

# MINUTES



Ordinary Meeting of Council

Held at the  
Civic Centre  
511 Burwood Highway  
Wantirna South

On

Monday 17 December 2018

The meeting commenced at 5.02pm.

**PRESENT:**

<i>Cr J Keogh (Mayor)</i>	<i>Dobson Ward</i>
<i>Cr P Lockwood (Deputy Mayor)</i>	<i>Baird Ward</i>
<i>Cr J Mortimore</i>	<i>Chandler Ward</i>
<i>Cr A Gill</i>	<i>Dinsdale Ward</i>
<i>Cr T Holland</i>	<i>Friberg Ward</i>
<i>Cr L Cooper</i>	<i>Scott Ward</i>
<i>Cr D Pearce</i>	<i>Taylor Ward</i>
<i>Cr N Seymour</i>	<i>Tirhatuan Ward</i>
<i>Mr T Doyle</i>	<i>Chief Executive Officer</i>
<i>Dr I Bell</i>	<i>Director – Engineering &amp; Infrastructure</i>
<i>Mr S Dickson</i>	<i>Acting Director - City Development</i>
<i>Mr M Fromberg</i>	<i>Director – Corporate Services</i>
<i>Ms T Clark</i>	<i>Director – Community Services</i>
<i>Mr P McQue</i>	<i>Manager - Governance and Strategy</i>

**THE MEETING OPENED WITH A PRAYER, STATEMENT OF ACKNOWLEDGEMENT AND A STATEMENT OF COMMITMENT**

***“Knox City Council acknowledges we are on the traditional land of the Wurundjeri and Bunurong people and pay our respects to elders both past and present.”***

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1 Apologies and Requests for Leave of Absence

Nil.

2 Declarations of Conflict of Interest

Nil.

3 Confirmation of Minutes

**RESOLUTION**

**MOVED:** Councillor Pearce

**SECONDED:** Councillor Mortimore

**Confirmation of Minutes of Ordinary Meeting of Council held on Monday 26 November 2018**

**Confirmation of Minutes of Special Meeting of Council held on Monday 10 December 2018**

**CARRIED**

4 Petitions and Memorials

Nil.

## 5 Reports by Councillors

### 5.1 Committees and Delegates

#### 5.1.1 Councillor Pearce

Councillor Pearce attended the following

- Park Ridge Preschool Annual General Meeting
- Knox Carols by Candlelight
- CEO Performance Evaluation Committee
- Rowville Community Kitchen - Food for Schools
- ICT Governance Committee Meeting
- Hanson Quarry

#### 5.1.2 Councillor Mortimore

Councillor Mortimore attended the following

- The Basin Preschool Annual General Meeting
- The Basin Music Festival Annual General Meeting
- The Basin CFA
- Knox Community Health, Safety and Wellbeing Advisory Committee
- CEO Performance Evaluation Committee
- Meals on Wheels - Client's Christmas
- A Place Like Home Initiative
- Human Rights Day
- Rowville Community Kitchen
- St Bernadette's Primary School
- Armistice Commemorative Path Opening
- Enabling Young Women Leadership Graduation

#### 5.1.3 Councillor Seymour

Councillor Seymour attended the following

- Knox Disability Advisory Committee
- Scoresby Tennis Club Court Opening

## 5.2 Ward Issues

### 5.2.1 Councillor Cooper (SCOTT WARD)

Councillor Cooper noted the Wantirna South Early Years Hub is nearing completion with the 30th January 2019 to be the opening date. This opening has been delayed by a few weeks due to unforeseen circumstances and all affected families have been contacted and provided with alternative care.

### 5.2.2 Councillor Mortimore (CHANDLER WARD)

Councillor Mortimore mentioned the Summer Series concert in the park which was a great success.

Councillor Mortimore noted The Basin CFA held their annual Christmas Carols which were attended by approximately 2000 people. The Basin CFA appreciates the Council and community support they receive for this event.

### 5.2.3 Councillor Seymour (TIRHATUAN WARD)

Councillor Seymour commended the Youth Services team for a recent fundraiser held for Kate Arnott and thanked them for their effort supporting their team member.

