</p> <p>1a. Amend DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>1b. Amend Strategic Plan Map 15 – Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>1c. Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode "Standard B17 of Clause 55" into the legend.</p> <p>2. Noted. No change. The proposal for a 3 storey (12.0m) maximum building height limit at 1-3 Rose Street will enable The 1812 Theatre Company to expand and enhance its current operations. This may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. This proposal is consistent with the key objectives of the Strategic Plan. The functional requirements of the 'fly tower' provide justification for the 12.0m maximum building height being sought in this location. Visual impacts are considered to be limited and outweighed by the economic and tourism benefits of the proposal. In regards to the proposed development at 5 Rose Street, it is acknowledged that the proposed restaurant /</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
			<p>wine bar on the ground floor may complement the operations of the 1812 Theatre and provide some economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and subsequently the increased height limit is based on individual financial requirements. This does not provide a valid reason for increasing maximum building height controls in this location.</p> <p>3. Noted.</p> <p>4. Noted.</p>
245	Individual	<p>1. Considers that community issues and thoughts raised during the Community workshops have been disregarded.</p> <p>2. Objects to amendment C141 and the Streetscape Design Project on the grounds that they will increase pressure on existing transport infrastructure such as increased traffic and car parking demands, which is emphasised during time of bushfire. Request that the 'village atmosphere' and 'Gateway to the Dandenongs' be maintained.</p> <p>3. Objects to the Streetscape Design Project.</p> <p>4. Requests that any proposed move to reconfigure angle car parking along the Burwood Highway service lane be reconsidered and that angle parking remain.</p> <p>5. Considers Studfield an excellent example of a shopping precinct in Knox.</p>	<p>1. Noted. No change.</p> <p>2. Noted. No change. The draft Strategic Plan aims to ensure the 'village atmosphere' and 'gateway to the Dandenongs' is maintained. The Technical Study Transport and Parking 23/1/2015 did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council. The draft Strategic Plan includes strategies to support any future reviews and monitoring of the Bushfire Management Overlay and Declared Bushfire Prone Area Mapping for Upper Gully and the ongoing monitoring and planning for emergency management for Upper Gully.</p> <p>3. Noted. However, the Streetscape Design Project does not form part of Amendment C141.</p> <p>4. Noted. No decision has been made to alter parking within the Activity Centre as a result of the Streetscape Design Project.</p> <p>5. Noted.</p>
246	Individual	<p>1. Objects to the amendment in general on the grounds that it will increase traffic and noise.</p>	<p>1. No change. The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
247	Individual	<p>1. Supports the of the proposed UGSP including street improvements at Rollings Road, Talaskia Road, Old Belgrave Road, Ferntree Plaza entrance at Burwood Highway, and pedestrian crossings.</p> <p>2. Supports proposed 2 storey (8.5) across the Activity Centre.</p> <p>3. Objects to proposed William Street village green; 3 storey; and Rose Street improvements.</p>	<p>1. Support noted.</p> <p>2. No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. While the proposed building heights of 8.5m and 12.0m are greater than existing interim building heights controls of 7.5m they provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings and would enable retail or commercial uses on both levels. This would support a range of business opportunities within the Activity Centre, accommodate a variety of residential, retail of commercial uses, allow for enhanced building amenity (increased light, improved natural ventilation and reduced heat gain), and allow for articulated roof forms and flooding requirements.</p> <p>3. No change. Refer to point 2 regarding 3 storey built form. The proposed William Street Village Green and Rose Street Improvements aim to provide places for people to come together and for events within the Activity Centre. Both the William Street and Rose Street Improvement Opportunities were supported during community consultation.</p>
248	Individual	<p>1. Objects to proposed Rose Street improvements.</p> <p>2. Objects to 3 storeys at The 1812 Theatre.</p>	<p>1. No change. The proposed Rose Street Improvements aim to provide places for people to come together and for events within the Activity Centre. Rose Street Improvement Opportunities were supported during community consultation.</p> <p>3. Objection to The 1812 Theatre submission is noted. The Proforma 1 submissions included a request that the maximum height for 1-3 Rose Street be increased to 12.0m to enable The 1812 Theatre Company to expand and enhance its current operations. It is understood that this proposal may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. This proposal is consistent with the key objectives of the Strategic Plan. The functional requirements of the ‘fly tower’ provide justification for the 12.0m maximum building height being sought in this location. Visual impacts by the proposed 12.0m fly tower are considered to be marginal and outweighed by the arts and culture, economic and potential tourism benefits of the proposal. It is acknowledged that the proposed restaurant / wine bar on the ground floor at 5 Rose Street may complement the operations of the 1812 Theatre and provide some economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and subsequently the increased height limit is based on individual financial requirements does not provide a valid planning reason for increasing maximum building height controls in this</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
			location.
279	Individual	<p>1. Objects to any proposal that will increase traffic to William Street via Rollings Road, on the grounds that the streets lack the capacity for increased traffic.</p> <p>2. Objects to 3 storey maximum building height in the Activity Centre on the grounds that it is inappropriate for the Dandenong Foothills; and Gateway to the Dandenong Ranges.</p> <p>3. Objects to any proposal to facilitate 3 storey development at 1-3 Rose Street and 5 Rose Street by The 1812 Theatre on the grounds that it is inappropriate for the area.</p>	<p>1. No change. There are no direct proposals to increase traffic along William Street.</p> <p>2. No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p> <p>3. Objection to The 1812 Theatre submission is noted. The Proforma 1 submissions included a request that the maximum height for 1-3 Rose Street be increased to 12.0m to enable The 1812 Theatre Company to expand and enhance its current operations. It is understood that this proposal may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. This proposal is consistent with the key objectives of the Strategic Plan. The functional requirements of the 'fly tower' provide justification for the 12.0m maximum building height being sought in this location. Visual impacts by the proposed 12.0m fly tower are considered to be marginal and outweighed by the arts and culture, economic and potential tourism benefits of the proposal. It is acknowledged that the proposed restaurant / wine bar on the ground floor at 5 Rose Street may complement the operations of the 1812 Theatre and provide some economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and subsequently the increased height limit is based on individual financial requirements does not provide a valid planning reason for increasing maximum building height controls in this location.</p>
283	Individual	<p>1. Objects to 3 storey maximum building height in the Activity Centre on the grounds that it is inappropriate for the Tourist Gateway to the Dandenong Ranges.</p>	<p>1. No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
			determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.
335	Individual	<ol style="list-style-type: none"> 1. Objects to the amendment in general on the grounds that it is not properly justified with biased technical supports and studies and not good for local businesses. 2. Objects to any proposal to facilitate 3 storey development at 1-3 Rose Street and 5 Rose Street by The 1812 Theatre on the grounds that is inappropriate and detrimental to the area and not essential for future operations. 3. Raised concerns relating to stormwater from 1-3 Rose Street into the adjoining laneway. 4. Supports a building height of 3 storeys and higher for properties along Burwood highway on the grounds that this would support development that is profitable. 5. Proposes that Council should look at replacing the traffic lights for crossing Burwood Highway with a pedestrian bridge. 6. Objects to any proposal to change the angle parking to parallel parking along the Burwood Highway service lane. 7. Objects to any proposal for tree planting along Rose Street as it is impractical and restricted by above ground electrical services and removes valuable parking and access for people with disabilities. 8. Proposes that more customer car parking needs to be provided. 9. Objects to the proposal to establish a Village green on the grounds that the corridor is used for parking and deliveries and that it is instigated by The 1812 Theatre. 10. Proposes that 1230 Burwood Highway 	<ol style="list-style-type: none"> 1. Noted - No change. The draft Strategic Plan seeks to provide a balance between technical reports, studies and community consultation to provide an appropriate plan for the future of the Activity Centre. 2. Objection to The 1812 Theatre submission is noted. The Proforma 1 submissions included a request that the maximum height for 1-3 Rose Street be increased to 12.0m to enable The 1812 Theatre Company to expand and enhance its current operations. It is understood that this proposal may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. This proposal is consistent with the key objectives of the Strategic Plan. The functional requirements of the 'fly tower' provide justification for the 12.0m maximum building height being sought in this location. Visual impacts by the proposed 12.0m fly tower are considered to be marginal and outweighed by the arts and culture, economic and potential tourism benefits of the proposal. It is acknowledged that the proposed restaurant / wine bar on the ground floor at 5 Rose Street may complement the operations of the 1812 Theatre and provide some economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and subsequently the increased height limit is based on individual financial requirements does not provide a valid planning reason for increasing maximum building height controls in this location. 3. Noted. No change. The guidelines in the draft Strategic Plan provide guidance for management of stormwater on site to ensure off-site impacts are minimised. 4. Support noted. 5. Noted - No change. A DDA compliant pedestrian bridge will require significant ramps and /or an elevator to gain access over Burwood Highway. While discussed as part of the design process, the relatively low cost and convenience of providing an at-grade crossing was considered to outweigh the benefits of a pedestrian bridge. 6. Noted. No decision has been made to alter parking within the Activity Centre as a result of the draft Strategic Plan or the Streetscape Design Project. 7. Noted - No change.

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
		<p>(Hahndorf's Fine Chocolates building) is that it should be "classified".</p> <p>11. Objects to development over the Maxi Foods (Ferntree Plaza) site.</p> <p>12. Proposes the closure of the vehicular access of the Burwood Highway for Ferntree Plaza.</p> <p>13. Suggests that Council should be looking at ways to reduce rates and improve services.</p> <p>14. Suggest that council needs to consider environmental policies and the effects to climate from increased concrete in public space projects.</p>	<p>The location of tree planting along Rose Street will be the subject of future detailed design. As part of this the location of services, parking requirements and mature height of the tree will be balanced to ensure an appropriate design outcome.</p> <p>8. Noted - No change.</p> <p>The Technical Report: Transport and Parking (Movendo 2015) did not identify any parking capacity issues at either the Maxi Foods site or the Royal Hotel.</p> <p>Clause 52.06 outlines the requirements for car parking provision across the municipality and applies to the Activity Centre. The clause ensures the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated from development, the activities on the land and the nature of the locality.</p> <p>9. The Public Space and Street Improvement Plan identifies the potential to provide rear access for retail shops fronting Burwood Highway provided off a court located in William Street to allow for deliveries.</p> <p>10. No change.</p> <p>The Hahndorf's Fine Chocolates Building (1230 Burwood Highway) was not identified as a valued building of historic significance for Upper Gully in the Heritage Assessment Report for Upper Ferntree Gully (Context 2015).</p> <p>11. Noted - No change. The Ferntree Plaza site is identified as key strategic redevelopment site given its central location and large land area. This site has an opportunity to better activate the Burwood Highway and Dawson Street if redeveloped.</p> <p>12. Noted - No change.</p> <p>Access for Ferntree Plaza from Burwood Highway reduces pressure on the Dawson Street entrances. Removal of the Burwood Street entrance is likely to increase traffic congestion on Dawson Street, with cars waiting to cross moving traffic lanes and turn into the two entries along this street.</p> <p>13. Noted - No change.</p> <p>Council will continue to work with relevant service authorities to improve service capacity within Upper Ferntree Gully.</p> <p>14. Noted. Council are currently developing a Local Planning Policy to implement ESD measures into the Planning Scheme.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
336	Individual	<p>1. Complements Council on community workshops.</p> <p>2. Objects to Councillors making an alternate decision has "betrayed residents" and the feedback was not honoured.</p> <p>3. Objects to 3 storey (12m) maximum building height in the Activity Centre on the grounds that it is inappropriate for the Dandenong Foothills; not suitable for the natural environment; not supported by the community during workshops; exposing more people to risk of bushfire; and lack of infrastructure capacity.</p>	<p>1. Noted.</p> <p>2. Noted.</p> <p>3. Noted - No change.</p> <p>The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges.</p> <p>The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p> <p>Noted that a three storey option was not supported during community workshops.</p> <p>Bushfire protection measures are required as part of the Building Amendment (Bushfire Construction) Regulations 2011 for future development within a 'Bushfire Prone Areas'. 'Bushfire Prone Areas' apply to the majority of the Activity Centre. The draft Strategic Plan includes strategies to support any future reviews and monitoring of the Bushfire Management Overlay and Declared Bushfire Prone Area Mapping for Upper Gully and the ongoing monitoring and planning for emergency management for Upper Gully.</p> <p>Increased development is proposed within established areas of Upper Ferntree Gully where existing service infrastructure is available. Any impacts on service capacity can be managed as they arise by service authorities and Council.</p>
337	Government Agency	<p>1. VicRoads has no objections to the proposed amendment.</p>	<p>1. Noted.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
338	Government Agency	<p>1. Requests that references to the "Potential future Burwood Highway Tram/Rowville Train (being advocated)" in the City of Knox Infrastructure and Movement Strategic Framework Plan in MSS clause 21.08-3 be reviewed to refer to "possible" or "potential" future project.</p> <p>2. Object (PTV & DEDJTR) to the proposal to introduce HO57 to the UFG Railway Station and platform on the grounds that it has the potential to restrict railway operations at this location. They do accept that the initial portion of the now larger collection of buildings located at the platform area are of heritage significance along with the arched shelters. However DEDJTR states that the buildings are of timber construction and in only fair condition, and that the heritage overlay may be too restrictive should a redesign or re-configuration of the existing platform relative to train stabling facilities be required as services increase.</p> <p>3. Concerns (PTV & DEDJTR) with the proposal to introduce HO56 to the Visitors Information Centre sited on VicTrack land on the grounds that this has the potential to hinder future changes to public transport operations at this site.</p> <p>4. Concerns (PTV, DEDJTR & Victrack) with the rezoning of the station precinct in MSS 21.07-3 point 6 "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". (Note: this was</p>	<p>1. Noted - No change. References to 'Potential future Burwood Highway Tram / Rowville Train (being advocated)' in MSS Clause 21.08-3 were not introduced as part of Amendment C141. Further consideration and review of City of Knox Infrastructure and Movement Strategic Framework Plan would be required to determine if this suggestion should be adopted. This is outside the scope of this current amendment.</p> <p>2. Noted - No change. The Upper Ferntree Gully Railway Station was identified as a valued building of historic significance for Upper Gully in the Heritage Assessment Report for Upper Ferntree Gully (Context 2015). The proposed HO57 is consistent with recommendations in this report.</p> <p>3. Noted - No change. The Visitors Information Centre was identified as a valued building of historic significance for Upper Gully in the Heritage Assessment Report for Upper Ferntree Gully (Context 2015). The proposed HO56 is consistent with recommendations in this report.</p> <p>4. Noted - No change. Rezoning of the station precinct in MSS 21.07-3 was not introduced as part of Amendment C141. These we introduced through Amendment C129. Further consideration and review of City of Know Infrastructure and Movement Strategic Framework Plan would be required to determine if this suggestion should be adopted. This is outside the scope of Amendment C141.</p> <p>5. Noted - No change. DDO12 allows for future public transport operations and proposes that a permit is not required for: 'Building and works for railway purposes including signals (and related controls buildings), new tracks, track-work and realignment, train stabling, overhead powerlines, gantries, buildings and works related to railway power requirements and any other work required under the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002.'</p> <p>6. Noted - No change. The purpose of the SLO3 is to protect the environmental and visual sensitivity of areas at the foothills to the Dandenong Ranges. While the SLO3 was not amended as part of Amendment C141, the prominent location of the Upper Ferntree Gully Railway Station site on the north side of the Burwood Highway makes it particularly important in defining the image and character of Upper Gully and for maintaining significant views to the Dandenong Ranges.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
		<p>introduced through Am C129)</p> <p>5. Concerns (PTV) of the introduction of DDO 12 over VicTrack Land at UFG Station on the grounds that DDO12 has the potential to hinder future public transport operations.</p> <p>6. Consideration (PTV) is given to remove SLO3 over the UFG Railway Station site on the grounds that the overlay has the potential to hinder future public transport operations.</p>	
339	Individual	<p>1. Proposes to identify potential partners and State Government agencies that funding would be sort from.</p> <p>2. Objects to 3 storeys in the Activity Centre and supports maximum 2 storey development with staggered frontages to encourage people to stop at UFG and to maintain views to the foothills.</p> <p>3. Suggest that car parking should be made easy and obvious.</p>	<p>1. Noted - No change. Implementation and funding opportunities identified in the Implementation Plan.</p> <p>2. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained.</p> <p>3. Noted - No change. The Technical Report: Transport and Parking (Movendo 2015) also identified parking capacity issues and makes recommendations to improve car parking around the centre. These recommendations have been implemented into the draft Strategic Plan.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
340	Individual	<p>1. Objects to 3 storeys in the Activity Centre on the grounds that it is unnecessary, unwanted, would interfere with the Dandenong Ranges 'gateway' and scenic landscape and generate traffic congestion.</p> <p>2. Objects to Am C141 on the grounds that it is not in the best interest for the people of UFG.</p>	<p>1. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey maximum building heights were identified by Council and determined to have some, however minimal impact on key public realm viewlines and could still enable the 'village feel' of the Activity Centre to be maintained. The Technical Report: Transport and Parking (Movendo 2015) did not identify any traffic capacity issues. It also makes recommendations to improve traffic movements around the centre. Incremental residential growth in the centre is unlikely to have significant impact on traffic volumes. Any impacts can be managed as they arise by VicRoads and Council.</p> <p>2. Noted - No change. The Upper Gully Plan Engagement Report (Effective Conversations 2015) outlines the community engagement process and priorities which have been incorporated in the development of the draft Strategic Plan and Amendment C141.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
<p>PROFORMA 1a SUMMARY (207 submissions including 1b; 1c; 1d)</p>	<p>Proforma 1a</p>	<p>1. Amend C141 to facilitate 3 storey (12m) development at 1-3 Rose Street Upper Ferntree Gully on the grounds that it is needed to allow for a 'fly-tower' (12m) at the rear of the property to enable The 1812 Theatre Company to offer a greater range of theatre productions such as musicals.</p> <p>2. Amend C141 to facilitate 3 storey development at 5 Rose Street Upper Ferntree Gully to enable a ground level restaurant and 2 upper levels of residential units on the grounds, that the development will: provide funding for the proposed 1812 development plan; the close proximity of 5 Rose Street to properties along Burwood Highway and on Ferntree Plaza (within 50m) where a 3 storey maximum building height is proposed; and that the restaurant will enhance the environment of Rose Street and surrounds.</p>	<p>1. Agreed - Changes proposed The proposal for a 12.0m maximum building height limit at 1-3 Rose Street will enable The 1812 Theatre Company to expand and enhance its current operations. The 1812 Theatre is a highly valued facility and this proposal may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. It is considered that this proposal is consistent with the key objectives of the draft Strategic Plan. Visual impacts by the proposed 12.0m fly tower are considered to be limited and outweighed by the arts and culture, economic and potential tourism benefits of the proposal.</p> <p>Recommendations:</p> <p>1a. Amend DDO12 - Add new design objective: <i>"To strengthen the role of The 1812 Theatre Company in developing arts and culture in the municipality and to enhance it as an attraction for visitors to the Activity Centre".</i></p> <p>1b. Amend DDO12 Map 1 - Building Heights and Setbacks: Add symbol to rear of The 1812 Theatre site at 1 – 3 Rose Street with a new annotation: <i>"Height of up to 12 metres at the rear of 1-3 Rose Street to facilitate the development of a fly-tower for the existing 1812 Theatre."</i></p> <p>1c. Amend Strategic Plan Map 15 - Preferred Setbacks and Design Outcomes for Built Form : Add symbol to rear of The 1812 Theatre site at 1 – 3 Rose Street; With a new Annotation: <i>"Height of a maximum 12 metres at the rear of 1-3 Rose Street to facilitate the development of a fly-tower for the existing 1812 Theatre."</i></p> <p>1d. Amend LPP 22.14 Objective 6 - Add new Policy: <i>"6.4 Support the ongoing operation and improvement of the 1812 Theatre to strengthen its role as a visitor, arts and cultural attraction in the Activity Centre."</i></p> <p>2. Disagree - No change. It is acknowledged that the proposed restaurant / wine bar on the ground floor at 5 Rose Street may complement the operations of The 1812 Theatre and provide additional entertainment, economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and the subsequent increased height limit on the grounds of individual financial requirements does not provide a valid planning reason for increasing maximum building height controls in this location.</p>