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## 6 City Development Officers' Reports for consideration

### 6.1 Report of Planning Applications Decided Under Delegation

**SUMMARY: Manager, City Planning & Building, Paul Dickie**

**Details of planning applications considered under delegation are referred for information. It is recommended that the items be noted.**

#### **RECOMMENDATION**

That the planning applications decided under delegation report (between 1 November to 30 November) be noted.

#### **1. REPORT**

Details of planning applications decided under delegation from 1 November to 30 November are attached. The applications are summarised as follows:

<b>Application Type</b>	<b>No.</b>
Building & Works: Residential	4
Other	4
Subdivision	14
Units	16
Signage	13
Tree Removal / Pruning	9
Single Dwelling	5
Change of Use	3
Front Fence	2
Restrictive Covenant	1
<b>TOTAL</b>	<b>71</b>

#### **RESOLUTION**

**MOVED: Councillor Pearce**

**SECONDED: Councillor Mortimore**

**That the planning applications decided under delegation report (between 1 November to 30 November) be noted.**

#### **CARRIED**



## Knox City Council

### Planning Applications Decided by Responsible Officer

**1 November 2018 – 30 November 2018**

<b>Ward</b>	<b>No/Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
Baird	2018/9161	11 Stephen Road FERNTREE GULLY VIC 3156	2 lot subdivision (approved unit site)	7/11/2018 Approved
Baird	2018/6423	68 Rowson Street BORONIA VIC 3155	Development of the land for a double storey dwelling to the rear of the existing dwelling	1/11/2018 Notice of Decision
Baird	2018/6397	13 Johnson Drive FERNTREE GULLY VIC 3156	Development of a double storey dwelling to the rear of existing dwelling	16/11/2018 Approved
Baird	2018/6560	3A/881-887 Burwood Highway FERNTREE GULLY VIC 3156	Business identification pylon sign (with changeable sign faces)	15/11/2018 Approved
Baird	2018/6581	37 Pine Crescent BORONIA VIC 3155	Development of the land for a single storey dwelling to the rear of the existing	29/11/2018 Approved
Baird	2018/6474	25 Piperita Road FERNTREE GULLY VIC 3156	Construction of a two storey dwelling to the rear of the existing dwelling	26/11/18 Notice of Decision
Chandler	2018/6556	19 Locksley Place THE BASIN VIC 3154	The development of a single storey dwelling on the land	15/11/2018 Approved
Chandler	2018/6414	8 Thelma Avenue BORONIA VIC 3155	Development of the land for a single storey dwelling and the removal of vegetation	14/11/2018 Approved
Chandler	2018/9162	13 Miller Road THE BASIN VIC 3154	Remove one (1) Eucalyptus radiata	14/11/2018 Approved
Chandler	2018/9159	8 Isa Way BORONIA VIC 3155	2 lot subdivision (approved unit site)	2/11/2018 Approved
Chandler	2018/9163	26 Bayview Crescent THE BASIN VIC 3154	Garage and deck	19/11/2018 Approved
Chandler	2018/6637	134 Albert Avenue BORONIA VIC 3155	Removal of seven dead Eucalyptus trees.	7/11/2018 Approved
Chandler	2018/6597	106A Dorset Road BORONIA VIC 3155	Internally illuminated promotion signs (Bus shelter 15628 Dorset Rd, Boronia)	16/11/2018 Approved

<b>Ward</b>	<b>No/Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
Chandler	2018/6493	1212 Mountain Highway THE BASIN VIC 3154	2 lot subdivision (approved unit site)	16/11/2018 Approved
Chandler	2018/9171	19 Bambury Street BORONIA VIC 3155	Removal of one (1) Liquidambar styraciflua	28/11/2018 Approved
Chandler	2018/6647	26 Hillside Avenue BORONIA VIC 3155	Habitat Prune three (3) Eucalyptus sp	26/11/2018 Approved
Chandler	2018/6327	259 Forest Road BORONIA VIC 3155	The construction of a single storey dwelling to the rear of the existing dwelling, 2 lot subdivision, alteration to access Road Zone Category 1, and vegetation removal	26/11/2018 Approved
Chandler	2018/6269	23 Moncoe Street BORONIA VIC 3155	Buildings and Works (Addition to existing dwelling)	29/11/2018 Approved
Chandler	2018/6566	14 Lorna Court THE BASIN VIC 3154	Buildings and works (extension to existing dwelling and construction of a garage)	22/11/2018 Approved
Chandler	2018/6453	1 Dobson Lane THE BASIN VIC 3154	Use and development of a single dwelling and associated outbuildings	26/11/2018 Approved
Chandler	2018/9156	3/162 Albert Avenue BORONIA VIC 3155	Remove one (1) Photinia fraseri cv	1/11/2018 Approved
Chandler	2018/9170	1060 Mountain Highway BORONIA VIC 3155	Steel Shed	28/11/18 Approved
Collier	2018/6544	Reserve Talaskia Road UPPER FERNTREE GULLY VIC 3156	Removal of 5 trees	8/11/2018 Notice of Decision
Collier	2018/6602	2 Hartington Drive WANTIRNA VIC 3152	Internally illuminated promotion signs (Bus shelter 8259 Burwood Hwy)	16/11/2018 Approved
Collier	2018/6483	102 Stud Road WANTIRNA VIC 3152	Construction of two (2) double storey dwellings (side by side) and alteration of access to a Road Zone Category 1	29/11/18 Approved

<b>Ward</b>	<b>No/Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
Dinsdale	2018/6447	8 Ann Street BAYSWATER VIC 3153	The construction of two (2) double storey dwellings to the rear of the existing dwelling	7/11/2018 Approved
Dinsdale	2018/6507	18 Myrtle Street BAYSWATER VIC 3153	Fourteen lot subdivision (approved development)	15/11/2018 Approved
Dinsdale	2018/6499	8 Allenby Avenue WANTIRNA SOUTH VIC 3152	To vary the restrictive covenant B49899U to allow 'Hebel' construction materials	7/11/2018 Notice of Decision
Dinsdale	2018/9169	23 Maida Avenue BAYSWATER VIC 3153	Two lot subdivision (approved unit site)	22/11/2018 Approved
Dinsdale	2018/6463	47 Marlborough Road BAYSWATER VIC 3153	Construction of a front fence and side gate	7/11/2018 Approved
Dinsdale	2018/6646	128 Kanooka Road BORONIA VIC 3155	Two lot subdivision (approved unit site)	20/11/2018 Approved
Dinsdale	2018/6535	20 Lance Road BAYSWATER VIC 3153	Three lot subdivision (approved development site)	20/11/2018 Approved
Dinsdale	2018/6648	551 Burwood Highway KNOXFIELD VIC 3180	Remove three (3) Eucalyptus sp and prune two (2) Eucalyptus sp	30/11/2018 Approved
Dinsdale	2018/6653	Knox Ozone (MASTER) 509 Burwood Highway WANTIRNA SOUTH VIC 3152	Business Identification Signage (internally illuminated)	28/11/2018 Approved
Dobson	2018/6464	1 Gerald Street FERNTREE GULLY VIC 3156	Buildings and works (construction of a single dwelling) and removal of vegetation	8/11/2018 Approved
Dobson	2018/9164	1 Broadview Terrace LYSTERFIELD VIC 3156	Front fence, gates and side boundary fence	15/11/2018 Approved
Dobson	2017/6089	31 Station Street FERNTREE GULLY VIC 3156	The construction of a double storey dwelling to the rear of the existing dwelling	16/11/2018 Refused
Dobson	2018/6598	88-100 Station Street FERNTREE GULLY VIC 3156	Internally illuminated promotion signs (Bus shelter 21002 Ferntree Gully Station)	16/11/2018 Approved