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No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
29	Proforma 1b	As per above Proforma 1a summary; and. <i>3. Supports improvements to street landscape.</i>	As per above Proforma 1a summary; and <i>3. Noted</i>
162	Proforma 1c	As per above Proforma 1a summary; and <i>3. Amend setbacks for William street to be 'Primary or Secondary Landscaped Setback'.</i>	As per above Proforma 1a summary; and <i>3. Disagree - No change. Vegetation along the south eastern boundary of Properties 7 and 9 Rose Street is generally within the road reserve and is covered by a Significant Landscape Overlay (SLO2). The SLO aims to ensure the retention of existing vegetation here and ensure a landscaped edge is provided to William Street and the adjoining the residential interface. Further restrictions to 7 and 9 Rose Street, which are generally narrow, would unnecessarily restrict future development.</i>
215	Proforma 1d	As per above Proforma 1a summary; and <i>3. There is potential for a new cultural centre to present opportunities in the Knox area and is keen to participate in any future community discussions with Knox Council, should an opportunity arise.</i>	As per above Proforma 1a summary; and <i>3. Noted. No change. Council would be keen to discuss this opportunity but changes to the Strategic Plans will not be made without understanding opportunities further.</i>
PROFORMA 2a SUMMARY <i>(92 submissions including 2b)</i>	Proforma 2a	<p>1. Objects to the 3 storey (12m) maximum building height to the eastern and western end of the commercial precinct and Ferntree Plaza / Maxi Foods site and carpark on the grounds that is not appropriate in the foothills, particularly in the gateway to the Dandenong Ranges.</p> <p>2. Objects to the 3 storey (12m) maximum building height in the Activity Centre on the grounds that it was not supported by the community during workshops; not supported by the planner officers report to Council; not justified due to the minimal projected population growth in this low density area; and the desire to protect the amenity of the adjoining residential areas</p>	<p>1. Noted - No change. The draft Strategic Plan seeks to provide a balance between maintaining the village character and public realm viewlines, land use, economic and building development opportunities appropriate for an activity centre with a railway station in the foothills of the Dandenong Ranges. The impact of future building heights on a number of important views from the public realm was tested through 3D modelling. The sites for three storey (12.0m) maximum building heights were identified by Council and determined to generally have a minimal impact on key public realm viewlines and enable the 'village feel' of the Activity Centre to be maintained.</p> <p>2. Noted - Changes proposed The strategic basis used to inform the background work and technical studies have not changed since Council's decision at its meeting on 24 November 2015. The submissions received through the public exhibition period have revealed strong community sentiment for and against three storey building height limits however, the submissions have not revealed any new information or planning matters that Council is not already aware of. DDO12 proposes to protect residential amenity (including privacy and overshadowing) through the application of a Residential Interface that requires side and rear setbacks in accordance with Standard B17, Clause 55 of ResCode.</p>

AMENDMENT C141 DRAFT UPPER GULLY STRATEGIC PLAN - SUBMISSIONS AND RESPONSES SUMMARY TABLE

No.	Submission Source	Submission Summary	Submission Discussion and Recommendation
		<p>particularly on Mount View Road, William Street and Alfred Street.</p> <p>3. Objects to recent request [submission] by the 1812 Theatre for 3 storey development at 1-3 Rose Street and 5 Rose Street.</p> <p>4. Objects to the proposal to facilitate 3 storey development at 5 Rose Street by the 1812 Theatre on the grounds that it was not supported by Council in the draft Upper Gully Plan, is inappropriate and detrimental to the streetscape, negatively impacts the residential amenity for residences in William Street and surrounding areas; and that grounds of financing their business is not a valid planning consideration for increasing maximum building height controls.</p>	<p>It is noted that three storey building height limits was not supported through community consultation and not recommended in the council officer’s report to Council.</p> <p>Recommendations:</p> <p>2a. Amend DDO12 Map 1 - Building Heights and Setbacks to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>2b. Amend draft Strategic Plan Map 15 - Preferred Setbacks and Design Outcomes for Built Form to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>2c Amend LPP 22.14 Map 1 – Activity Centre Framework Plan to incorporate reference to ResCode “Standard B17 of Clause 55” into the legend.</p> <p>3. Objection to The 1812 Theatre is noted. The Proforma 1 submissions included a request that the maximum height for 1-3 Rose Street be increased to 12.0m to enable The 1812 Theatre Company to expand and enhance its current operations. It is understood that this proposal may provide economic and tourism development opportunities for the Activity Centre and help strengthen the presence of arts and culture in Upper Gully. This proposal is consistent with the key objectives of the Strategic Plan. The functional requirements of the ‘fly tower’ provide justification for the 12.0m maximum building height being sought in this location. Visual impacts by the proposed 12.0m fly-tower are considered to be marginal and outweighed by the arts and culture, economic and potential tourism benefits of the proposal. It is acknowledged that the proposed restaurant / wine bar on the ground floor at 5 Rose Street may complement the operations of The 1812 Theatre and provide additional entertainment, economic and tourism opportunities. These ground floor uses are currently supported in the draft Strategic Plan. The justification for residential units on the upper two levels and subsequently the increased height limit is based on individual financial requirements does not provide a valid planning reason for increasing maximum building height controls in this location.</p> <p>4. No change. Refer to point 3.</p>
233	Proforma 2b	<p>As per above Proforma 2a summary; and</p> <p>5. Objects to 3 storey Boarding House development 22 Rollings Road at the corner of Alfred Street (outside of the Activity Centre).</p>	<p>As per above Proforma 2a summary; and</p> <p>5. Noted. Boarding houses of ten or less rooms are an as of right use in the residential area surrounding the Activity Centre, however, the foothills controls limit development to a maximum building height of two storeys (7.5m).</p>

Planning and Environment Act 1987

KNOX PLANNING SCHEME

AMENDMENT C141

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment

The amendment applies to land within the boundaries of the Upper Ferntree Gully Activity Centre (the *Activity Centre*), defined by Design and Development Overlay Schedule 12.

What the amendment does

The amendment implements the *Upper Gully Strategic Plan*, ~~December~~ [MM 2015-YYYY](#) (Strategic Plan) by giving effect to the land use, design strategies and objectives for the Activity Centre.

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

- Amend Clauses 21.04 (Urban Design), 21.05 (Housing), 21.07 (Economic Development), and 21.08 (Infrastructure) of the Municipal Strategic Statement (MSS) to support implementation and application of the Strategic Plan.
- Amend the map at Clause 21.07-3 to clearly delineate the centres of Upper Ferntree Gully and The Basin as '*Tourist Gateway to the Dandenong Ranges*' (updated wording in the legend);
- Include the Strategic Plan as a reference document in respect of Economic Development in Clause 21.09 of the MSS.
- Amend the Local Planning Policy (LPP) in Clause 22.01 (Dandenong Foothills) to exclude the Activity Centre from the application of that LPP
- ~~Include the Strategic Plan as a reference document in the LPP in Clause 22.10 (Housing).~~
- Introduce a new LPP, Clause 22.12-14 Upper Ferntree Gully Activity Centre, to guide the future direction of the Activity Centre.
- Remove Design and Development Overlay Schedule 1 (DDO1) within the Activity Centre, which provided controls for subdivision character.
- Remove Design and Development Overlay Schedule 2 (DDO2), within the Activity Centre, which provided controls for minimum lot size.
- Remove Design and Development Overlay Schedule 10 (DDO10), which provided for interim height controls applicable to the Activity Centre.
- Remove the Significant Landscape Overlay Schedule 2 (SLO2) from Burwood Highway and a section (part of) William Street within the Activity Centre. The narrow section along William Street adjoining the side boundary of 9 Rose Street remains in the overlay extent.
- Introduce a new Design and Development Overlay Schedule 12 (DDO12) to guide the growth and development of sites within the Activity Centre.

- Amend the Heritage Overlay Mapping and Schedule to the overlay to include the following two sites:
 - Visitors Information Centre, 1211 Burwood Highway Upper Ferntree Gully
 - Upper Ferntree Gully Railway Station, 1183 Burwood Highway Upper Ferntree Gully.

The amendment documents incorporate the changes proposed through Amendment C137 to the Knox Planning Scheme.

Strategic assessment of the amendment

• Why is the amendment required?

The amendment is required to set a framework for the future development and renewal of the Upper Ferntree Gully Activity Centre, while ensuring that development responds to the unique Dandenong Ranges and foothills landscape setting.

The amendment is based on the *Upper ~~Ferntree~~ Gully Strategic Plan* ([MM YYYY](#) December 2015) and its community engagement process, and aims to support its vision for:

- A vibrant and friendly centre with a distinct village feel, serviced by a range of community employment and recreational opportunities, and connected by safe walking and cycling trails, and public transport.
- The character and cultural identity of the Activity Centre to continue and be strongly defined by its foothills backdrop and its relationship with the Dandenong Ranges.
- Facilitating urban and economic growth opportunities while preserving the valued environmental and landscape foothills setting.
- Public space valued by all residents.
- Streets that are people oriented and active, thriving places for business and inspiring paces to enjoy, due to the quality of landscaping, public art and architecture.
- A strong sense of community, that local residents will be proud to call it home, and that visitors will be welcomed to engage in a range of public events and cultural experiences offered in the Activity Centre.

The amendment will provide for net community benefit in providing clear direction for land uses and development within the Activity Centre in order to support the vision of the Strategic Plan.

The amendment will implement and give statutory effect to the vision and strategic objectives of the Strategic Plan by updating the MSS and introducing a new LPP, Clause 22.12-14 Upper Ferntree Gully Activity Centre. This LPP will guide discretion in assessing development applications.

DDO10 currently provides interim height controls to activity centres within the Dandenong Foothills. This amendment removes application of the DDO10 to the Upper Ferntree Gully Activity Centre, consequently making DDO10 redundant, and introduces a new Schedule 12 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 Strategic Plan. 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 Activity Centre. It promotes the consolidation of new development in the Activity Centre and facilitates local economic growth and sustainable land use practices. It seeks to enhance the appearance and functionality of the Activity Centre through implementing building design guidelines. It also seeks to provide opportunities within the Activity Centre for alternative types of housing, such as apartments or shoptop housing, to provide for people who wish to benefit from proximity to shops, public transport and services.

- **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 Activity Centre, 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 Activity Centre, 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 Activity Centre, the amendment will promote the economic, social and environmental sustainability of the Activity Centre.

- **Does the Amendment address relevant bushfire risk?**

The railway land north of Burwood Highway is affected by an existing Bushfire Management Overlay (BMO). Within the Activity Centre, the land north of Burwood Highway is identified by the CFA to have an “extreme risk” in relation to bushfire and grass fire. Bushfire risk is considered from a strategic perspective in the preparation of the Strategic Plan and the Amendment and this risk within the Structure Plan area is mitigated by:

- Bushfire construction standards under the Building Regulations on land within the designated Bushfire Prone Area;
- Fire protection and escape standards under the Building Regulations associated with commercial and multi-dwelling developments;
- Sound road infrastructure, with sealed pavements and multiple access and egress points to the centre;

- Reticulated water supply, including fire hydrants throughout the study area;
- Direct access to the Principal Public Transport Network.

The Strategic Plan and Amendment do not change or alter the existing land use zones applied over the Activity Centre and will not result in a significant increase in development potential to what presently exists, rather it will provide certainty and built form guidance for future development. The existing BMO controls will be relied upon to address the risk of bushfire to proposed development.

- **Does the Amendment comply with the requirements of any Minister’s Direction applicable to the amendment?**

Section 12(2) of the Act requires that in preparing an amendment, a planning authority must have regard to the Minister’s directions.

This amendment meets the requirements of relevant Ministerial Directions No. 9 and No. 11.

Ministerial Direction No. 9 – Metropolitan Planning Strategy

The amendment has regard to relevant elements of Plan Melbourne (Metropolitan Planning Strategy). Within Plan Melbourne, the following directions are relevant to the amendment:

- Direction 2.2 – Reduce the cost of living by increasing housing supply near services and public transport.
- Direction 4.1 – Create a city of 20 minute neighbourhoods.
- Direction 4.2 – Protect Melbourne and its suburbs from inappropriate development.
- Direction 4.3 – Create neighbourhoods that are safe for communities and healthy lifestyles.
- Direction 4.4 – Plan for future social infrastructure.
- Direction 4.5 – Make our city greener.
- Direction 4.8 – Achieve and promote design excellence.
- Direction 5.1 – Use the city structure to drive sustainable outcomes in managing growth.
- Direction 5.2 – Protect and restore natural habitats in urban and non-urban areas.

Plan Melbourne affects the amendment by establishing clear strategic policy support for the creation of accessible suburban communities served by a wide range of commercial and community facilities.

The amendment is consistent with the relevant directions and policies within Plan Melbourne. In particular, it will contribute to the creation of a city of 20-minute neighbourhoods by providing a range of residential, community and commercial facilities in a location which will enable residents to meet their day-to-day needs without travelling out of the area.

The amendment will encourage commercial development which responds appropriately to the existing valued landscape and amenity characteristics of the Dandenong Ranges, which is identified in Plan Melbourne as a significant landscape. By encouraging residents and visitors to spend time in an area which acts as a gateway to significant tourism, environmental, recreational and heritage opportunities, the amendment will encourage healthy lifestyles.

The amendment supports, gives effect to and assists the implementation of Plan Melbourne by protecting and building on the valued existing character of Upper Ferntree Gully; and by providing for future residential and commercial development in an area well served by existing transport and other infrastructure, and close to existing residential areas, contributing to the emergence of a city of 20-minute neighbourhoods.

Ministerial Direction No. 11 – Strategic Assessment of Amendments

Ministerial Direction No. 11 seeks to ensure a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This Explanatory Report meets the requirements of Ministerial Direction No. 11.

The amendment is also consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

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

The amendment will support the implementation of the following elements of the SPPF:

- Clause 11 – Settlement, by providing strategic direction for future land use within the Activity Centre, consistent with its designation as a Neighbourhood Activity Centre in Council’s hierarchy of activity centres.
- Clause 13 – Environmental Risk, by encouraging future planning and design in the Activity Centre that appropriately responds to hazards and minimises risks from landslip, bushfire and flooding.
- Clause 15 – Built Environment and Heritage, by encouraging future planning and design that provides high quality urban design which responds to the needs of the community and the historic and existing valued characteristics of the Activity Centre.
- Clause 16 – Housing, by encouraging planning and design which has the potential to increase the quantity and diversity of housing in the Activity Centre.
- Clause 17 – Economic Development, by providing strategic direction to ensure that future planning and design for the Activity Centre provides for a range of land uses which meet both local and tourist needs.
- Clause 18 – Transport, by encouraging planning and design which will provide a range of integrated and sustainable transport systems and which will make it easy and safe for people to get around.
- Clause 19 – Infrastructure, by encouraging the location of community facilities which are highly accessible by public transport or by walking or cycling. The amendment will also encourage an integrated water management approach to supply water, sewerage and drainage services efficiently and effectively to meet the needs of the community and protect the environment.

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

The amendment supports the overall objectives or strategies of the MSS. Where amendments to the MSS are proposed, they are for the purpose of ensuring that strategic policies and objectives in relation to the Activity Centre are integrated into Clauses 21.04 (Urban Design), 21.05 (Housing), 21.07 (Economic Development) and 21.08 (Infrastructure) of the MSS.

The amendment will support and implement the following elements of the MSS:

- Clause 21.01 – Municipal Profile, by providing strategic direction and built form controls that consider urban and economic growth while preserving the environmental and landscape objectives for the foothills.
- Clause 21.04 – Urban Design, by providing strategic direction for the provision of built form in the Activity Centre that is ecologically sustainable and site-responsive, for public art, signage and landscaping along the Burwood Highway corridor and for improved pedestrian networks.

The amendment will contribute to the key objective of Clause 21.04 of protecting and enhancing the aesthetic, environmental and landscape values and vistas of the Dandenong Foothills, Dandenong Creek Valley and local and national parklands.

Through its Ecologically Sustainable Development (ESD) objectives, the amendment will contribute to the long-term sustainability of built form within the Activity Centre.

- Clause 21.07 – Economic Development, by providing direction for the Activity Centre in relation to its broader economic role within the municipality, including its role as a gateway to the Dandenong Ranges.
- Clause 21.08 – Infrastructure, by providing direction for the provision of physical and social services, and the need for new development to be adequately serviced so as not to have a detrimental effect on the environment.

In addition, the amendment will contribute to the objectives of the following local planning policies:

- Clause 22.01 – Dandenong Foothills, by providing direction for the Activity Centre in terms of the design of buildings in order to retain key views and to protect and enhance the landscape significance of the Dandenong Foothills.
- ~~Clause 22.10 – Housing, by encouraging the provision of medium density housing within the Activity Centre which is sensitive to its landscape settings and supports the objectives of Clause 16 – Housing of the SPPF.~~

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

The amendment makes proper use of the Victoria Planning Provisions to give effect to the strategic direction for the growth and development of the Activity Centre. In particular:

- The purpose of the new LPP, the Upper Ferntree Gully Local Policy, is to implement the objectives and strategies of the MSS specifically as they relate to the Activity Centre. It will act as a policy statement of intent or expectation, and will provide guidance to decision making on a day-to-day basis in respect of the Activity Centre.
- The purpose of DDO12 is to identify areas which are 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 heights and setbacks across the Activity Centre, and to 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?**

A significant amount of consultation was undertaken during the preparation of the Strategic Plan which has influenced both the final form of the Strategic Plan and this amendment.

Council initiated meetings and participated in discussions with the Country Fire Authority (CFA), the Department of Environment, Land, Water and Planning (DELWP), the former Department of Environment and Primary Industry (DEPI), Environment Protection Victoria (EPV), Melbourne Water, Parks Victoria, Public Transport Victoria, South-East Water, Tourism Victoria, VicRoads, VicTrack, the Shire of Yarra Ranges and Yarra Ranges Tourism.

Outcomes from the consultation and engagement processes have informed the vision and the strategic objectives contained in the Strategic Plan and implemented through the amendment.

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

The amendment will contribute to the overall vision and objectives of the *Transport Integration Act 2010* by making the use of rail and connecting bus public transport services more attractive and safer. The Upper Ferntree Gully Railway Station lies in the northern part of the Activity Centre, and the Strategic Plan aims to improve pedestrian and cyclist access the Railway Station, to enhance amenity around the station and to better integrate it with Activity Centre.

Apart from the encouragement this will give to increased use of existing rail services, it is not considered that the amendment will have a significant impact on the transport system because it will not modify the operation or management of any 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 planning provisions introduced by the amendment will not have a significant impact on the resources and administrative costs of the responsible authority.

While the amendment may trigger some additional planning permit requirements within the Activity Centre, it is intended to provide greater certainty in the approvals process by clarifying Council's policy direction and should therefore provide a more streamlined planning system.

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.dtpli.vic.gov.au/publicinspection.

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 5:00pm 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: week commencing 27 June 2016~~
- panel hearing: week commencing 1 August 2016

Planning and Environment Act 1987

KNOX PLANNING SCHEME

AMENDMENT C141

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 4 attached map sheets.

Overlay Maps

1. Amend Planning Scheme Map No 07DDO in the manner shown on the attached map marked “Knox Planning Scheme, Amendment C141 – Clause 43.02 Design and Development Overlay – Schedule 12.”
2. Amend Planning Scheme Map No 07DDO in the manner shown on the attached map marked “Knox Planning Scheme, Amendment C141 – Clause 43.02 Design and Development Overlay”.
3. Amend Planning Scheme Map No 07SLO in the manner shown on the attached map “Knox Planning Scheme, Amendment C141 – Clause 42.03 Significant Landscape Overlay – Schedule 2”.
4. Amend Scheme Map No 07HO in the manner shown on the attached map “Knox Planning Scheme, Amendment C141 – Clause 43.01 Heritage Overlay”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

5. In Local Planning Policy Framework – replace Table 03 Contents with the new Table 03 Contents in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.
7. In Local Planning Policy Framework – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
8. In Local Planning Policy Framework – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
9. In Local Planning Policy Framework – replace Clause 21.08 with a new Clause 21.08 in the form of the attached document.
10. In Local Planning Policy Framework – replace Clause 21.09 with a new Clause 21.09 in the form of the attached document.
11. In Local Planning Policy Framework – replace Clause 22.01 with a new Clause 22.01 in the form of the attached document.
- ~~12. In Local Planning Policy Framework – replace Clause 22.10 with a new Clause 22.10 in the form of the attached document.~~
- 12.12. In the Local Planning Policy Framework – insert a new Clause 22.~~12~~14 in the form of the attached document.