<b>Ward</b>	<b>No/Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
Dobson	2018/6600	1096 Burwood Highway FERNTREE GULLY VIC 3156	Internally illuminated promotion signs (Bus shelter 44647 Brenock Park Drive, Ferntree Gully)	16/11/2018 Approved
Dobson	2018/6599	59 Forest Oak Drive UPPER FERNTREE GULLY VIC 3156	Internally illuminated promotion signs (Bus shelter 8722 Burwood Highway Upper Ferntree Gully)	16/11/2018 Approved
Dobson	2018/6605	72 Glenfern Road FERNTREE GULLY VIC 3156	Internally illuminated promotion signs (Bus shelter 12885 Glenfern Rd, FTG)	16/11/2018 Approved
Dobson	2018/6527	116 Glenfern Road FERNTREE GULLY VIC 3156	Three lot subdivision (approved development site)	20/11/2018 Approved
Dobson	2018/6523	1/1288 Burwood Highway UPPER FERNTREE GULLY VIC 3156	Buildings and works for alteration to external facade	22/11/2018 Approved
Dobson	2018/6519	10B Forest Road FERNTREE GULLY VIC 3156	The construction of a double storey dwelling on the land	26/11/2018 Approved
Dobson	2018/6544	Reserve Talaskia Road UPPER FERNTREE GULLY VIC 3156	Removal of 5 trees	8/11/2018 Notice of Decision
Friberg	2018/6193	30 Holme Road FERNTREE GULLY VIC 3156	The development of the land for three (3) double storey dwellings	14/11/2018 Notice of Decision
Friberg	2018/6488	1 Sheraton Crescent FERNTREE GULLY VIC 3156	Development of the land for two (2) double storey dwellings	14/11/2018 Notice of Decision
Friberg	2018/6633	50 Mountain Gate Drive FERNTREE GULLY VIC 3156	Two lot subdivision (approved unit site)	14/11/2018 Approved
Friberg	2018/6568	134 Murrindal Drive ROWVILLE VIC 3178	Double storey dwelling to the rear of the existing dwelling	19/11/2018 Notice of Decision
Friberg	2018/6604	1747 Ferntree Gully Road FERNTREE GULLY VIC 3156	Internally illuminated promotion signs (Bus shelter 14416 FTG Rd, FTG)	16/11/2018 Approved

Ward	No/Type	Address	Description	Decision
Friberg	2018/9166	5 Lloyd Street KNOXFIELD VIC 3180	Two lot subdivision (approved unit site)	20/11/2018 Approved
Friberg	2018/6608	1681 Ferntree Gully Road FERNTREE GULLY VIC 3156	Internally illuminated promotion signs (Bus shelter14417 FTG Rd, FTG	16/11/2018 Approved
Friberg	2018/6202	6 Yarana Street FERNTREE GULLY VIC 3156	Development of the land for a double storey dwelling to the rear of the existing dwelling	23/11/2018 Refused
Friberg	2018/6650	139 Anne Road KNOXFIELD VIC 3180	2 lot subdivision (approved unit site)	20/11/2018 Approved
Friberg	2018/9172	18 Dobson Street FERNTREE GULLY VIC 3156	Prune one (1) Eucalyptus scoparia	28/11/2018 Approved
Friberg	2018/6551	11 Lydford Road FERNTREE GULLY VIC 3156	Four lot subdivision (Approved Unit Site)	20/11/2018 Approved
Friberg	2018/9174	2/12 Ross Street FERNTREE GULLY VIC 3156	Removal of one (1) Eucalyptus bicostata - (Victorian Blue Gum)	30/11/2018 Approved
Scott	2018/6357	110 Allister Avenue KNOXFIELD VIC 3180	The construction of two (2) double storey dwellings on the land	28/11/2018 Notice of Decision
Scott	2018/6338	17 Blind Creek Lane WANTIRNA SOUTH VIC 3152	Development of the land for two (2) double storey dwellings (duplex)	26/11/2018 Approved
Scott	2018/6606	1A Wallace Road WANTIRNA SOUTH VIC 3152	Internally illuminated promotion signs (Bus shelter 15406 on High Street Rd, Wantirna South)	16/11/2018 Approved
Taylor	2018/6654	41 Spruce Drive ROWVILLE VIC 3178	Two lot subdivision (approved unit site)	20/11/2018 Approved
Tirhatuan	2018/6510	32-36 Kingsley Close ROWVILLE VIC 3178	Alterations and additions to existing Warehouse/Office and reduction in car parking	8/11/2018 Approved
Tirhatuan	2018/6542	87 & 88/1470 Ferntree Gully Road KNOXFIELD VIC 3180	Change of use - Restricted Recreation Facility and advertising signage	1/11/2018 Approved

<b>Ward</b>	<b>No/Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
Tirhatuan	2018/6293	30 Seebeck Road ROWVILLE VIC 3178	Development of the land for a double storey dwelling to the side of the existing dwelling and two lot subdivision	2/11/2018 Approved
Tirhatuan	2018/6609	16 Police Road ROWVILLE VIC 3178	The development of the land for three (3) double storey dwellings	22/11/2018 Refused
Tirhatuan	2018/6607	1304 Ferntree Gully Road SCORESBY VIC 3179	Internally illuminated promotion signs (Bus shelter13022 FTG Rd Scoresby)	16/11/2018 Approved
Tirhatuan	2018/6603	1270 Ferntree Gully Road SCORESBY VIC 3179	Internally illuminated promotion signs (Bus shelter13024 FTG Road Scoresby)	16/11/2018 Approved
Tirhatuan	2018/9167	1420 Ferntree Gully Road KNOXFIELD VIC 3180	Buildings and works for a storage shed and verandah	19/11/2018 Approved
Tirhatuan	2018/6495	48/1470 Ferntree Gully Road KNOXFIELD VIC 3180	Change of use (office), associated building and works and reduction in car parking	21/11/2018 Approved
Tirhatuan	2018/6505	77/1470 Ferntree Gully Road KNOXFIELD VIC 3180	Buildings and works (Mezzanine) and reduction of car parking	27/11/2018 Approved
Tirhatuan	2018/6611	9 Winalla Avenue ROWVILLE VIC 3178	2 lot subdivision (approved unit site)	20/11/2018 Approved
Tirhatuan	2018/6508	58/1470 Ferntree Gully Road KNOXFIELD VIC 3180	Change of use (office), associated buildings and works and reduction in car parking	27/11/2018 Approved

**Total: 71**

## 6.1 Knox Land for Business Directions Plan and Planning Scheme Amendment C164 – Consideration of Planning Panel Report and Adoption of Amendment

### **SUMMARY: Acting Manager City Futures – Anthony Petherbridge**

**This report outlines the recommendations of the Planning Panel report that has been received in relation to the Land for Business Directions Plan (Directions Plan) and Amendment C164 to the Knox Planning Scheme.**

**The Planning Panel report concluded that the Directions Plan and Amendment C164 were well founded and strategically justified.**

**This report recommends that both the Directions Plan and Amendment C164 be adopted by Council, with some changes, which are outlined in this report, and that the amendment be submitted to the Minister for Planning for approval.**

### **RECOMMENDATION**

That Council:

1. Adopt the Knox Land for Business Directions Plan, December 2018 (Attachment 1);
2. Note the Planning Panel Report for Amendment C164 (Attachment 2);
3. Adopt Amendment C164 to the Knox Planning Scheme (in the form attached as Attachment 4);
4. Submit the adopted Amendment C164 to the Minister for Planning for approval;
5. Authorise the Director City Development to make any minor changes required to Amendment C164 documentation for approval by the Minister for Planning, provided these are consistent with the intent of the adopted Amendment; and
6. Notify the submitters to Amendment C164 of Council's decision.

### **1. INTRODUCTION**

The Knox Land for Business Directions Plan (Directions Plan) was initially prepared in 2017 and provides strategic directions for business land in the municipality up to 2036. The Directions Plan enables and encourages a stronger local economy, supports local employment opportunities, provides greater certainty to businesses, assists with balancing competing demands for land in the municipality, and enables Council to deliver and maintain an appropriate supply of business land.

Amendment C164 to the Knox Planning Scheme was prepared to implement several of the actions in the Directions Plan.

The Directions Plan and Amendment C164 were first considered by Council at its meeting on 27 November 2017. At this meeting Council resolved to seek authorisation from the Minister for Planning to prepare and exhibit Amendment C164.

The Directions Plan and Amendment C164 were exhibited between 19 March 2018 and 30 April 2018. Eighteen (18) submissions were received during exhibition, none of which objected to the overall strategic intent of the Directions Plan or Amendment C164. At the meeting on 23 July 2018, Council resolved to refer the 18 submissions received to a Planning Panel appointed by the Minister for Planning. A Planning Panel Hearing was held on 8-9 October 2018 to consider the Amendment and the submissions received.

This report outlines the recommendations of the Planning Panel report which was received on 9 November 2018.