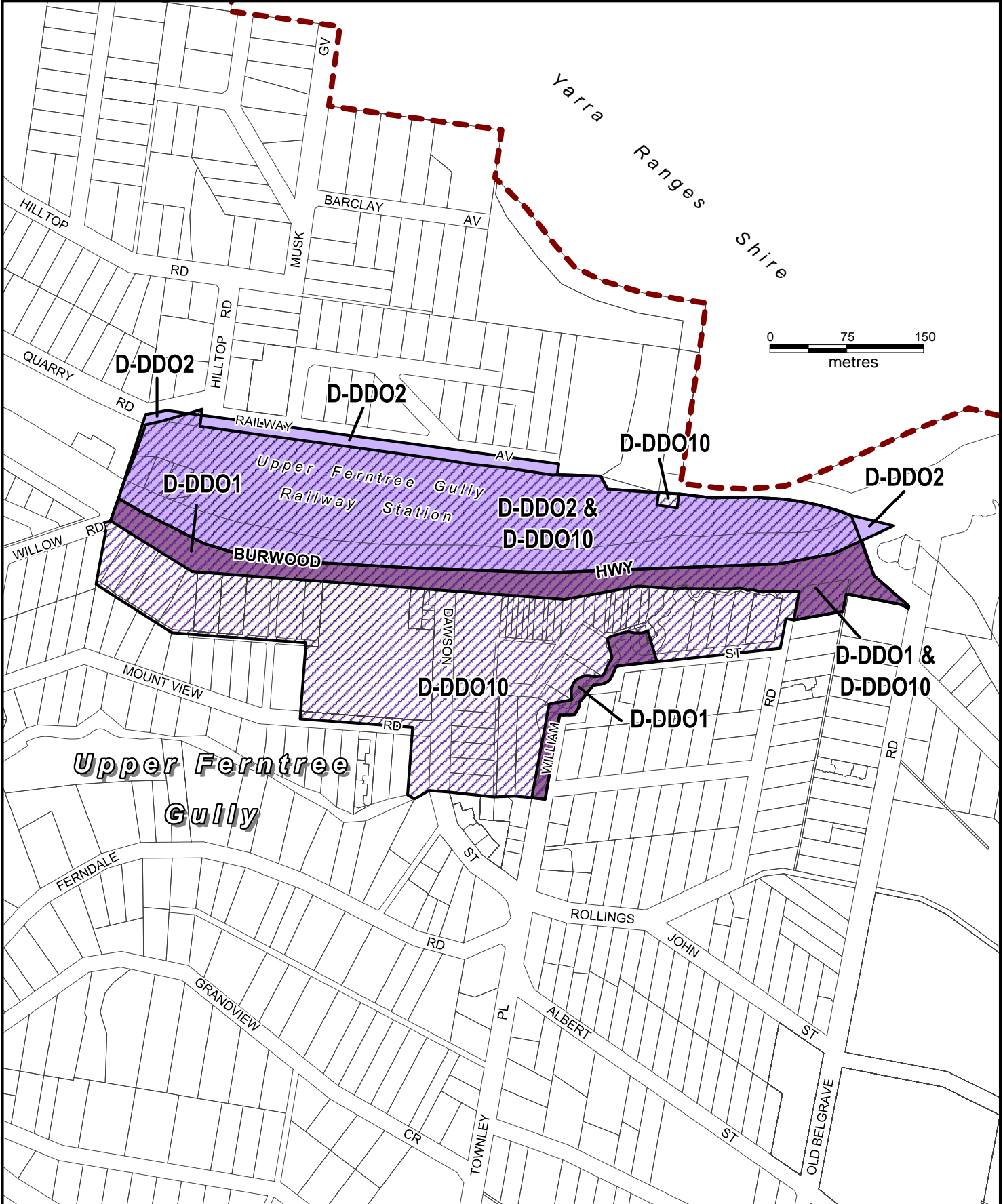
~~14.13.~~13. In Overlays – Clause 43.01, replace Schedule to the Heritage Overlay with the new Schedule to the Heritage Overlay in the form of the attached document.

~~15.14.~~ In Overlays – Clause 43.02, delete Schedule 10.

~~16.15.~~ In Overlays – Clause 43.02, insert a new Schedule 12 in the form of the attached document.

End of document

KNOX PLANNING SCHEME

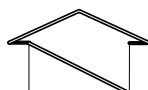


LEGEND

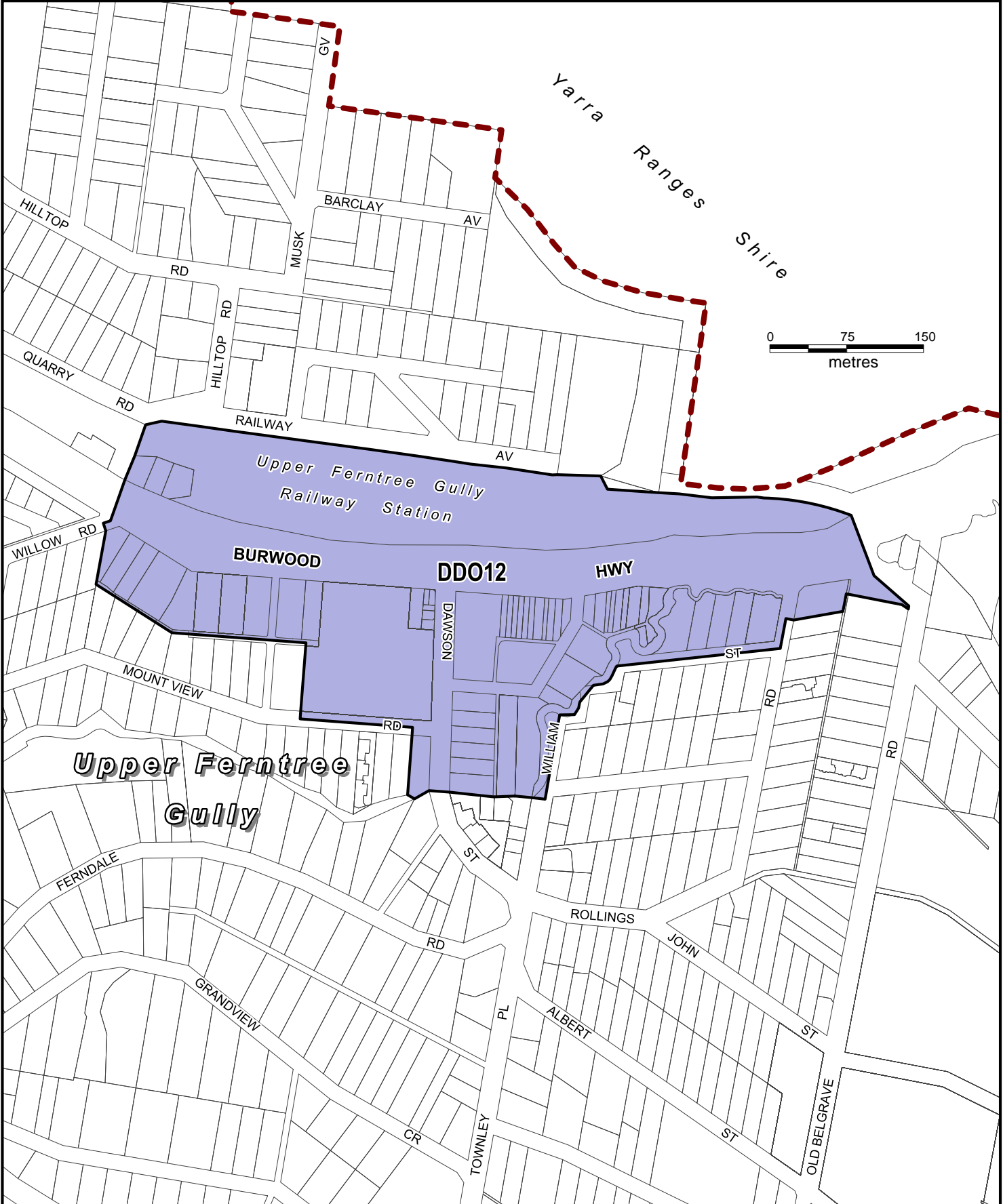
- D-DDO1 Area to be deleted from a Design & Development Overlay (D-DDO1)
- D-DDO2 Area to be deleted from a Design & Development Overlay (D-DDO2)
- D-DDO10 Area to be deleted from a Design & Development Overlay (D-DDO10)

Part of Planning Scheme Map 7DDO

AMENDMENT C141



KNOX PLANNING SCHEME

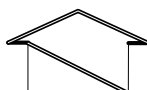


LEGEND

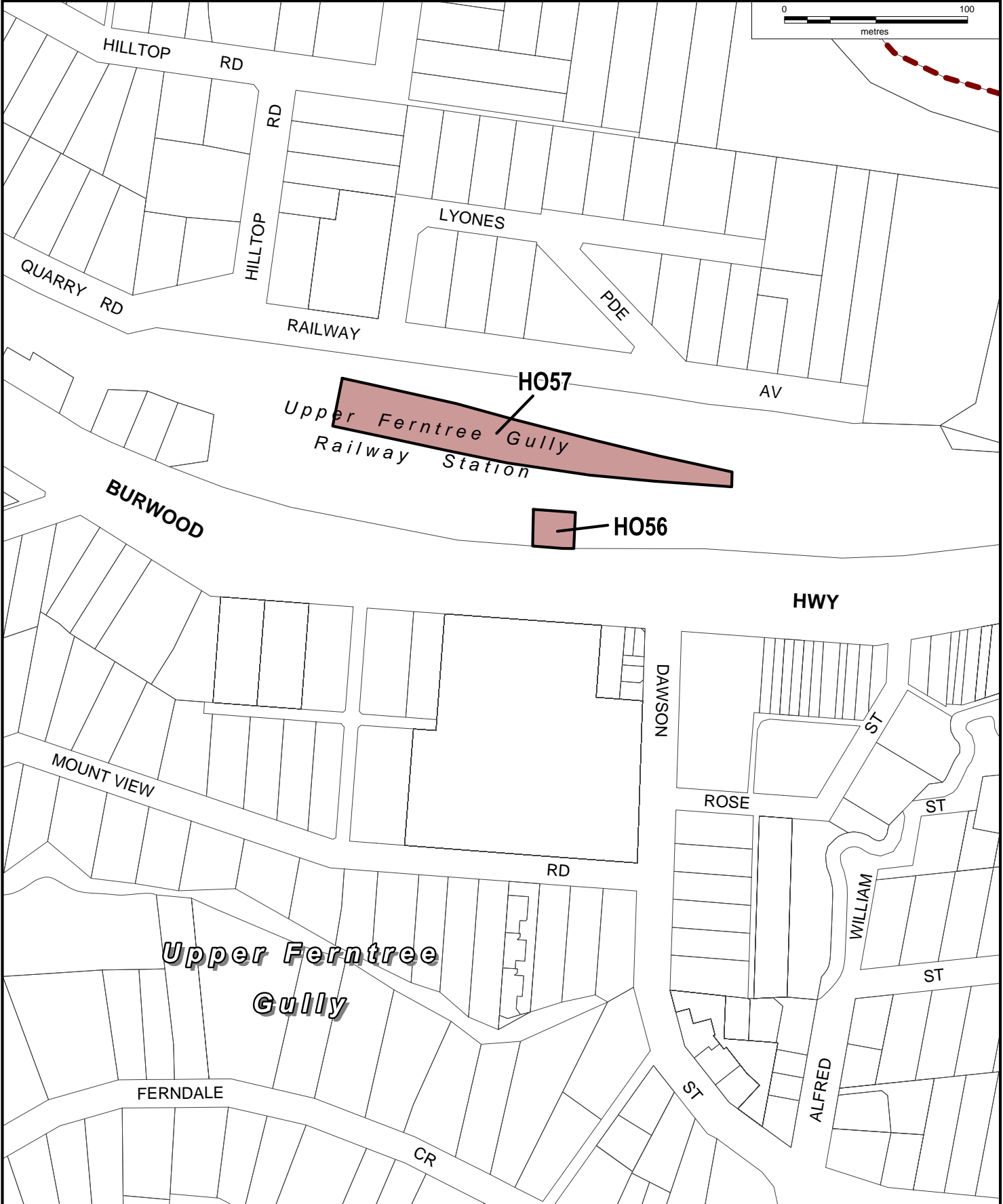
DDO12 Design & Development Overlay - Schedule 12

Part of Planning Scheme Map 7DDO

AMENDMENT C141



KNOX PLANNING SCHEME

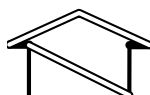


LEGEND

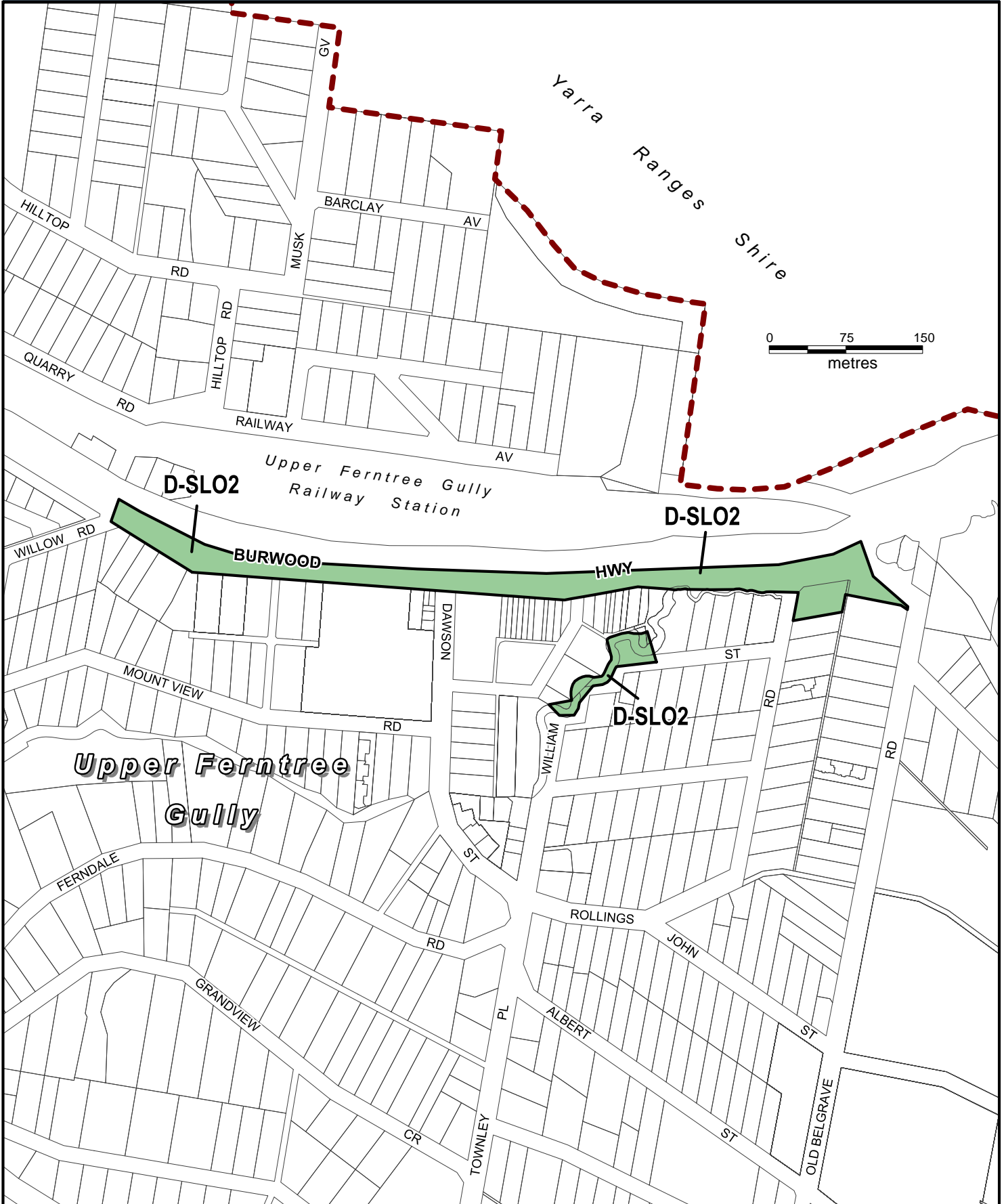
HO Heritage Overlay

Part of Planning Scheme Map 7HO

AMENDMENT C141



KNOX PLANNING SCHEME



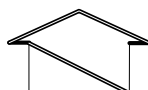
LEGEND

D-SLO2

Area to be deleted from a Significant Landscape Overlay (D-SLO2)

Part of Planning Scheme Map 7SLO

AMENDMENT C141



21.04 URBAN DESIGN

17/03/2016
~~C134~~ Proposed C141

21.04-1 Urban Design Overview

28/03/2013
 C110

The Urban Design theme relates to the design of the built environment and supports the land use themes described under Housing, Environment, Economic Development and Infrastructure. The key Urban Design themes are shown on the Urban Design Strategic Framework Plan included in this Clause.

Urban Form

The *Knox Urban Design Framework 2020* (2003) provides a point of reference through a 'whole of city' vision and framework. This Framework embodies community values, whilst being based within a thorough contextual understanding of Knox's landscape, population, economic, housing, environmental, and transport characteristics. The six urban design elements identified within the Knox Urban Design Framework include:

- The Dandenong Creek Valley;
- The Edge of the Suburbs;
- Creek Corridors;
- Activity Centres and Working Environments;
- Transport Corridors; and
- Residential Environments.

Through the six design elements, there are many opportunities to enhance Knox's social, economic and environmental resources. There is potential for Knox's activity centres to accommodate more mixed uses, in a way that contributes to the economic and cultural vitality of the centres. The distinctive landscape setting of Knox and in particular its closeness to the Dandenong Ranges provides long term potential for attracting growing numbers of tourists, visitors, businesses and residents to the municipality. Further, the City's future urban form will need to play a much stronger role in developing and presenting its preferred green, leafy image to the outside world.

Ecologically Sustainable Design

More responsive urban development patterns and built form can lead to greater sustainable outcomes. The way that land use and development is managed will be important in achieving long-term sustainability goals for Knox. The spatial form of land development of Knox over the last three decades has given rise to a low-density form of urban development that has led to a dependence on cars for mobility. This has led to increasing usage of resources, air pollution and reduced amenity levels for Knox residents.

Sustainable urban design outcomes are a central concern to Knox, both in the way land use is managed and in the built form. Sustainable land use is critical in achieving long term environmental sustainability goals underpinning the basis for directing and locating different types of activities to preferred locations. The built form can be a major contributor to long-term sustainability objectives through the use of ecologically sustainable design (ESD) principles.

Key urban design and built environment challenges facing Knox, contained within the *2008/2018 Sustainable Environment Strategy* (2008), include:

- *Declining biodiversity in Knox:* Threats to Knox's biodiversity include direct destruction and modification of habitat for residential and commercial land uses, weeds and alteration of vegetation structure, pollution and siltation of waterways and drainage lines, and fragmentation of remnant vegetation.
- *Water (Conservation and Quality):* In addition to broader issues of water consumption and conservation, the pollution of creeks and waterways through urban stormwater runoff, silting from building sites and impermeable surfaces increasing stormwater discharge present challenges.

- *Waste:* Building materials being used that have a high environmental impact over their lifecycle.
- *Integrated Transport:* The current spatial arrangement of buildings, roads and the urban structure of Knox do not support sustainable living. A major challenge will be providing and supporting an integrated and sustainable transport system that provides realistic transport choices.
- *Climate change:* With a change of climatic conditions there is a need that building design and infrastructure adapt appropriately to these changes.
- *Sustainable Planning and Development:* Planning and development that occurs without giving the necessary consideration to such matters as managing population growth, encouraging sustainable development and influencing the urban form so that Knox itself becomes more sustainable is a major threat to the municipality achieving its long-term sustainability objectives. The challenge will involve such matters as defining the preferred urban character of Knox; considering sustainability in all developments; creating a city where people can live, work and recreate locally; considering the implications of climate change on the built form of Knox; and, encouraging, attracting and retaining sustainable businesses in Knox.

There are some areas in Knox identified as being susceptible to bushfire risk that also have vegetation particularly important for biological and landscape purposes. Protection of this vegetation because of its significance may limit development potential. Development in these areas must be designed to minimise bushfire risk.

Water Sensitive Urban Design (WSUD) aims to optimise and integrate urban planning with the management of the urban water systems. WSUD incorporates water related social and ecological objectives into designs that optimise the urban water balance and improve the quality of stormwater entering waterways. It is the intent of WSUD to encourage innovation in technology and practices for implementation in managing water systems.

Given the interrelated nature and application of urban design and ESD principles within land use planning and development, reference is made to the above six urban design elements, within the following Clauses that address Housing, Environment, Economic Development and Infrastructure themes.

Public Realm

The public realm is also recognised as an important contributor to the local character and image of Knox and can contribute to enhancing the image of Knox through installation of art and vegetation planting programs.

21.04-2 Urban Design Objectives and Strategies

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Objective 1 (Urban Form)

To ensure that all development responds positively to the existing patterns of urban form and character, the landscape qualities, historic and cultural elements and social dimensions and aspirations of the Knox community.