The Planning Panel report determined that the amendment is well founded and strategically justified. The report also recommends that both the Directions Plan and Amendment C164 be adopted by Council, with some changes, which are outlined in this report, and that the amendment be submitted to the Minister for Planning for approval.

## 2. DISCUSSION

### 2.1 Planning Panel recommendations and Council officer responses

In relation to the Directions Plan, the Planning Panel recommends that Council adopt the Directions Plan and associated Technical Papers and Background Report as Council's strategic plan to support economic growth in Knox until 2036.

The Planning Panel also concluded that Amendment C164 is well founded and strategically justified. It also noted that no submitter questioned the strategic basis of the amendment.

The specific Planning Panel recommendations are discussed further below:

Planning Panel recommendation	Council officer response	Recommendation
<p><b>1a</b></p> <p>Amend Clause 21.01, as shown in Appendix B1, to replace the third 'Environmental risk' issue with: "Conflict between incompatible land uses as new development occurs, with encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity."</p>	<p>This change was requested by the Environment Protection Authority during exhibition, and Council supported this revision at its meeting of 23 July 2018.</p> <p>The Planning Panel agreed with this revision and added that it provided greater clarity.</p>	<p><b>Support</b></p>



<b>Planning Panel recommendation</b>	<b>Council officer response</b>	<b>Recommendation</b>
<p><b>1b</b></p> <p>Amend Clause 21.01, as shown in Appendix B1, to update the Knox Land for Business Directions Plan to July 2018.</p>	<p>The Planning Panel recommended that references to the Directions Plan be updated to July 2018. Given it is proposed to adopt the Directions Plan in December 2018, it is recommended that the date on the document be amended to December 2018.</p>	<p><b>Support with changes</b> – Update the Knox Land for Business Directions Plan to December 2018 and ensure references to this document within Clause 21.01 are also amended.</p>
<p><b>2a</b></p> <p>Amend Clause 21.02, as shown in Appendix B2, to update the Knox Land for Business Directions Plan to July 2018.</p>	<p>As per response to 1b. above.</p>	<p><b>Support with changes</b> – Update the Knox Land for Business Directions Plan to December 2018 and ensure references to this document within Clause 21.02 are also amended.</p>

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<b>Planning Panel recommendation</b>	<b>Council officer response</b>	<b>Recommendation</b>
<p><b>2b</b></p> <p>Amend Clause 21.02, as shown in Appendix B2, to revise Figure 1 to correct the Bayswater Business Precinct/Activity Centre boundary, and update the status of Boral and Waverley Golf Course Strategic Investigation Sites.</p>	<p>Figure 1 within Clause 21.02 of the Knox Planning Scheme is the Strategic Framework Plan (refer to Attachment 3).</p> <p>Following exhibition, it was determined that there was a minor mapping anomaly for the boundary of the Bayswater Business Precinct on the Strategic Framework Plan.</p> <p>In addition, the legend in the Strategic Framework Plan showed the Boral Quarry and the Waverley Golf Course as 'Strategic Investigation Sites – Economic Business Land Focus' instead of 'Strategic Investigation Sites – Residential'.</p> <p>Council, at its meeting of 23 July 2018, supported the minor update to the Bayswater Business Precinct boundary and the designation of the Boral Quarry and the Waverley Golf Course as 'Strategic Investigation Sites – Residential'.</p> <p>The Planning Panel agreed with these revisions.</p>	<p><b>Support</b></p>
<p><b>3a</b></p> <p>Amend Clause 21.04, as shown in Appendix B3, to revise the third 'Land use conflict' key issue to: "Protecting the environment, human health and the amenity of sensitive uses from residual air and noise emissions, land and water contamination and landfill gas emissions."</p>	<p>This change was requested by the Environment Protection Authority during exhibition, and Council supported this revision at its meeting of 23 July 2018.</p> <p>The Planning Panel agreed with this revision and added that it provided greater clarity.</p>	<p><b>Support</b></p>

<b>Planning Panel recommendation</b>	<b>Council officer response</b>	<b>Recommendation</b>
<p><b>3b</b></p> <p>Amend Clause 21.04, as shown in Appendix B3, to revise Strategy 3.2 in 'Land use conflict' to: "Require applications for new industrial developments to consider the proximity and interface with existing commercial or sensitive uses, and implement siting, engineering and design features which will mitigate against negative health and amenity impacts such as noise, vibration, air emissions, odours and land and water contamination."</p>	<p>This change was requested by the Environment Protection Authority during exhibition, and Council supported this revision at its meeting of 23 July 2018.</p> <p>The Planning Panel agreed with this revision and added that it provided greater clarity.</p>	<p><b>Support</b></p>
<p><b>4a</b></p> <p>Amend Clause 21.06, as shown in Appendix B4, to clarify in Strategic Investigation Sites that the proposed land uses should align with the Strategic Investigation Site designation, and to refer to the Knox Land for Business Directions Plan, applied by Clause 21.07, for strategic guidance.</p>	<p>At the Planning Panel Hearing, there was discussion regarding whether Strategic Investigation Sites (as shown on the Strategic Framework Plan in Attachment 3), are guided by Clause 21.06 (Housing) or by Clause 21.07 (Economic Development).</p> <p>The Planning Panel has recommended that minor text changes be made in Clause 21.06 to clarify that land uses should accord with the designation of Strategic Investigation Sites in the Knox Planning Scheme, and should receive guidance from the Housing Strategy 2015, the Knox Affordable Housing Action Plan 2015-2020, and the Knox Land for Business Directions Plan.</p> <p>The recommended changes to Clause 21.06 are considered appropriate as they will further clarify the strategic direction for redevelopment sites.</p>	<p><b>Support</b></p>

Planning Panel recommendation	Council officer response	Recommendation
<p><b>4b</b></p> <p>Amend Clause 21.06, as shown in Appendix B4, to update the Knox Land for Business Directions Plan to July 2018.</p>	<p>As per response to 1b. above.</p>	<p><b>Support with changes</b> – Update the Knox Land for Business Directions Plan to December 2018 and ensure references to this document within Clause 21.06 are also amended.</p>
<p><b>5a</b></p> <p>Amend Clause 21.07, as shown in Appendix B5, to replace the relevant strategy with: Investigate inclusion of land for employment purposes as part of an integrated redevelopment of land at 181 George Street Wantirna South (Boral Quarry) Strategic Investigation Site.</p>	<p>As a submitter to Amendment C164, Boral sought to clarify that the focus of their Strategic Investigation Site was residential, but that an employment land component on its land could be investigated.</p> <p>The Planning Panel agreed that Clause 21.06 (Housing) of the Knox Planning Scheme seeks a residential response for the Boral site, and supported the investigation of an employment land component on the site.</p> <p>The Planning Panel’s recommended wording is considered appropriate, although the site should be correctly referred to as 191 George Street, Wantirna South.</p>	<p><b>Support with changes</b> – Adopt the revised wording, subject to the site being correctly referred to as 191 George Street, Wantirna South.</p>

Planning Panel recommendation	Council officer response	Recommendation
<p><b>5b</b></p> <p>Amend Clause 21.07, as shown in Appendix B5, to delete the second further strategic work which seeks to investigate the application of the Industrial 1 Zone.</p>	<p>As exhibited, Clause 21.07 (Economic Development), under Further strategic work, proposes to ‘Investigate application of the Industrial 1 Zone to land known as Scoresby Industrial (not including land fronting Stud Road and Ferntree Gully Road) in the Scoresby-Rowville-Knoxfield Significant Business Location to ensure and support its ongoing industrial role’.</p> <p>The Planning Panel has recommended that this further strategic work statement be deleted from Clause 21.07 to ensure a more flexible approach in the future. This recommendation is not supported.</p> <p>The Directions Plan, the strategic document that underpins Amendment C164, recommended investigating the application of the Industrial 1 Zone to land known as Scoresby Industrial. Evidence was also provided at the Planning Panel by Urban Enterprise that an Industrial 1 Zone best reflects the existing use of the land, hence why the rezoning should be investigated.</p> <p>Given that the further strategic work is to ‘investigate’ rezoning, and not for example to ‘pursue’ or ‘progress’ rezoning, it is considered appropriate that the further strategic work statement be retained.</p>	<p><b>Not support</b></p>
<p><b>5c</b></p> <p>Amend Clause 21.07, as shown in Appendix B5, to append to Strategy 2.2 “are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses and to optimise amenity improvements.”</p>	<p>This change was requested by the Environment Protection Authority during exhibition, and Council supported this revision at its meeting of 23 July 2018.</p> <p>The Planning Panel agreed with this revision and added that it provided greater clarity.</p>	<p><b>Support</b></p>