Strategies

- Require that development applications commence with a contextual understanding of local area characteristics based on context analysis to inform design proposals.
- Require that development proposals consider and address perceived constraints and improve the quality of the urban environment, not only within the site, but as it interfaces with the wider area.
- Encourage the articulation and use of building materials to present an appropriate scale and detail to the street frontage and local context of the area.
- Ensure development is reflective of, respects and builds upon the valued characteristics and cultural aspects of the local environment.
- Encourage appropriate new development to illustrate flexible and adaptable building forms that can accommodate a variety of uses through a building's lifespan and reflect the changing community's needs.

- Encourage the provision of public art in public spaces in nodes of activity, activity centres and along major road networks including EastLink.
- Encourage planning of new development to provide opportunities for the expression of visual art.
- Encourage development to be designed for visitability by all members of the community.
- Encourage opportunities for social interaction at interfaces between the public and private areas, spaces and facilities within multi storey residential and mixed use developments.
- Use local indigenous species when undertaking planting on publicly owned or managed land (i.e. roadsides, along creeks, in parks/reserves/gardens).

Objective 2 (Urban Form)

To reinforce the structure and image of Knox as an attractive place to live, do business, recreate and as a tourist attraction.

Strategies

- Protect and enhance the aesthetic, environmental and landscape values and vistas of the Dandenong Foothills, Dandenong Creek Valley, local and national parklands.
- Limit urban development within the Dandenong Foothills, Dandenong Creek Valley, local and national parklands.
- Strengthen the identifiable landscape characteristics of the city, particularly along transport corridors and creeks.
- Ensure planning for new development provides accessible, linked open space and protects natural values.
- Encourage innovative and architecturally designed development that incorporates sustainable values and principles inherent in the City’s image, at identified points of entry into the city, and adjacent to intersections near or within major activity centres and working environments.
- Require new residential development along public spaces and creek corridors to front those public areas.
- Require new commercial and industrial development along public spaces and creek corridors to front those public areas or to provide high quality facades with integrated landscaping that provides visual interest and where possible provides passive surveillance of public spaces.
- Ensure that at industrial, business and residential interfaces, residential amenity is protected.

Objective 3 (Urban Form)

To ensure that the declared arterial network of transport and movement corridors makes a positive contribution to Knox’s image.

Strategies

- Provide a strong landscape character with attractive tree lined avenues, bush landscapes and urban design treatments.
- Encourage development along road corridors that emphasise views to the Dandenong Ranges, provides opportunities for passive surveillance to the road frontage and incorporates landscaping that will contribute to the “bush boulevard” character.
- Incorporate informal and intermittent extensive native canopy tree planting.
- Establish contiguous roadside pedestrian networks.
- Relate the landscape of declared arterial roads to the topographic and landscape character of the area through which they pass.
- Maintain a consistent planting type within single landscape character areas.

- Ensure that advertising signage makes a positive contribution to the landscape theme of transport corridors, and does not detract from views.
- Ensure future residential development provides a sense of address to declared arterial roads, creek corridors and pedestrian pathways.
- Transform the east-west declared arterial roads and Stud Road into “bush boulevards” with extensive native planting as a way of expressing the landscape transition between the edge of the suburbs and the Dandenong Foothills.
- Improve the avenue planting of roads such as Kelletts, Napoleon, Lysterfield, Albert, Miller, Liverpool and Scoresby Roads by introducing greater consistency of siting, spacing and species selection of vegetation, and greater continuity of treatment.
- Achieve consistency and continuity of tree size, species and spacing by reviewing the physical route characteristics and traffic patterns of complete corridors.
- Implement consistent planting to help diminish the dominance of the built form and power lines.

Objective 4 (Urban Form)

To enhance and protect the landscape qualities of the Dandenong Creek Valley.

Strategies

- Minimise the visual dominance of development.
- Ensure an appropriate design response for signage, buildings and structures, and screen unattractive buildings and developments through planting.
- Protect the landscape quality and role of the Dandenong Creek Valley as a wide, green pastoral break separating Knox from the suburban character of the balance of the eastern suburbs of Melbourne.
- Protect the rural views along the floodplain of the Dandenong Creek that identify the remnant grazing and horticultural landscapes that once separated Melbourne from the Dandenong Ranges.

Objective 5 (Urban Form)

To enrich the distinct topographic and landscape qualities and characteristics of Knox.

Strategies

- Ensure that future planning and development works creatively with Knox’s unique natural and man made characteristics, in particular, landform and landscape, ecology, orientation, and climatic conditions.
- Enable stormwater runoff and drainage to form key environmental features within the urban environment.

Objective 6 (Fire safe development for buildings)

To ensure that new development makes a positive contribution to fire safety in Knox.

Strategies

- Require all development to meet the requirements of the relevant fire authority in respect to firefighting water supply and emergency vehicle access.

Objective 7 (Fire safe development in areas of bushfire risk)

To ensure that new development responds to bushfire risk.

Strategies

- Require all development proposals in areas which are of high bushfire risk 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.
- Limit further subdivision and rezoning of land for urban purposes where there is a high risk of bushfire.

- Limit development where the extent of vegetation removal that would be required for bushfire management would adversely impact on environmental or significant landscape values.

Objective 8 (Ecologically Sustainable Design)

To ensure that new development makes a positive contribution to sustainability and the urban fabric of Knox.

Strategies

- Ensure that the design of new development is of a high standard and incorporates passive solar design, energy and water conservation, building materials conservation and waste minimisation.
- Consolidate urban development around nodes of activity and public transport to reduce the level of car dependency and increase pedestrian activity.
- Ensure that new development incorporates Ecologically Sustainable Design (ESD) principles, Safer Design Principles and Crime Prevention Through Environmental Design (CPTED).
- Encourage best practice approaches to water conservation and management techniques within new development.
- Incorporate water sensitive urban design principles and techniques within new development.
- Encourage and incorporate where reasonably practical, the use of technologies and practices, which recycle water, minimise water consumption and utilise stormwater.
- Encourage opportunities for on-site treatment and reuse of grey water.
- Promote the installation of water tanks and water saving devices in all new buildings, conversion of existing buildings, and where appropriate renovations and building extensions.
- Encourage new development to sensitively site and design plumbing and servicing equipment to be as visually unobtrusive as possible.
- Require development proposals to address how their design enables flexibility for future uses, to address changing market or social dimensions of Knox.

21.04-3 Urban Design Implementation

17/03/2016
C134 Proposed
C141

These strategies will be implemented by:

Using zones, overlays, policy and the exercise of discretion

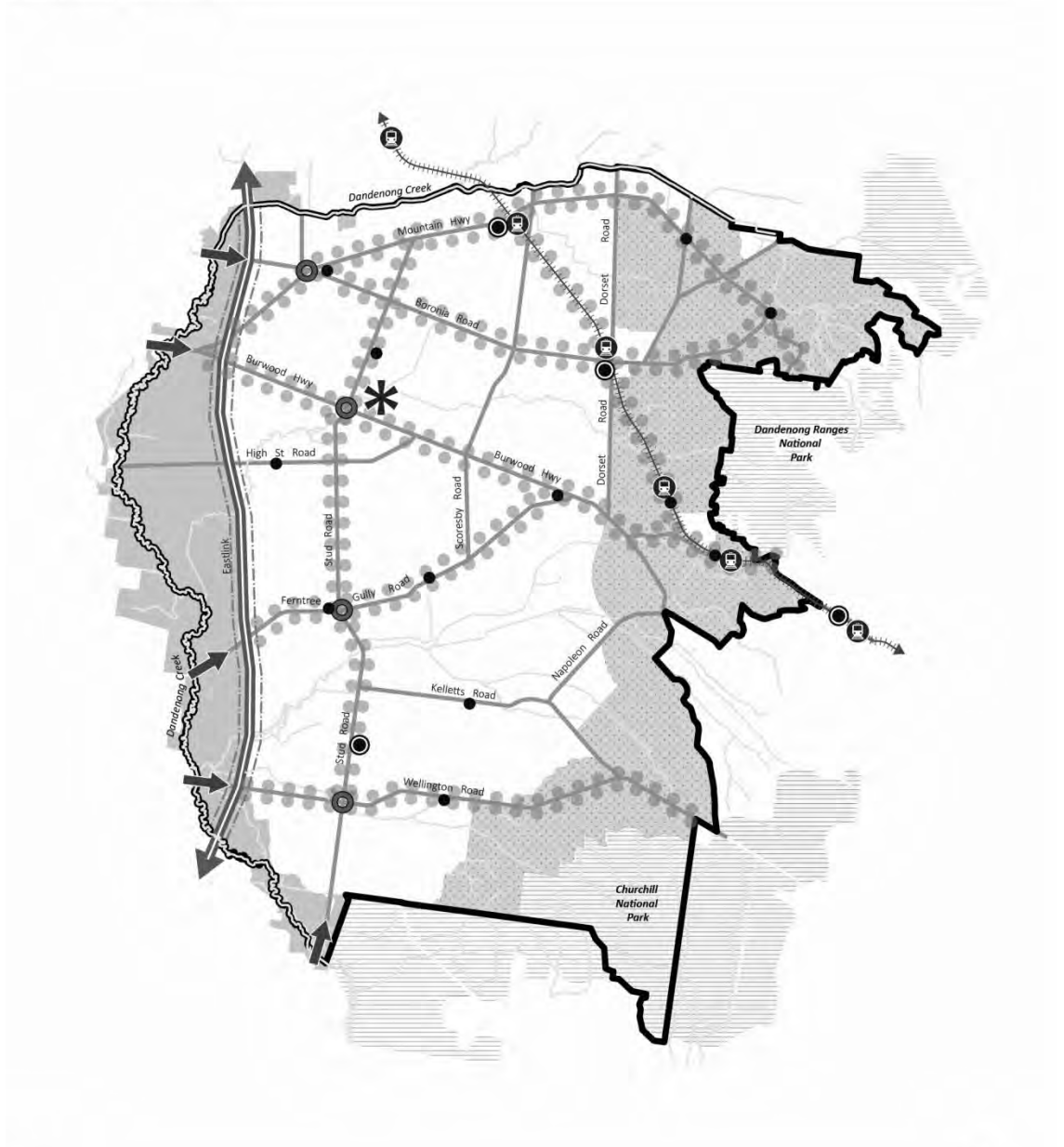
- Applying appropriate zones and overlays.
- Applying the *Dandenong Foothills* local policy at Clause 22.01.
- Applying the *Industrial and Restricted Retail Sales Area Design* local policy at Clause 22.02.
- Applying the *Knox Central Principal Activity Centre* local policy at Clause 22.04.
- Applying the *Neighbourhood Character* local policy at Clause 22.07.
- Applying the *Scoresby-Rowville Employment Precinct* local policy at Clause 22.08
- [Applying the *Upper Ferntree Gully Activity Centre* local policy at Clause 22.14.](#)
- Applying the *Knox Urban Design Framework 2020* (2003).
- Applying the *Knox City Council: 2008/2018 Sustainable Environment Strategy* (2008).
- Adopt the principles of integrated fire management planning to inform land use planning and development in areas of bushfire risk.

Undertaking further strategic work

- Prepare a road corridor master plan for the declared arterial road network in the City.
- Continue to develop structure plans for all activity centres.

- Prepare an Urban Design Guidelines local policy for incorporation into the planning scheme.

URBAN DESIGN FRAMEWORK



LEGEND

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| <ul style="list-style-type: none"> RAIL CORRIDOR / TRAIN STATION MUNICIPAL BOUNDARY DECLARED ARTERIAL ROAD EASTLINK MINIMISE NEGATIVE IMPACTS AND MAXIMISE OPPORTUNITIES FOR IMPROVEMENT TO THE CREEK VALLEY GATEWAY ENTRY: ENHANCE LANDSCAPE QUALITIES LANDSCAPE LINK ALONG ROAD & RAIL CORRIDORS CREEK CORRIDORS: COMPLETE NETWORK OF NATURAL LANDSCAPES, OPEN SPACES AND RESIDENTIAL ADDRESSES | <ul style="list-style-type: none"> PROMINENT KEYSTONE BUILDING FORMAT GATEWAY INTERSECTIONS FOOTHILLS: PROTECT AND ENHANCE THE LANDSCAPE SETTING AND ICONIC SIGNIFICANCE OF THE DANDENONG RANGES FOOTHILLS HIERARCHY OF ACTIVITY CENTRES: PRINCIPAL MAJOR NEIGHBOURHOOD CONSOLIDATE AND IMPROVE OPEN SPACE RESOURCE OF THE DANDENONG CREEK VALLEY NATIONAL PARKS |
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C131 Proposed
C141**HOUSING****21.05-1**17/03/2016
C131**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.

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.
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 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

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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
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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 *Upper Ferntree Gully Activity Centre* local policy at Clause 22.14](#)
- 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.

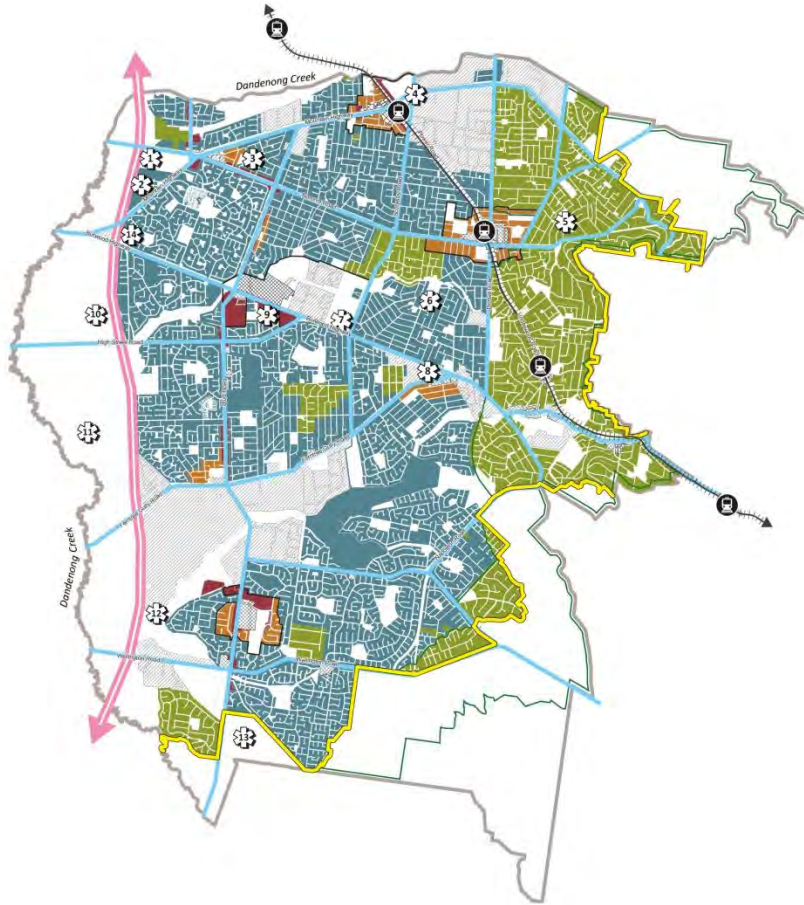
Undertaking other actions

- 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 ECONOMIC DEVELOPMENT

17/03/2016

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21.07-1 Economic Development Overview

17/03/2016

C134 Proposed

C141

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

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 causally 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.

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 and Upper Ferntree Gully. The Basin Built Form Guidelines (October 2015) and Alchester Village Built Form Guidelines (October 2015) 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 a vibrant centre, while responding to The Basin and Alchester Village's unique landscape setting at the base of the Dandenongs.

Council has adopted a strategic plan for the Upper Ferntree Gully Activity Centre. The Upper Gully Strategic Plan (December MM, YYYY-2015) sets a framework to manage, influence and guide for the future development and renewal of the Upper Ferntree Gully Activity Centre, including recommendations regarding for built form controls. It is guided by a vision that aims for support the development of a vibrant centre, while responding to Upper Ferntree Gully's unique 'village feel' and landscape foothills setting.

The Upper Ferntree Gully Activity Centre Policy at Clause 22.14 applies to the Upper Ferntree Gully Activity Centre.

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

17/03/2016
C134 Proposed
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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.
- 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.

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.

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.
- 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.

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.
- [Implement the *Upper Gully Strategic Plan* \(DecemberMM 2015YYYY\) to set the framework for future development and the role and function of the Upper Ferntree Gully Activity Centre.](#)
- Ensure that development and use in shopping centres is appropriate to the role and function of the centre.
- 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.

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.

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.

21.07-3 Economic Development Implementation

17/03/2016
C134 Proposed
C141

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 Centre.

- [Apply Design and Development Overlay 12 to implement built form aspects of the Upper Gully Structure Plan \(DecemberMM 2015YYYY\) within the Upper Gully Activity Centre.](#)
- 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).
- 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* \(June 2014\).](#)
- [Supporting development and land use in Upper Ferntree Gully that is consistent with the *Upper Gully Strategic Plan* \(DecemberMM 2015YYYY\).](#)
- [Applying Clause 22.14 Upper Gully Activity Centre Local Policy.](#)
- 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 ~~Commerical~~[Commercial](#) 1 Zone local policy at Clause 22.12.

Undertaking further strategic work

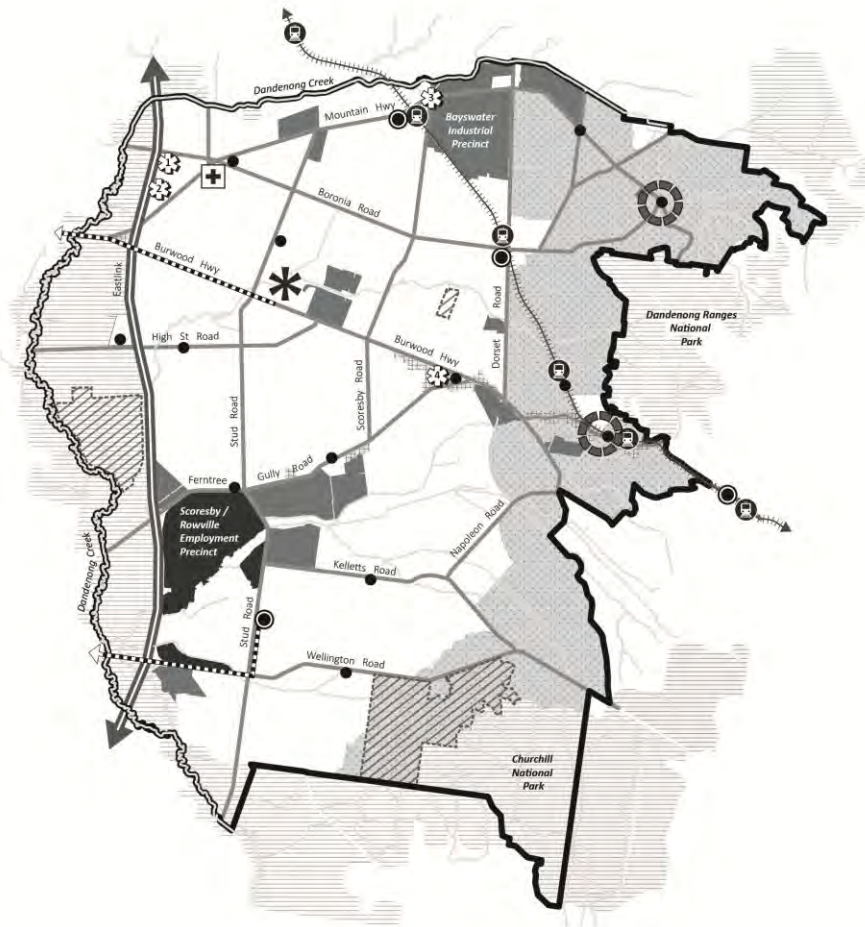
- Prepare Development Contribution plans.
- Undertake an assessment of future retail needs in Knox.
- Prepare a structure plan for Burwood Highway retail land.
- Prepare structure plans for Alchester Village, The Basin and Upper Ferntree Gully Activity Centres.
- Prepare Urban Design Guidelines and local 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.

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.
- 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*.

ECONOMIC FRAMEWORK

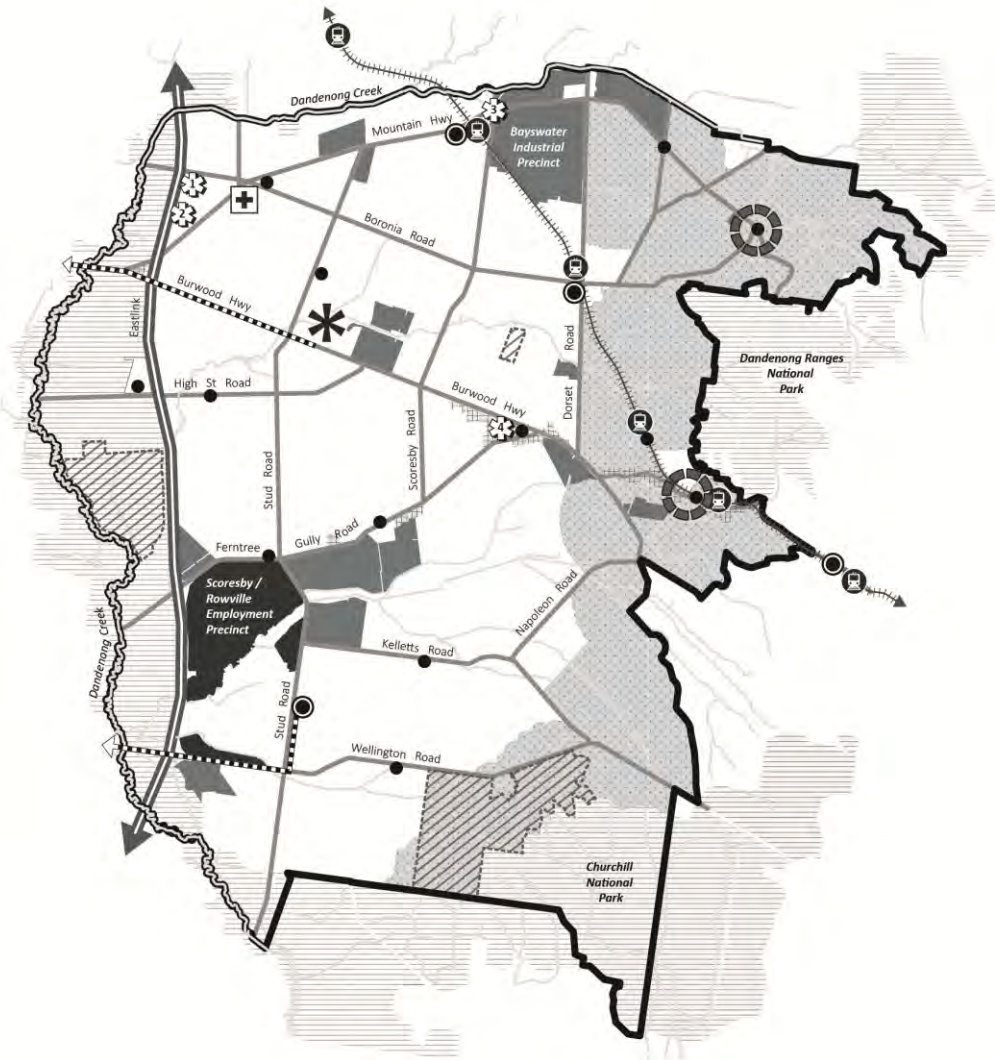


LEGEND

- | | | | | | | | | | | | | | | | |
|--|--------------------------------|------|-----------------------------------------------------------------------------------------------------------|---|------------------------|---|-------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------|--|----------------------------|--|------------------------------------------------------------------------------------|
| | 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 |
| | HIERARCHY OF ACTIVITY CENTRES | | PRINCIPAL | | MAJOR NEIGHBOURHOOD | | UPPER FERNTREE GULLY AND THE BASIN: DEMARCATE 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 | | HIGHWAY RETAIL | | FUTURE BURWOOD HIGHWAY TRAM / ROWVILLE TRAIN (BEING ADVOCATED) |
| | STRATEGIC INVESTIGATION SITES* | 18.2 | 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 | | | | | | | |



ECONOMIC FRAMEWORK



LEGEND

- 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

- HIERARCHY OF ACTIVITY CENTRES
- PRINCIPAL
- MAJOR
- NEIGHBOURHOOD
- UPPER FERNTREE GULLY AND THE BASIN: TOURIST GATEWAYS TO THE DANDENONG RANGES
- REGIONAL TOURISM AND RECREATION WITHIN THE DANDENONG CREEK VALLEY / THE DANDENONG RANGES AND CHURCHILL NATIONAL PARKS
- DANDENONG FOOTHILLS: SIGNIFICANT ENVIRONMENTAL LANDSCAPE

- 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 Bayswater Triangle
- 3 Mountain Gate Triangle
- 4

* See also Clause 21.05 Housing Framework Map



21.08 INFRASTRUCTURE

17/03/2016
 C134 Proposed
 C141

21.08-1 Infrastructure Overview

08/07/2010
 C70

The Infrastructure theme relates to the provision of physical and social services. The key Infrastructure themes are shown on the Infrastructure & Movement Strategic Framework Plan included in this Clause.

Providing and Maintaining Infrastructure

Much of the infrastructure in Knox is now in need of significant maintenance, replacement or upgrading, particularly in the more established areas, placing stress on the resources of Council. New urban development must be adequately serviced so as not to have a detrimental effect upon the environment. Contributions from developers and servicing agencies will be essential in the provision of new infrastructure and the upgrading of existing infrastructure. Poor quality infrastructure, particularly drainage and sewerage can lead to water quality problems downstream, whilst congested road systems impact on greenhouse gas emissions.

Integrated Transport

Current travel behaviour in Knox is strongly linked to a 'car culture'. While many of Knox's older suburbs initially grew around the rail corridor and associated bus routes, more recent urban development has favoured car oriented mobility. The layout of the suburbs, activity centres and streets actively encourage car use, whilst perceptions of mobility are generally linked to car ownership.

The road network system, which since 2008 included Eastlink, is important particularly as a key regional freight and commuter link for private and public transport. The regional road network is vital to the Knox's economic vitality and image. The linkages that the major arterial road network provides are important in increasing accessibility for residents and employment opportunities from a regional and local basis.

Traffic volumes in Knox have generally grown faster than infrastructure development can sustain, particularly on the main road network. This has led to congestion and contributed to road accidents. Although Eastlink has assisted with this, there are other roads within Knox with high traffic volumes.

There is minimal fixed public transport infrastructure in Knox, with the Belgrave train line providing the only heavy rail corridor. Complementing the rail service is a bus network providing wider access to schools, shopping centres and working environments throughout Knox. The bus network continues to grow with new routes recently established in Rowville and Lysterfield. For some bus routes, dedicated bus lanes will assist by giving buses priority over other vehicles as a transport option.

Melbourne 2030 identifies Burwood Highway, Wellington Road (west of Stud Road), Stud Road and EastLink as part of the Principal Public Transport Network. *Melbourne 2030* also details the development of a Metropolitan Tram Plan which would provide for a selective expansion of the tram network, including the extension from Burwood East to Vermont South (in operation from mid 2005), and later to Knox. The State Government's "*Linking Melbourne Metropolitan Transport Plan*" (2004) included the initiative of the smart bus along Wellington and Stud Roads which is operational.

In addition to advocating the extension of the tram network along Burwood Highway, the City of Knox through its *Knox Integrated Transport Plan* (2004) seeks other investigation and advocacy programs to promote delivery of dedicated public transport services to improve the public transport grid across Knox for the local community. Advocacy currently includes advocating for an extension to the heavy rail along Wellington Road and part of Stud Road to the Stud Park Activity Centre.

Green Travel Plans that aim to change the travel habits of commuters, assisting in reducing greenhouse emissions and creating a safer, more socially and environmentally friendly environment and lifestyle should be used more widely.

Open Space and Recreation

Knox has over 500 areas of open space and several major regional parks along its borders, and provides approximately 15.3 hectares of open space per 1,000 people compared to a metropolitan average of 9.3 hectares per 1,000 people. Many open space sites are connected by one of the most extensive shared pathway systems in Australia. This open space network makes an important contribution to the character of Knox and the outdoor lifestyle of residents, and assists in protecting important bushland and remnant indigenous vegetation.

The changing demographic profile across Knox communities suggests that recreation provision in the future will need to be more diverse and offer greater opportunities for passive and active recreation pursuits and to promote social interaction as both the number of older people and the range of cultural backgrounds increases.

Knox's *Recreation Plan 2004-2013* (2004) provides a framework of initiatives that will be responsive to current and future recreation needs of the Knox Community.

Community Health and Wellbeing

Planning for land use and development should positively influence the health and wellbeing of the Knox community by facilitating outcomes that will lead to increased levels of social connectedness and cohesion.

Residents, visitors, workers, children and teenagers require a range of services and facilities. Easy access to facilities and services, including frequent and reliable public transport, is essential in making Knox more attractive for families in different lifecycle stages. These services include families' and children's health services, library and other information services, community support and recreation services, education and employment services, shopping precincts, and services for people with disabilities and cultural specific services.

Like new housing, new health and community facilities should ideally be located close to existing public transport networks and hubs of activity that provide essential goods and services. The establishment of a medical precinct near the new Wantirna Health centre (opened in 2007) will provide a clustering of like services for the convenience of users.

21.08-2

08/07/2010
C70

Infrastructure Objectives and Strategies

Objective 1 (Providing and Maintaining Infrastructure)

To ensure that the provision of new infrastructure is designed to contribute positively to the urban fabric and fulfil the needs of its intended life.

Strategies

- Provide opportunity for development without impacting on the efficiency of existing infrastructure.
- Provide for the maintenance of existing infrastructure to an appropriate standard while development continues.
- Adopt good design principles and recognise relevant standards.

Objective 2 (Providing and Maintaining Infrastructure)

To ensure that residents have improved access to services, facilities and public transport.

Strategies

- Support new housing in locations that have existing access to frequent and reliable public transport facilities and services.
- Require Social Impact Assessments (where a need has been identified) for key strategic redevelopment sites or larger residential developments to identify the level of physical and social infrastructure required to be provided.
- Increase population in and around activity centres, community infrastructure and public transport nodes to provide increased demand for services and increased accessibility.
- Require a contribution (where a need has been identified) to physical and community infrastructure through the application of Development Contributions Plans.

- Encourage the co-location of community facilities.

Objective 3 (Integrated Transport)

To provide a safe integrated movement system that increases levels of accessibility, use and transport choice for all members of the community.

Strategies

- Improve connectivity between new and existing residential areas to existing transport networks.
- Ensure the maintenance and upgrade of transport infrastructure to meet existing and future transport needs of the community.
- Encourage increased housing densities along the principal public transport network and in activity centres.
- Enhance walking and bicycle routes between activity centres and surrounding neighbourhoods.
- Develop the pedestrian network in a manner that makes walking a viable transport choice.
- Reduce car parking requirements as appropriate in activity centres and along the Principle Public Transport Network where public transport services provide a real alternative to car use.
- Integrate walking and cycle paths with local street systems.
- Develop spaces and facilities that support use of the walking network and create interest and points of interaction through landscaping, links to shops, park benches, views and public art.
- Integrate public transport facilities in the redevelopment of shopping centres.
- Require new development to provide footpaths and/ or cycle paths where appropriate to complement the existing path network.
- Encourage shared pedestrian and bike path networks.
- Ensure that new development improves the safety, connectivity and accessibility of pedestrian, shared path and bicycle networks.

Objective 4 (Open Space and Recreation)

To provide accessible, linked open space areas.

Strategies

- Implement improvements to local and neighbourhood parks and creek corridors including planting and improved pathways and facilities.
- Use indigenous species (of local provenance) when undertaking planting on publicly owned or managed land (eg roadsides, along creeks, in parks/reserves/gardens, etc).
- Improve access to and the quality of open space in deficient areas and upgrade the appearance of community outdoor areas.
- Require a public open space contribution for subdivisions.
- Ensure planning for new development provides accessible, linked open space and protects natural values.

Objective 5 (Community Health and Wellbeing)

To ensure that social infrastructure is accessible and meets the existing and future needs of the community.

Strategies

- Encourage community facilities to be co-located and multi purpose to service a range of activities.
- Encourage community facilities providing essential services such as education, employment, healthy food options and health care to be visible, accessible and located near nodes of activity and public transport routes as appropriate.

- Encourage key development proposals to consider providing active, secure and safe public realm opportunities.
- Provide or support the provision of social infrastructure that supports individuals and families throughout their life cycle.
- Encourage the design of development (where appropriate) to be flexible and adaptable to accommodate a variety of uses through the building lifespan to accommodate the needs of a changing community.

21.08-3 Infrastructure Implementation

17/03/2016
C434 Proposed
C141

These strategies will be implemented by:

Using zones, overlays, policies and the exercise of discretion.

- Applying the *Knox Central Principal Activity Centre* local policy at Clause 22.04.
- Applying the *Scoresby-Rowville Employment Precinct* local policy at Clause 22.08.
- Applying the Residential Development and Neighbourhood Character local policy at Clause 22.07.
- Requiring a public open space contribution for subdivision to be utilised in accordance with the *Knox Open Space Plan 2004-2014* (2004).
- Implement the objectives of the *Knox Integrated Transport Plan* (2004).
- Achieving greater connectivity by different modes of transport.
- Ensuring land use and development responds to the social needs of the community.
- Ensuring that new development interacts with the public realm, including waterways and open space areas.
- Considering the impact of new development on existing physical infrastructure.
- Applying the Special Building Overlay in areas identified as subject to flooding from the local drainage system and Melbourne Water assets in the design storm event.

Undertaking further strategic work

- Continue to establish management plans for key recreational facilities.
- Implement the *City of Knox Stormwater Drainage Strategy 2005*.

Undertaking other actions

Providing and Maintaining Infrastructure

- Provide guidance on appropriate design and construction standards relating to the provision of infrastructure and subdivision.
- Work with the Country Fire Authority to determine and plan for the need for firefighting infrastructure.

Integrated Transport

- Negotiate with VicRoads to improve pedestrian crossing facilities of declared arterial roads through installation of new pedestrian signals and improved signal phasing.
- Develop and implement a program of streetscape works to improve general amenity for pedestrians in conjunction with the Place Management Program for activity centres.
- Work with State Government and public transport companies to enhance transport infrastructure and service delivery.
- Provide appropriate reference documents and guidelines for developers that outline requirements relating to integrated transport objectives and strategies for City of Knox.
- Ensure that no future transport project is delivered without an examination of complementary transport opportunities.
- Encourage the extension of the “light” rail along Burwood Highway to Knox Central Activity Centre and transport interchanges at key locations.
- Encourage the provision of the Rowville heavy rail extension.

- Encourage the extension and frequency of bus services in residential neighbourhoods.
- Establish priorities for upgrading transport infrastructure and identify sources of funding.
- Advocate for improved public transport infrastructure and services to coincide with housing provision.

Open Space and Recreation

- Work with the Department of Sustainability and Environment and Parks Victoria to co-ordinate the provision of trails.
- Work with community organisation in the management of open space and recreation areas.
- Actively manage bushland reserves and other indigenous vegetation to protect important values for the long-term future.
- Explore the opportunities for government, private sector and community agency involvement in the provision of facilities and infrastructure to meet the current and future needs of the community.
- Improve the amenity, accessibility and opportunities in public open spaces through open space planning.
- Continue to prioritise projects for capital works program and partnership initiatives.
- Provide a wide range of active and passive recreation and leisure pursuits that are affordable and accessible to all members of the community.

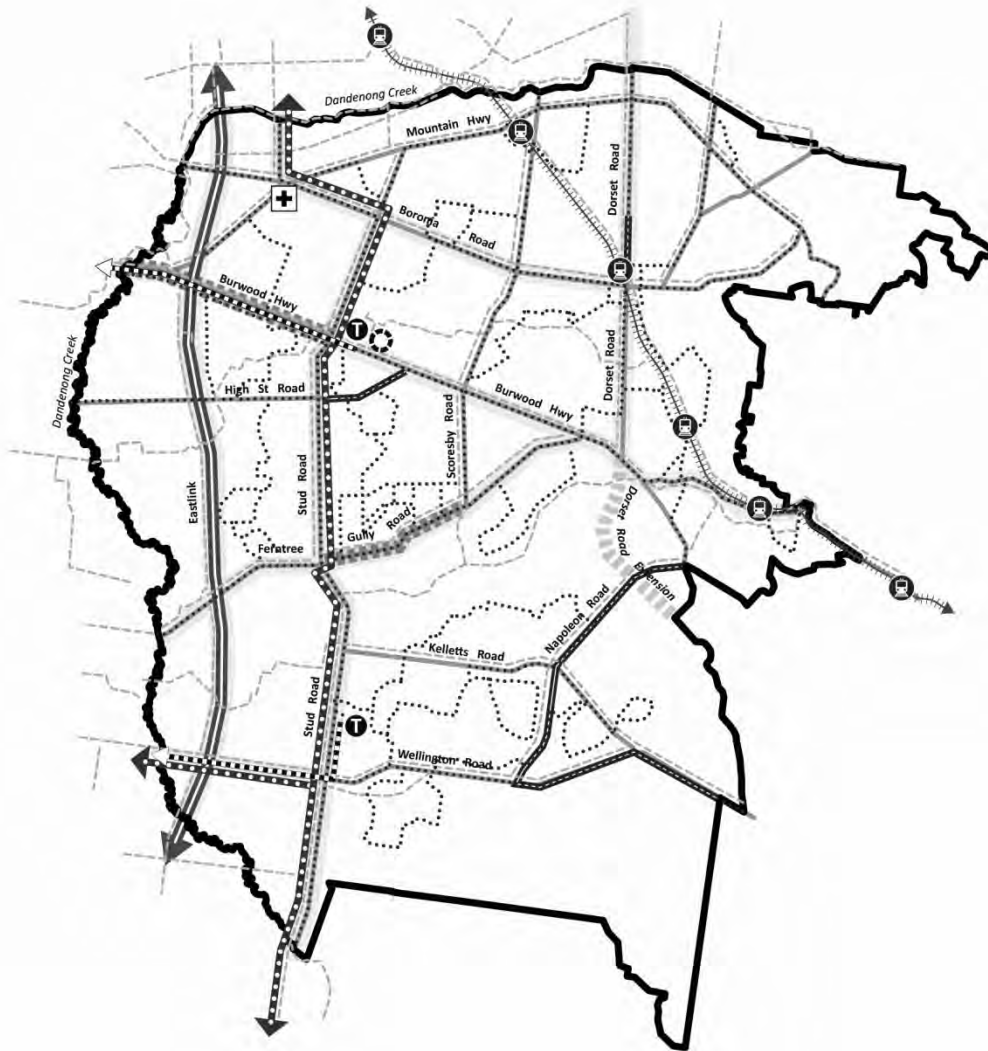
Community Health and Wellbeing

- Collaborate with private and public sectors to develop a broader range of community health and wellbeing services or initiatives.
- Support the initiatives and policy objectives of the *Community Health and Well-Being Strategy 2003-2006* (2003) and the *Knox Affordable Housing Action Plan 2007-2012* (2007).
- Continually monitor and research the needs of the local community to ensure that planning meets current and forecast community needs.
- Work with State and Federal Government agencies, non-government organisations to plan and determine the need for social infrastructure.
- Work with State and Federal agencies to develop social infrastructure into areas of community focus and activity.

Integrated Water Management







- [Work with Melbourne Water to develop comprehensive local and regional flood modelling and mapping with the aim to identify appropriate flood overlay and supporting planning controls for flood affected areas.](#)

INFRASTRUCTURE AND MOVEMENT FRAMEWORK



LEGEND



- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
|  MUNICIPAL BOUNDARY |  BIKE PATH |
|  RAIL CORRIDOR / TRAIN STATION |  CIVIC PRECINCT |
|  PRINCIPAL PUBLIC TRANSPORT NETWORK |  MEDICAL PRECINCT |
|  DECLARED ARTERIAL ROAD |  SMART BUS |
|  EASTLINK |  FUTURE BURWOOD HIGHWAY TRAM / ROWVILLE TRAIN |
|  FUTURE DORSET ROAD EXTENSION |  BUS ROUTE |
|  FUTURE MAJOR ROAD IMPROVEMENT AND DUPLICATION PROJECT |  TRANSPORT INTERCHANGE |
|  FUTURE MAJOR ROAD WIDENING / ADDED LANES | |

21.09

17/03/2016

C434

[Proposed C141](#)**REFERENCE DOCUMENTS**

Bayswater 2020: Bayswater Activity Centre Structure Plan, Knox City Council, 2005
 Knox Affordable Housing Action Plan 2007-2012, Knox City Council, 2007
 Knox Central Urban Design Framework, Knox City Council, 2005
 Knox City Council: 2008/2018 Sustainable Environment Strategy, Context Pty Ltd., 2008
 Knox Urban Design Framework 2020, Planisphere, 2003
 Knox Vision 2025, Knox City Council, 2007
 Knox 2009-2013 Council Plan, Knox City Council, 2009
 Regional Economic Strategy for Melbourne's South East 2009-2030, SGS Economics & Planning, 2009
 Water Sensitive Urban Design Guidelines for the City of Knox, Murphy Design Group et al., 2002
[The Basin Built Form Guidelines, Knox City Council, October 2015](#)
[Alchester Village Built Form Guidelines, Knox City Council, October 2015](#)

Housing

Knox Housing Strategy 2015
Residential Design Guidelines 2015
 Rowville-Lysterfield Integrated Local Plan, Knox City Council, 2003
 Stamford Park Master Plan Report (July 2014)

Environment

City of Knox Heritage Study, McInnes, M., 1993
 Port Phillip and Western Port Native Vegetation Plan, Port Phillip and Westernport Catchment Management Authority, 2006
 Port Phillip and Western Port Regional River Health Strategy, Melbourne Water, 2007
 Sites of Biological Significance in Knox - 2nd edition, 2010 by Graeme S. Lorimer, published by Knox City Council, 2010
 Urban Stormwater Best Practice Environmental Management Guidelines, CSIRO, 1999

Economic Development

Bayswater/Bayswater North Industrial Area Strategy, Spiller Gibbins Swan Pty Ltd, 2003
 Boronia 'Your Place, Your Life, Our Future' Structure Plan, Knox City Council, 2006
 Ferntree Gully Village Structure Plan, Planisphere (June 2014).
 Knox Economic Development Strategy 2008-2018, Knox City Council, 2008
 Knox Ferntree Gully Village Structure Plan, Planisphere, September 2013
 Scoresby/Rowville Industrial Area Review, Spiller Gibbins Swan Pty Ltd, 2000
 Stud Park Shopping Centre Structure Plan 2007, Urbis, 2007
[Upper Gully Structure Plan, Tract Consultants, MM YYYY](#)

Infrastructure

Access and Inclusion Plan (2003-8), Knox City Council, 2003
 Community Health and Wellbeing Strategy 2007-2009, Knox City Council, 2007
 Knox City Council Stormwater Drainage Strategy, URS Consultants, 2005

KNOX PLANNING SCHEME

Knox City Council Stormwater Quality Management Plan, WBM Oceanics Australia, 2001
Knox Integrated Transport Plan, Knox City Council, 2004
Knox Open Space Plan 2004-2014, Robin Crocker & Associates et al., 2004
Knox Pedestrian Plan, David Lock Associates et al., 2005
Recreation Plan 2004-2013, Knox City Council, 2004

22.142**UPPER FERNTREE GULLY ACTIVITY CENTRE**

Proposed
C141

This policy applies to all land within the Upper Ferntree Gully Activity Centre (Activity Centre), as identified in Map 1 to this clause.

22.142.1**Policy basis**

Proposed
C141

The purpose of this policy is to provide for land use and development which support the vision and objectives for the Upper Ferntree Gully Activity Centre as identified by the *Upper Gully Strategic Plan* (~~December 2015~~ [MM YYYY](#)).

The Vision:

“Upper Ferntree Gully Activity Centre will be a vibrant and friendly centre with a distinct ‘village’ feel that is serviced by a range of community, employment and recreational opportunities connected by safe walking and cycling paths, and public transport. Its character and identity is strongly defined by the foothills setting and its relationship with the Dandenong Ranges.

The public spaces are valued by all residents. The streets are people oriented, thriving places for business and inspiring places to enjoy, due to the quality of landscaping, public art and architecture.

There is a strong sense of community and local residents are proud to call it home, and visitors are welcomed to engage in a range of public events and cultural experiences offered in the centre”.

Role of the Activity Centre – the Activity Centre is designated as a Neighbourhood Activity Centre within Council’s activity centre hierarchy. It is one of four centres servicing local catchments within the Dandenong Foothills. This policy seeks to manage future development within the context of the Dandenong Foothills landscape setting.

Long-term economic vitality of the Activity Centre is supported by the following factors:

- significant tourism opportunities arising from the Activity Centre’s location at the gateway to the Dandenong Ranges;
- growth opportunities in health services, arising from the presence of Angliss Hospital;
- maintaining the Activity Centre’s existing strengths in its local retail offer;
- attracting development that capitalises on the available business opportunities; and
- providing alternative housing options in the Activity Centre.

To guide the future built form within the Activity Centre so that it responds to these unique opportunities and future needs for the Activity Centre, this policy seeks to provide direction on the following issues:

Dandenong Foothills setting and views to Dandenong Ranges – The character and identity of the Activity Centre is largely influenced by its foothills setting, strong visual backdrop of the Dandenong Ranges, and views to this significant landscape. The policy seeks to provide built form which maintains and protects this valued natural setting and views from within the centre out to the this landscape.

Adaptability, quality and accessibility of development – The commercial vitality of the centre can be supported by requiring buildings to be adaptable for future commercial uses, such as retail, office or hospitality, promoting high standards in building design and internal amenity; and supporting commercial uses at ground level frontages to Walking and Cycling Streets.

Walkability and Community Open Space – The community identified improving the pedestrian experience to and across the Activity Centre, and responding to the lack of public open space recreation opportunities as high priorities for Upper Gully. This policy seeks to enhance the pedestrian experience at key pedestrian routes across the Activity Centre, provide for the access needs of an ageing population, and create new

‘pedestrianised zones’ or ‘village green’ focal points along Rose Street and at William Street public open space areas.

Housing - An ageing population, lack of housing diversity, and change in household structure is forecast to create demand for more housing opportunities within the Activity Centre. This policy seeks to provide additional housing choice close to shops and services, support ageing in place, and offer intergenerational and sustainable housing options. Providing housing at upper levels is supported in order to preserve commercial activity at ground level along Key Pedestrian Street and Shared Pedestrian Vehicular Spaces.

Local heritage and culture – Upper Ferntree Gully has a strong history of art and culture, particularly associated with the Dandenong Ranges. Locally valued and historic buildings should be protected to promote the identity of the Activity Centre.

Natural hazards – Parts of the Activity Centre are affected by bushfire and flooding risks. In the interim before flood controls are applied by the relevant floodplain authority, this policy provides some direction to manage drainage and flooding issues.

This policy:

- Applies the following SPPF objectives to local circumstances – Clause 11 (Settlement), Clause 11.01 (Activity Centres), Clause 15 (Built Environment and Heritage), and Clause 16 (Housing).
- Builds on the MSS objectives in Clause 21.01 (Municipal Profile), Clause 21.04 (Urban Design), Clause 21.05 (Housing) and Clause 21.07 (Economic Development).
- Supports the environmental and landscape qualities of the Dandenong Ranges and Foothills as identified in Clause 22.01 (Dandenong Foothills).

22.124.2

Proposed
C141

Objectives and Policies

Land Use Framework

Objective 1 To support the economic vitality of the Activity Centre and enhance its role as a neighbourhood activity centre.

Policy 1.1 Support land use and development that is consistent with the Activity Centre Framework Plan as shown on Map 1 to this clause.

Policy 1.2 Support day and night time uses within the Activity Centre.

Policy 1.3 Support health services to accommodate off-site family support (overnight accommodation, counselling services and specialist services).

Objective 2 To strengthen Upper Ferntree Gully’s retail and tourism roles.

Policy 2.1 Facilitate tourism, dining and entertainment uses, in particular in Rose Street and Burwood Highway, with a view to increasing patronage and employment opportunities and to complement the 1812 Theatre.

Public Spaces and Walkability

Objective 3 To require development to contribute to a highly walkable public realm within and across the Activity Centre.

Policy 3.1 Support the development of Rose Street as a pedestrian-friendly shared zone which could create a focal point for community activity and events.

Policy 3.2 Support improvements to the Upper Ferntree Gully Railway Station to enhance pedestrian and cycle access, amenity and safety.

Objective 4 To facilitate the increased provision of public open space within the Activity Centre.

Policy 4.1 Support the development of public open space and recreation opportunities along William Street, as identified in Map 1 to this clause.

Housing

Objective 5 To support ageing in place and changing household structures and sizes.

Policy 5.1 Support well-designed, medium density housing and shop-top living with high internal amenity within the Activity Centre to enhance activity and provide housing diversity.

Natural, Cultural and Built Heritage

Objective 6 To strengthen the community's valued local legacy and promote Upper Ferntree Gully's distinctive history, natural assets, arts and culture.

Policy 6.1 Require development to preserve sightlines to, and not detract from, the visual prominence of the Royal Hotel and Visitors Information Centre.

Policy 6.2 Require new development adjoining or opposite heritage and valued character buildings to be designed to respect the appearance and significance of the heritage or valued building.

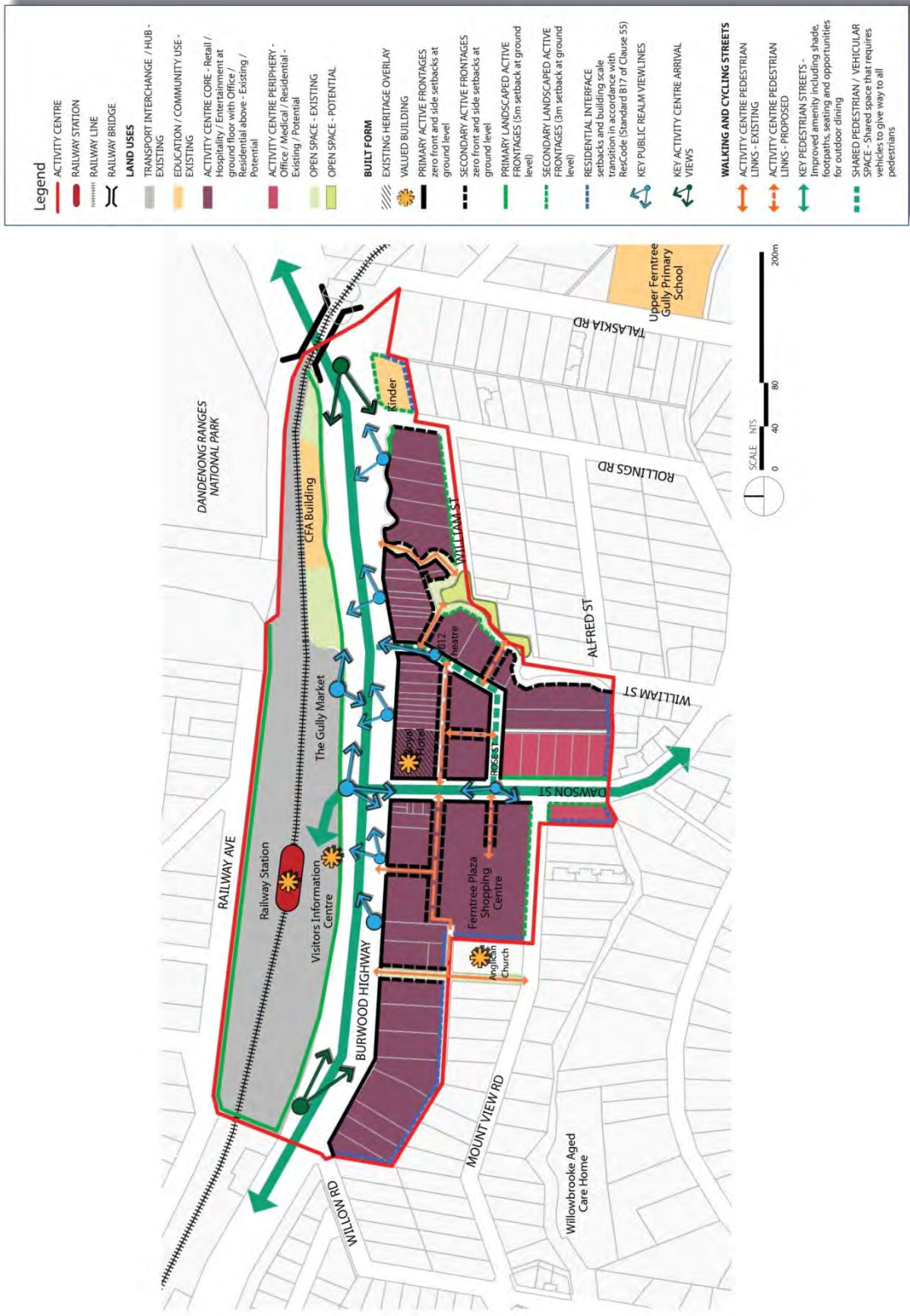
[Policy 6.3](#) Require new development to be designed to respect the foothills landscape setting and the significance of the Dandenong Ranges for the identity of the Upper Ferntree Gully.

~~Policy 6.3~~ [Policy 6.4 Support the ongoing operation and improvement of The 1812 Theatre to strengthen its role as a visitor, arts and cultural attraction in the Activity Centre.](#)

22.12.143 Reference documents

~~143~~
Proposed
C141

Upper Gully Strategic Plan (~~December 2015~~ [MM YYYY](#))





22.01 DANDENONG FOOTHILLS

03/12/2015
C138 Proposed
C141

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

22.01-1 Policy basis

13/11/2014
C129

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 ([excluding the Upper Ferntree Gully Activity Centre](#)), 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

22.01-2 Objectives

28/03/2013
C110

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
C438 Proposed
C141

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, Alchester Village, and Upper Ferntree Gully Neighbourhood Activity Centres](#)).

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, Alchester Village, and Upper Ferntree Gully Neighbourhood Activity Centres](#)).

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

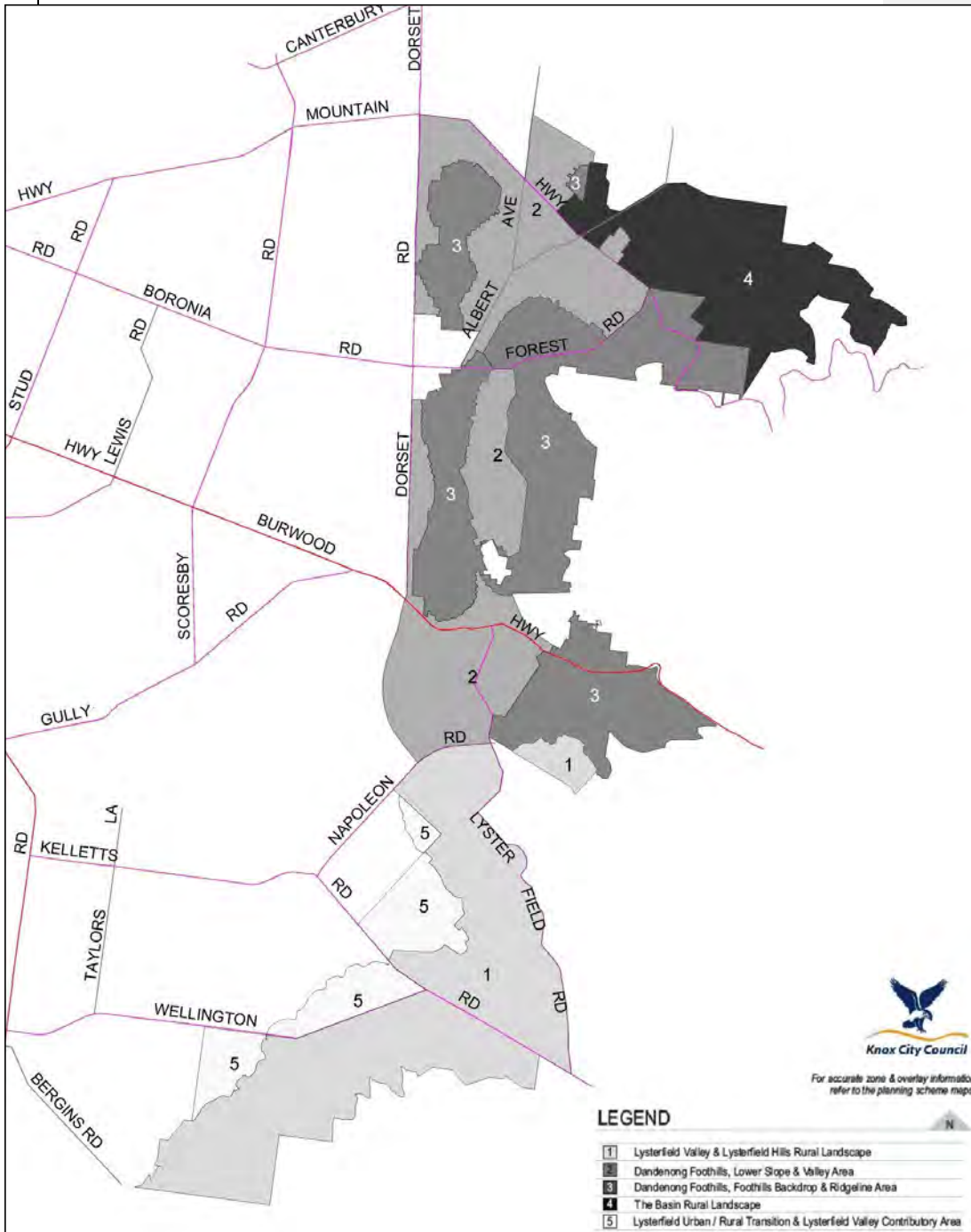
Knox Urban Design Framework 2020, Planisphere for Knox City Council, 2003

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

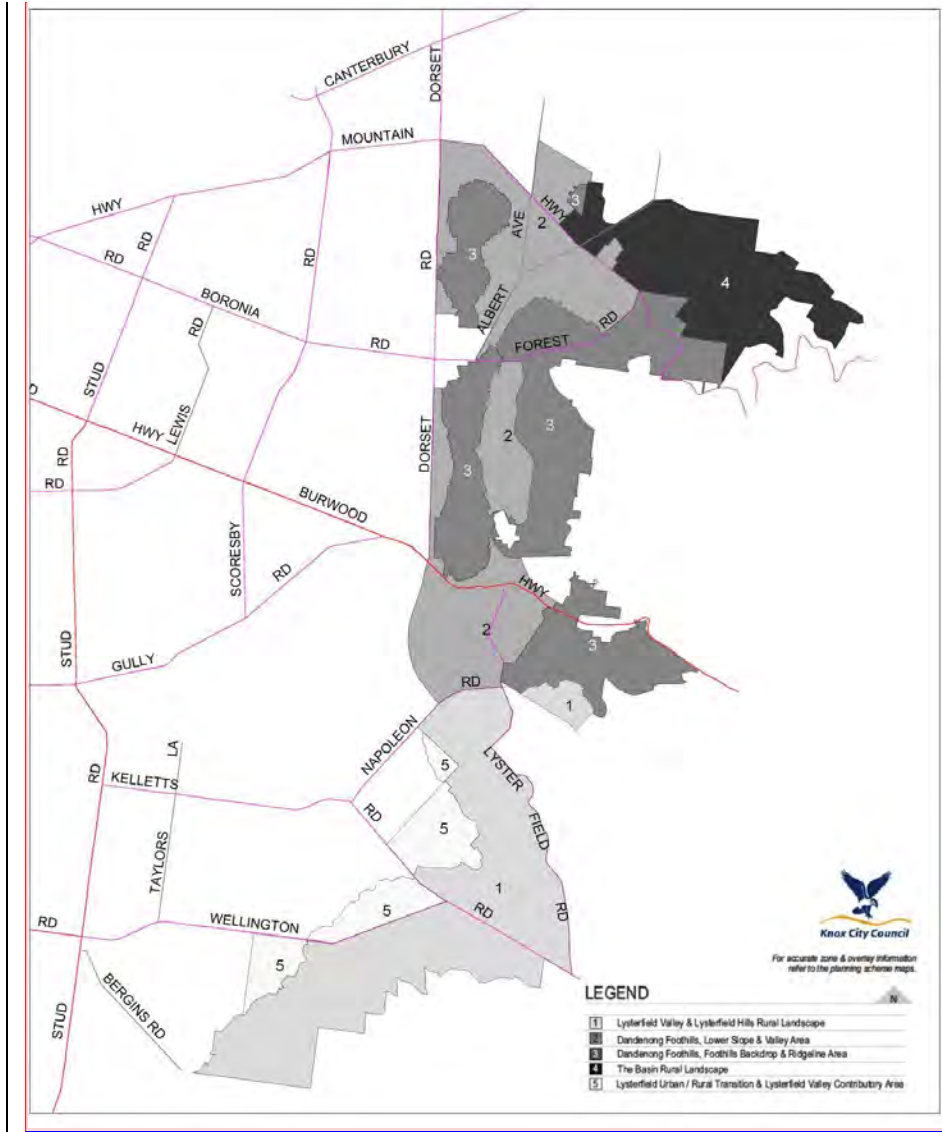
City of Knox Neighbourhood Character Study, Mike Scott and Associates for Knox City Council, 1999

PLAN TO CLAUSE 22.01

Comment [11]: Delete map



KNOX PLANNING SCHEME



Comment [12]: Insert new map with 'cut out' for Upper FTG

16/05/2013
 C147
 Proposed
 C141

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 Camellias 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 _HO51 The Triangle [and Progress Hall] Junction of Mountain Highway, Basin-Olinda Road and Forest	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.								
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
HO56	Visitors Information Centre 1211 Burwood Highway Upper Ferntree Gully	No	No	No	Yes	No	Yes	None specified	No
HO57	Upper Ferntree Gully Railway Station 1183 Burwood Highway Upper Ferntree Gully	No	No	No	No	No	Yes	None specified -	No

SCHEDULE 12 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12**.

UPPER FERNTREE GULLY ACTIVITY CENTRE

1.0 Design objectives

To protect and enhance key views to the Dandenong Ranges and connection with the Foothills' landscape from within the Upper Ferntree Gully Activity Centre.

To require the scale of development within the Activity Centre to maintain the sense of containment the Activity Centre has 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 require development to be of a high architectural design standard.

To provide for the adaptive re-use of buildings.

To provide high levels of internal amenity within developments in order to maintain and enhance the commercial vitality of the 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 minimise the visual impact of car parking on and limit vehicle access over Active Frontage Areas in order to enhance streetscape character.

To require development in flood risk areas to effectively manage risks to life, property and the environment.

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

To provide a high quality pedestrian environment and public realm within the Activity Centre, including providing for the potential future public open space along William Street.

To support the development of Rose Street as a shared pedestrian/vehicular zone and focal point for community activity and events.

To require that development complements heritage and locally valued buildings.

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

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.

[To strengthen the role of The 1812 Theatre Company in developing arts and culture in the municipality and enhance it as an attraction for visitors to the Activity Centre.](#)

2.0 Permit exemptions

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.
- Building and works for railway purposes including signals (and related controls buildings), new tracks, track-work and realignment, train stabling, overhead powerlines, gantries, buildings and works related to railway power requirements and any other work required under the Disability Discrimination Act – Disability Standards for Accessible Public Transport 2002.

- 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

Proposed C141

The following requirements apply to buildings and works:

Building height

1. A building must not exceed the maximum number of storeys as shown on Map 1.
A permit cannot be granted to construct a building which is not in accordance with this requirement.
2. A building must not exceed the maximum building height as shown on Map 1, except for:
 - a) Increases to minimum finished floor levels to accommodate requirements of the relevant floodplain manager.
 - b) that part of a building that is an architectural feature that serves a decorative purpose; or
 - c) building services located on the roof provided the impact on views to the Dandenong Ranges and the Foothills from the public realm are maintained; or
 - d) a pitched roof form, provided views to the Dandenong Ranges and the Foothills from Key Public Realm Viewlines, as shown on Map 1, are maintained.

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

Siting and setbacks

1. Setbacks must be in accordance with the requirements set out in Table 1 and Map 1 of this Schedule. Buildings on a corner site must be designed to emphasise the corner location and address both street frontages.

Building design

1. Buildings which front onto a Primary or Secondary Active Frontages Areas, 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.
2. 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; and
 - b) using of high quality materials.
3. Buildings must provide for significant articulation and variation to upper levels in order to avoid dominating Key Public Realm Viewlines to the Dandenong Ranges, to the north, east and south of the Activity Centre.
4. Require development to capitalise on upper level views to the Dandenong Ranges.
5. Buildings must provide for a high level of internal amenity, by incorporating measures such as providing:
 - a) a high level of natural light to habitable rooms and providing appropriate forms of shading;
 - b) balconies or habitable room windows to capture the Key Public Realm Viewlines to the Dandenong Ranges; and

- c) largely transparent upper level balconies and balustrades to facilitate sunlight penetration into the development and maintain the openness of the Key Public Realm Viewlines; and
 - d) noise attenuation measures for dwelling uses and where development fronts onto Burwood Highway.
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 which 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 the Key Public Realm Viewlines and Key Activity Centre Arrival Views.
 8. Service and loading areas must be located away from the Residential Interfaces.
 9. Services and roof top plant must be incorporated into the design of a building and be screened from public view.
 10. New buildings must maintain the visual prominence of, and sightlines to, the Royal Hotel and Visitors Information Centre when these buildings are viewed from the public realm.
 11. A building at a Residential Interface must comply with Standards B21 and B22 of clause 55.

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, vulnerable to graffiti, must incorporate vertical landscaping or other integrated deterrent measures.

Active Frontages

1. Buildings adjoining a Primary or Secondary Active Frontage must:
 - a) have a continuous and active building edge to the frontage;
 - 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 car parking, waste, storage, loading or service areas from the frontage;
 - f) use landscaping as a visual separation between the public realm and private areas instead of obscured fencing;
 - g) avoid fencing which is more than 50% obscured; and
 - h) avoid landscaping which obscures active surveillance of the public realm from private areas.
2. Any residential frontage at ground floor level adjoining a Primary Active Frontage must not exceed 2 metres.

Walkability

1. Development must prioritise and enhance the pedestrian experience and connectivity to Activity Centre Pedestrian Links as shown on Map 1 to this clause.
2. Buildings must incorporate verandahs and other forms of continuous weather protection along Primary Active Frontages (as shown at Map 1 to this Schedule).
3. Development 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.
4. Residential entries must be distinguished from retail and commercial entries.
 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) incorporate a high level of tree planting to soften the visual impact of large areas of parking and to enhance pedestrian comfort; and
 - e) be screened from view of the street and integrated into the design of the development.

Stormwater and flood management

1. Development must be sited, set back, and designed to comply with the freeboard requirements of the floodplain authority to avoid the risk of flood inundation.
2. Where appropriate, development must have regard to the requirements of the Guidelines for Development in Flood Prone Areas (Melbourne Water 2008), or other relevant provisions by the floodplain authority.
3. Stormwater must be managed on-site so that off-site impacts are minimised.

Heritage and built form character

1. New development adjoining or opposite a heritage overlay or a Valued Building must be designed to respect the appearance and significance of that building.

Landscaping

1. The setback to a Landscape Active Frontage Area or a Secondary Landscape Active Frontage Area must:
 - a) comprise landscaping which complements the vegetation of the Foothills landscape and any adjoining vegetation in the public realm.
 - b) retain significant vegetation on or adjoining the property.
 - c) comprise only of landscaping and permeable areas, with the exception of any retaining walls, driveways and pathways.
 - d) not contain utility and service structures such as rainwater tanks or electrical meters.
 - e) set aside side and rear setbacks of land adjoining a Secondary Landscape Active Frontage Area for landscaping.

4.0**Advertising Signs**

Proposed
C141

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

- a) be of a scale, design and location that complements the Dandenong Ranges and Foothills landscape setting;
- b) be kept to a minimum by consolidating information;

- c) not incorporate digital images, animation, flashing, bright or reflective surfaces;
- d) be limited to one under verandah sign per frontage, located perpendicular to the façade, and one sign on the awning facing the road; and
- e) must not interrupt Key Activity Centre Arrival Views or Key Public Realm Viewlines.

5.0 Decision guidelines

Proposed
C141

Before deciding on an application, the responsible authority must consider the:

- objectives and policies of Clause 22.12; and
- Upper Gully Strategic Plan (December 2015)

6.0 Reference

Proposed
C141

Upper Gully Strategic Plan (~~December 2015~~[MM YYYY](#))

Guidelines for Development in Flood Prone Areas (Melbourne Water 2008)

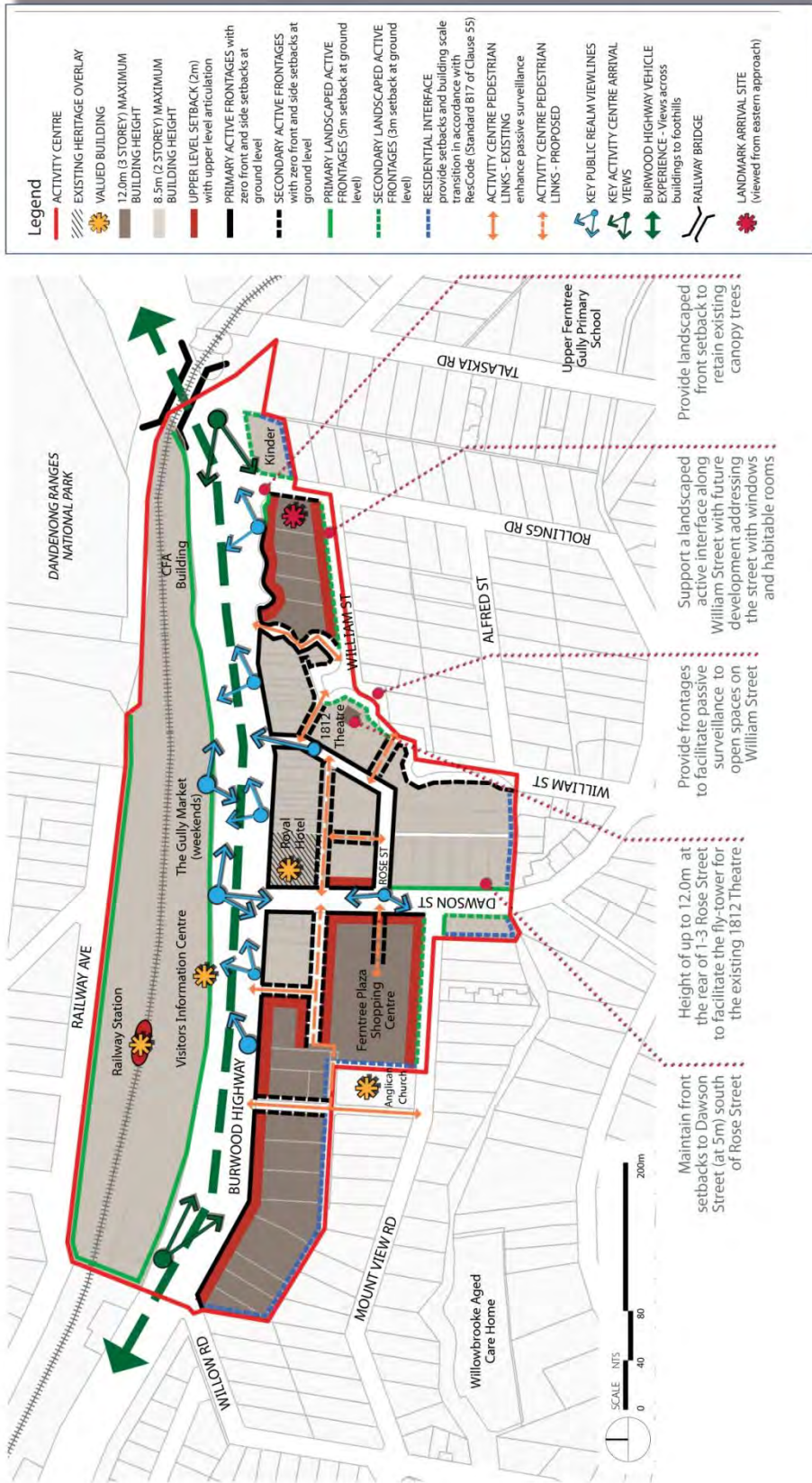
Table 1 – Height and setback requirements

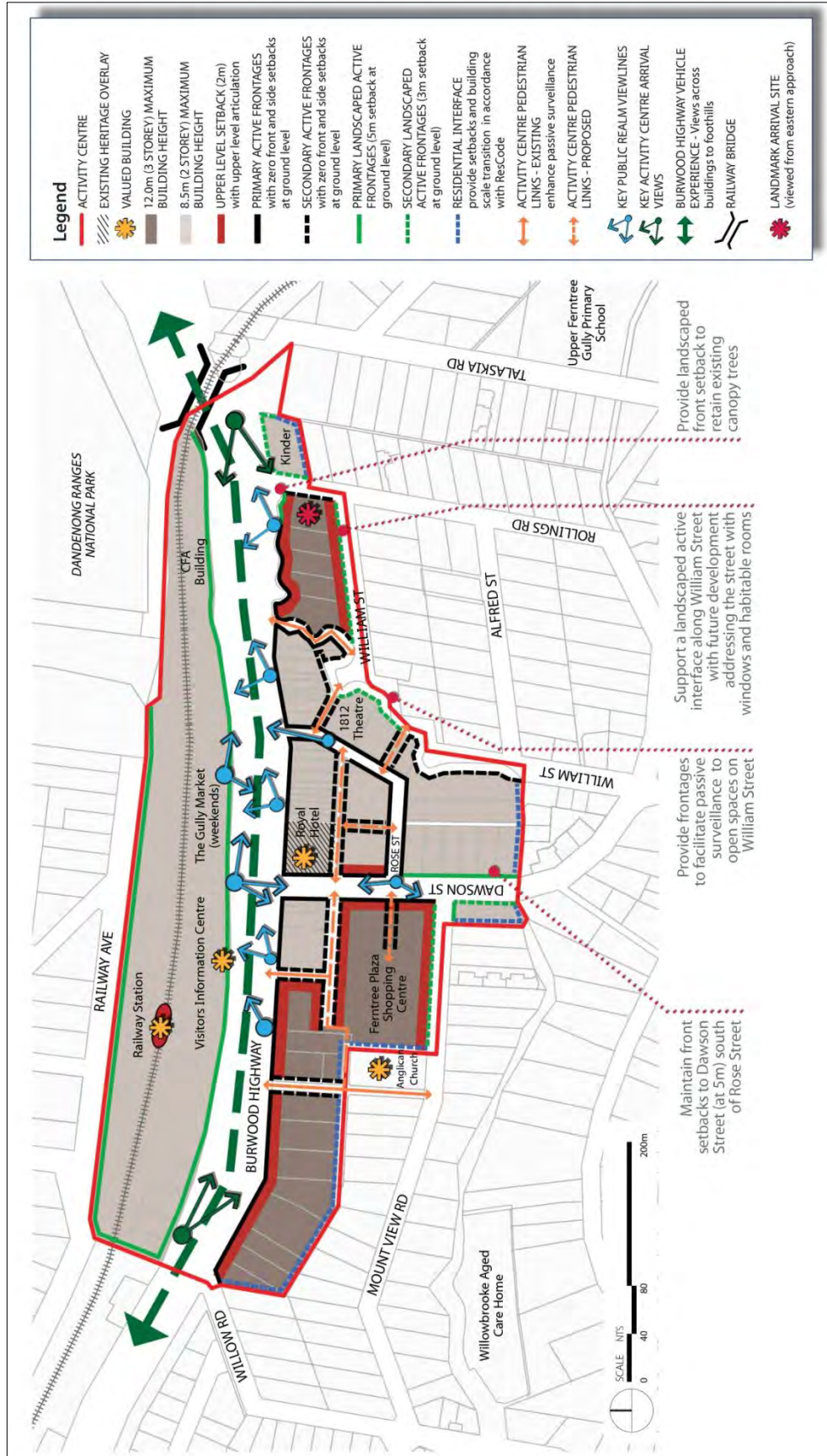
To be read in conjunction with Map 1.

Setback or Interface	Requirement
Primary Active Frontages and Secondary Active Frontages Setback	A building adjoining a Primary Active Frontage area or Secondary Active Frontage area must be located on the street boundary at ground level.
Primary Landscaped Active Frontages Setback	A building adjoining a Landscape Active Frontage area must have a minimum setback of 5 metres at ground level to accommodate the retention and/or planting of canopy trees.
Secondary Landscaped Active Frontages Setback	A building adjoining a Secondary Landscape Active Frontage area must have a minimum setback of 3 metres at ground level to accommodate the retention and/or planting of trees and vegetation.
Upper Level Setback	Upper level setbacks for two storey buildings to Dawson Street must be a minimum of 2 metres. Upper level setbacks for two storey buildings to other streets – none specified. Second level setback for a three storey building – none specified. Upper level setback for three storey buildings must be a minimum of 2 metres.
Residential Interface	A building at a Residential Interface must provide side and rear setbacks in accordance with Standard B17, of Clause 55 of ResCode .

Map 1 – Building Heights & Setbacks

To be read in conjunction with Table 1.





55.04 AMENITY IMPACTS

10/12/2013
VC99

55.04-1 Side and rear setbacks objective

10/12/2013
VC99

To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B17

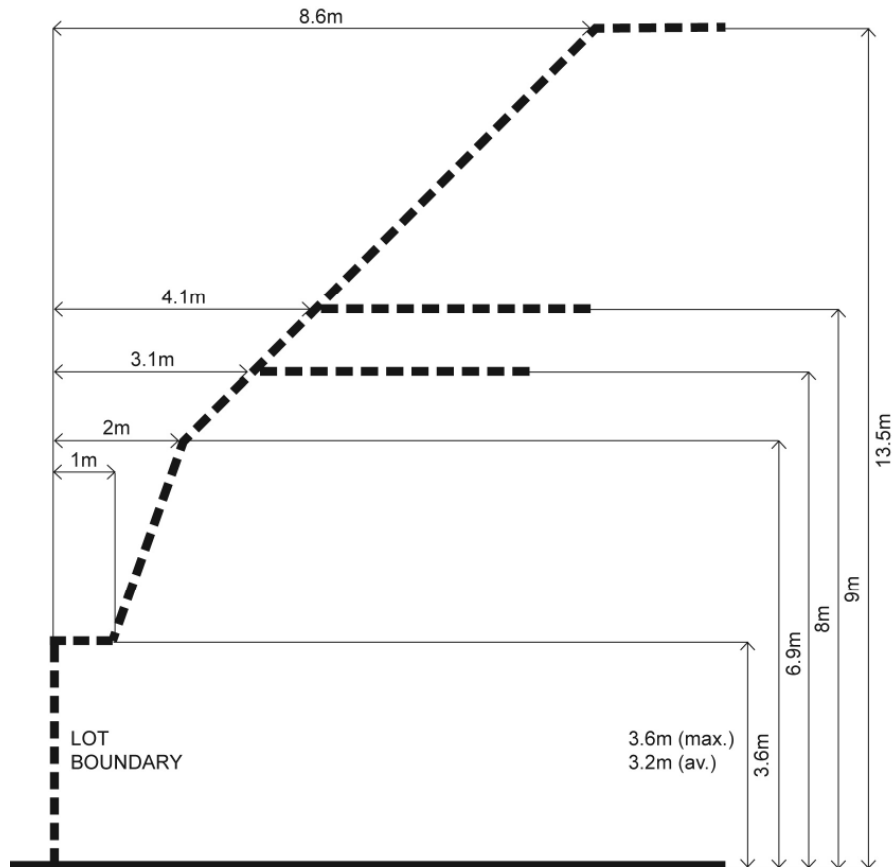
A new building not on or within 200mm of a boundary should be set back from side or rear boundaries:

- At least the distance specified in a schedule to the zone, or
- If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.

Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.

Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Diagram B1 Side and rear setbacks



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The impact on the amenity of the habitable room windows and secluded private open space of existing dwellings.
- Whether the wall is opposite an existing or simultaneously constructed wall built to the boundary.
- Whether the wall abuts a side or rear lane.

55.04-2

10/12/2013
VC99

Walls on boundaries objective

To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings.

Standard B18

A new wall constructed on or within 200mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary:

- For a length of more than the distance specified in a schedule to the zone; or
- If no distance is specified in a schedule to the zone, for a length of more than:
 - 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or
 - Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports,

whichever is the greater.

A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.

A building on a boundary includes a building set back up to 200mm from a boundary.

The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- Any relevant neighbourhood character objective, policy or statement set out in this scheme.
- The design response.
- The extent to which walls on boundaries are part of the neighbourhood character.

- The impact on the amenity of existing dwellings.
- The opportunity to minimise the length of walls on boundaries by aligning a new wall on a boundary with an existing wall on a lot of an adjoining property.
- The orientation of the boundary that the wall is being built on.
- The width of the lot.
- The extent to which the slope and retaining walls or fences reduce the effective height of the wall.
- Whether the wall abuts a side or rear lane.
- The need to increase the wall height to screen a box gutter.

55.04-3

19/01/2006
VC37

Daylight to existing windows objective

To allow adequate daylight into existing habitable room windows.

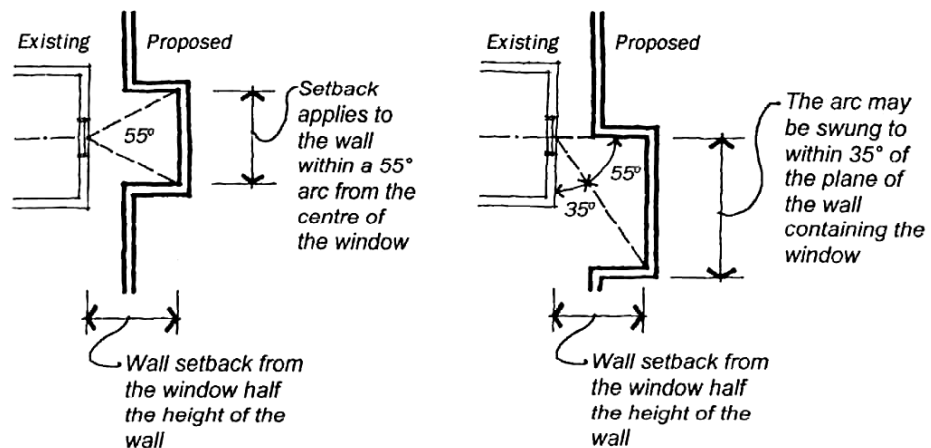
Standard B19

Buildings opposite an existing habitable room window should provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The calculation of the area may include land on the abutting lot.

Walls or carports more than 3 metres in height opposite an existing habitable room window should be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.

Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.

Diagram B2 Daylight to existing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The extent to which the existing dwelling has provided for reasonable daylight access to its habitable rooms through the siting and orientation of its habitable room windows.
- The impact on the amenity of existing dwellings.

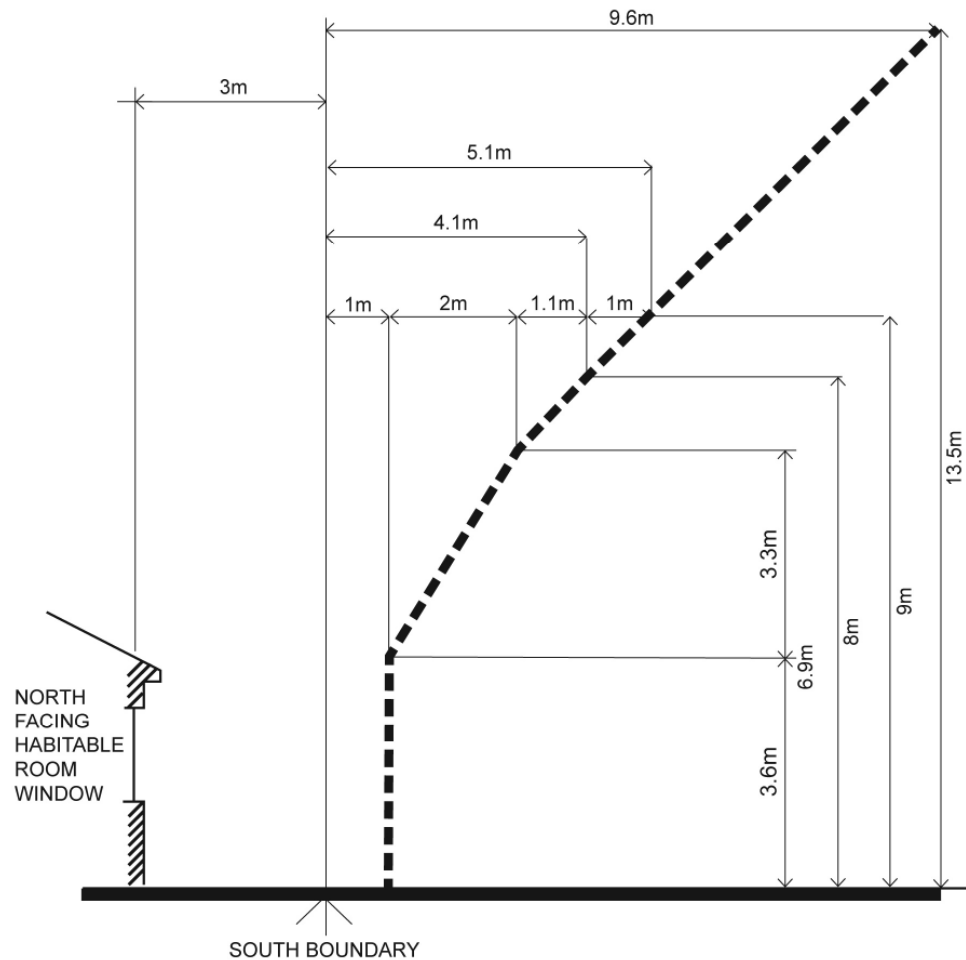
North-facing windows objective

To allow adequate solar access to existing north-facing habitable room windows.

Standard B20

If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window. A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east.

Diagram B3 North-facing windows



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- Existing sunlight to the north-facing habitable room window of the existing dwelling.
- The impact on the amenity of existing dwellings.

55.04-5 Overshadowing open space objective

19/01/2006
VC37

To ensure buildings do not significantly overshadow existing secluded private open space.

Standard B21

Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent, or 40 square metres with minimum dimension of 3 metres, whichever is the lesser area, of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.

If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of existing dwellings.
- Existing sunlight penetration to the secluded private open space of the existing dwelling.
- The time of day that sunlight will be available to the secluded private open space of the existing dwelling.
- The effect of a reduction in sunlight on the existing use of the existing secluded private open space.

55.04-6 Overlooking objective

19/01/2006
VC37

To limit views into existing secluded private open space and habitable room windows.

Standard B22

A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.

A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio should be either:

- Offset a minimum of 1.5 metres from the edge of one window to the edge of the other.
- Have sill heights of at least 1.7 metres above floor level.
- Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level.
- Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent.

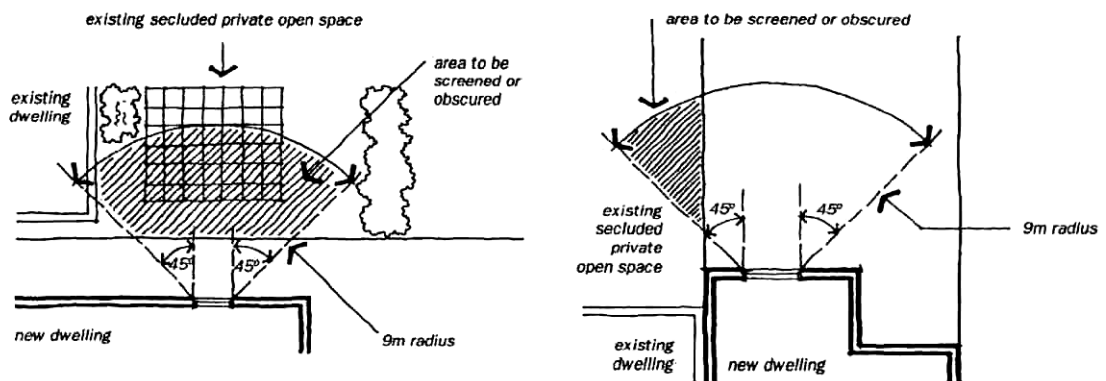
Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.

Screens used to obscure a view should be:

- Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels.
- Permanent, fixed and durable.
- Designed and coloured to blend in with the development.

This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.

Diagram B4 Overlooking open space



Decision guidelines

Before deciding on an application, the responsible authority must consider:

- The design response.
- The impact on the amenity of the secluded private open space or habitable room window.
- The existing extent of overlooking into the secluded private open space and habitable room windows of existing dwellings.
- The internal daylight to and amenity of the proposed dwelling or residential building.

55.04-7

19/01/2006
VC37

Internal views objective

To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development.

Standard B23

Windows and balconies should be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.

Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

55.04-8

19/01/2006
VC37

Noise impacts objectives

To contain noise sources in developments that may affect existing dwellings.

To protect residents from external noise.

Standard B24

Noise sources, such as mechanical plant, should not be located near bedrooms of immediately adjacent existing dwellings.

Noise sensitive rooms and secluded private open spaces of new dwellings and residential buildings should take account of noise sources on immediately adjacent properties.

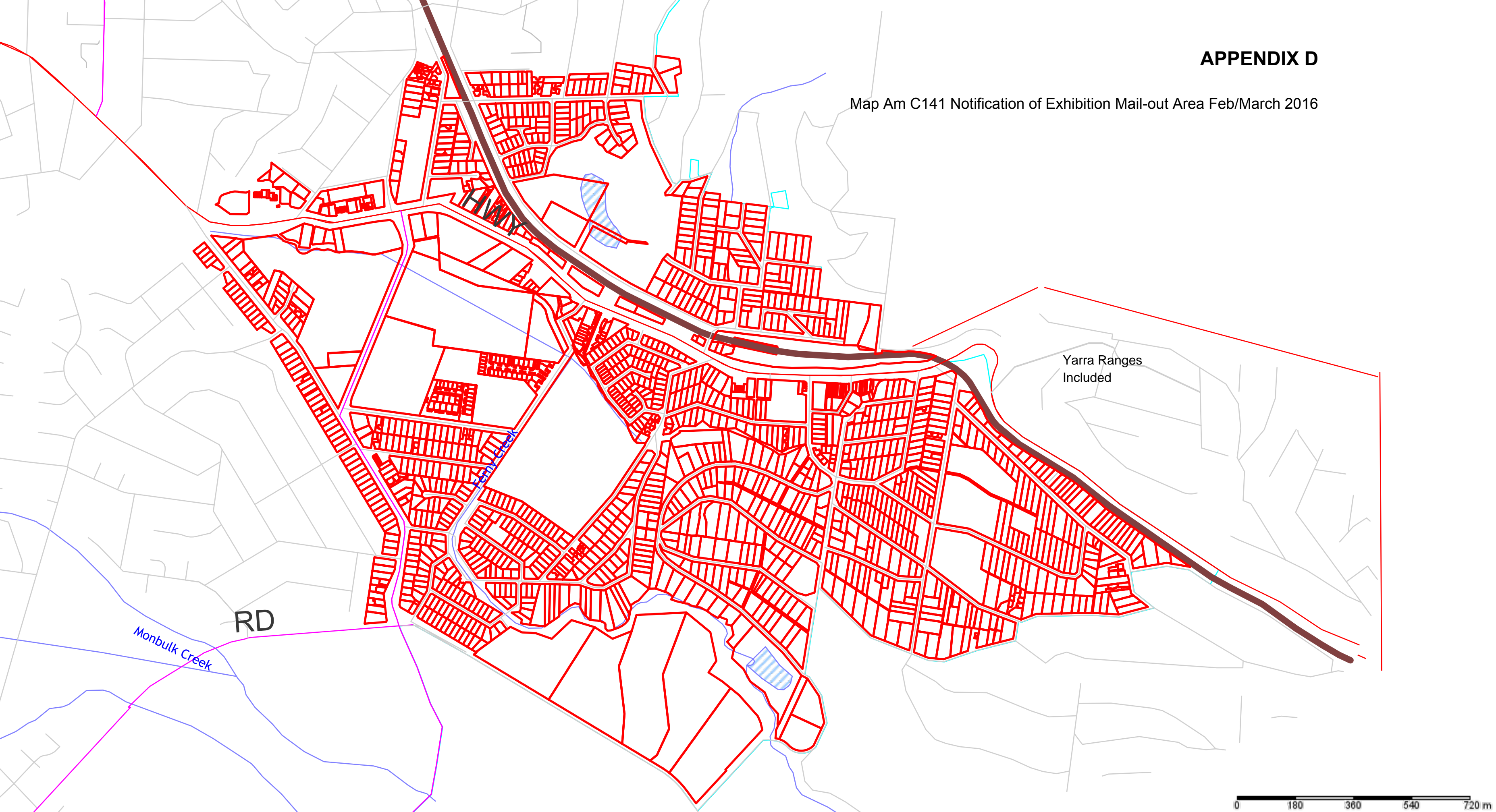
Dwellings and residential buildings close to busy roads, railway lines or industry should be designed to limit noise levels in habitable rooms.

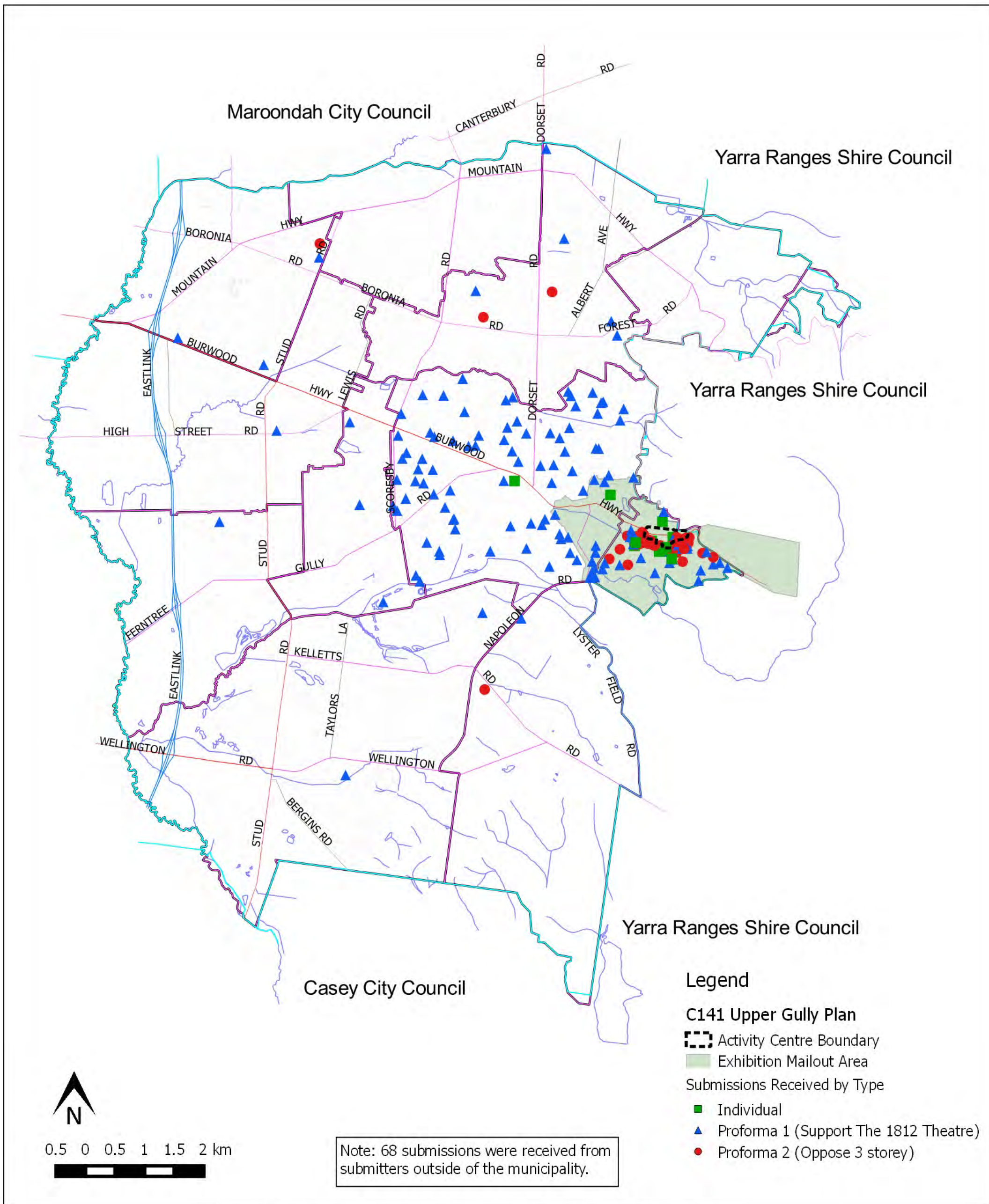
Decision guideline

Before deciding on an application, the responsible authority must consider the design response.

APPENDIX D

Map Am C141 Notification of Exhibition Mail-out Area Feb/March 2016





Knox City Council - Upper Gully Strategic Plan C141 Submissions - Overview

Disclaimer:
 Roads and Title Boundaries - State of Victoria, Knox City Council
 Planning Scheme Information - DELWP, Knox City Council
 Aerial Photography - AAM (Flown January 2013 - unless otherwise stated)
 Melbourne Water Drainage Information - Melbourne Water

1. Whilst every endeavour has been made to ensure that the mapping information is current and accurate, no responsibility or liability is taken by Knox City Council or any of the above organizations in respect to inaccuracy, errors, omissions or for actions based on this information.
2. Planning information should be used only as a means of preliminary investigation. For accurate overlay information please obtain a Planning Certificate from the Department of Infrastructure.
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4. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water.



Upper Gully Plan C141 Submissions

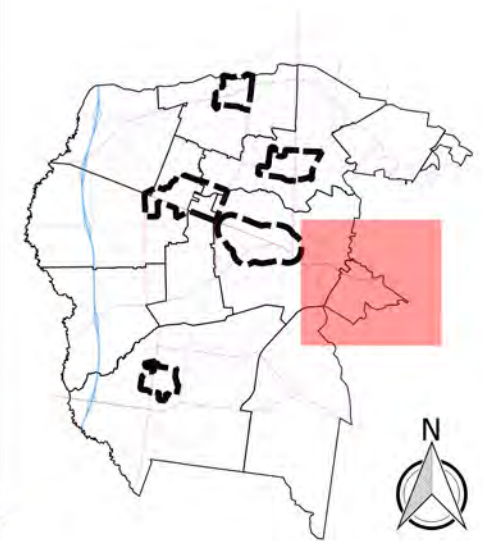
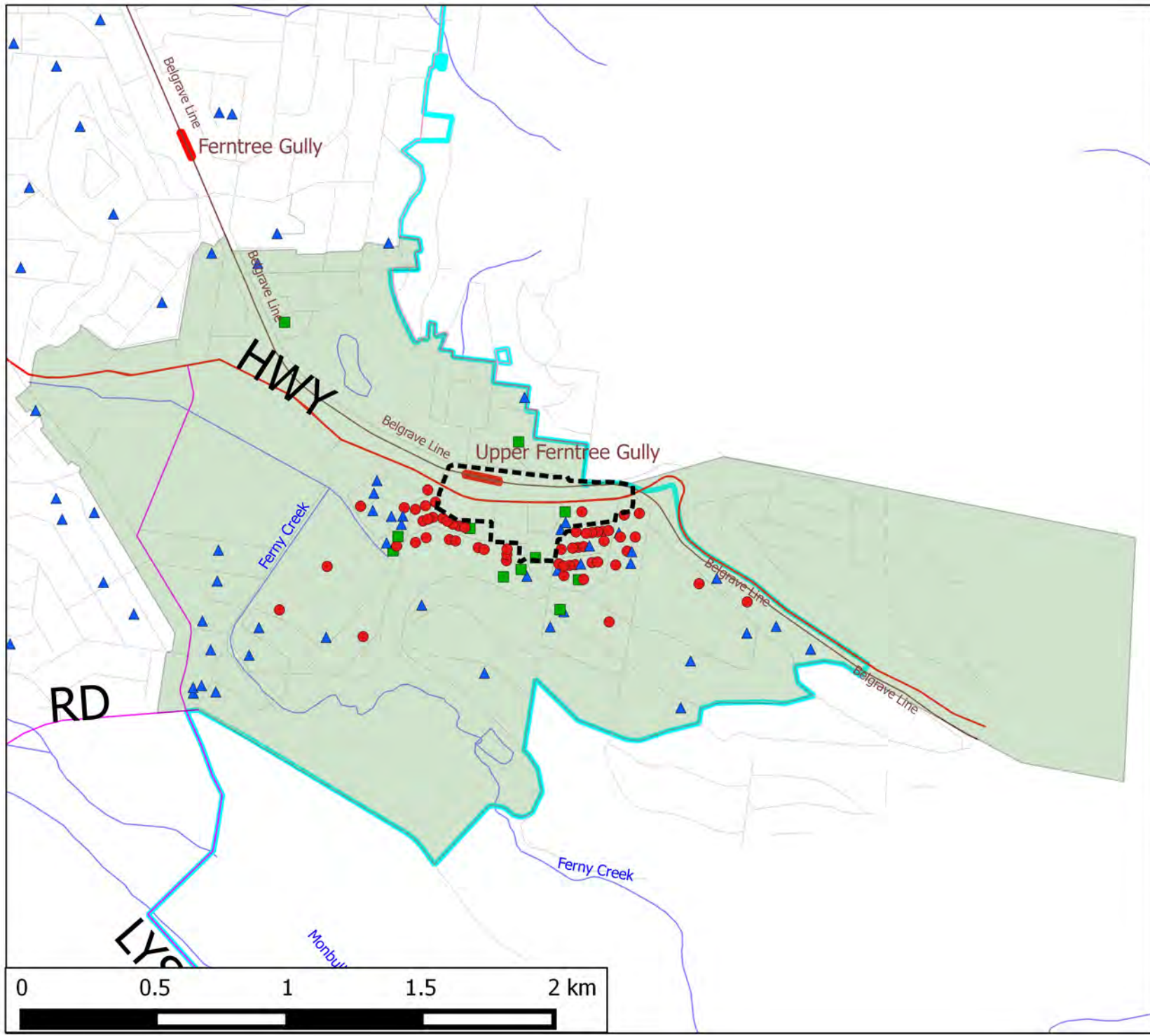
Legend

C141 Upper Gully Plan

- Activity Centre Boundary
- Exhibition Mailout Area

Submissions Received by Type


- Individual
- Proforma 1 (Support The 1812 Theatre)
- Proforma 2 (Oppose 3 storey)




Upper Gully Plan C141 Submissions




Legend

C141 Upper Gully Plan

 Activity Centre Boundary

 Exhibition Mailout Area

Submissions Received by Type

-  Individual
-  Proforma 1 (Support The 1812 Theatre)
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