Planning Panel recommendation	Council officer response	Recommendation
<p><b>5d</b></p> <p>Amend Clause 21.07, as shown in Appendix B5, to replace the fourth strategic direction in Table 1 with “Ensure residential developments are integrated with employment generating land uses.”</p>	<p>The Wantirna Health Precinct was the subject of much discussion at the Planning Panel.</p> <p>Legal representatives for the owners of the Scope site at 750 Boronia Road, Wantirna, requested several changes to the planning scheme provisions proposed by Amendment C164. As part of this, the meaning of the following statement within Clause 21.07 (Economic Development) was queried: ‘Ensure residential developments are integrated with employment generating land uses’.</p> <p>The Planning Panel’s recommendation to clarify the intent of this statement is supported.</p> <p>No other changes requested by the legal representatives for the owners of the Scope site were supported by the Planning Panel.</p>	<p><b>Support</b></p>
<p><b>5e</b></p> <p>Amend Clause 21.07, as shown in Appendix B5, to update the Knox Land for Business Directions Plan to July 2018.</p>	<p>As per response to 1b. above.</p>	<p><b>Support with changes</b> – Update the Knox Land for Business Directions Plan to December 2018 and ensure references to this document within Clause 21.07 are also amended.</p>

Planning Panel recommendation	Council officer response	Recommendation
<p><b>6</b></p> <p>Amend Clause 21.04 and Clause 22.06 to update the Knox Land for Business Directions Plan to July 2018.</p>	<p>As per response to 1b. above.</p>	<p><b>Support with changes</b> – Update the Knox Land for Business Directions Plan to December 2018 and ensure references to this document within Clauses 21.04 and 22.06 are also amended.</p>

## 2.2 Planning Panel report summary and next steps

Under section 27 of the Planning and Environment Act 1987, Council must consider the Planning Panel Report recommendations before deciding whether or not to adopt the Amendment. Council may adopt the amendment, with or without changes. If Council decides not to accept any of the Planning Panel's recommendation, it must give its reasons for this when it submits the adopted amendment to the Minister for Planning for approval.

The Planning Panel recommended that Amendment C164 be adopted as exhibited with changes to the amendment documentation (as detailed in Attachment 2) to address environmental risk, sensitive interfaces, designation of strategic investigation sites, and location of areas to investigate the application of the Industrial 1 Zone. It is important to note that none of the Planning Panel's recommended changes impact on the overall purpose or intent of the amendment.

Council officers recommend that Council note the recommendations of the Planning Panel report (refer Attachment 2) and endorse the recommended responses to the C164 Planning Panel Report in the table above. It is also recommended that given the acknowledged strategic justification, Council adopt both the Directions Plan (with the date modified to December 2018) and Amendment C164 to the Knox Planning Scheme (in the form attached as Attachment 4), and submit the adopted Amendment C164 to the Minister for Planning for approval.

## 3. CONSULTATION

The Directions Plan and Amendment C164 were placed on public exhibition from Monday 19 March 2018 to Monday 30 April 2018. Following the Council meeting on 23 July 2018, the 18 submissions received during exhibition were referred to the Planning Panel for consideration.

Submitters will be further notified of the outcomes of this Council report.

## 4. ENVIRONMENTAL/AMENITY ISSUES

There are no direct environmental or amenity issues associated with the Project. Amendment C164 includes amenity considerations for new uses and developments, principally within Clause 21.07 Economic Development and Clause 22.02 Employment Land.

## **5. FINANCIAL & ECONOMIC IMPLICATIONS**

Implementation of the Directions Plan, including those actions addressed through Amendment C164, will have significant economic benefits for the City. It will enable existing businesses to grow and new businesses to establish, creating more local jobs for Knox residents.

The majority of the actions in the Directions Plan can be undertaken within existing operational budgets, including Amendment C164. A future business case is proposed to be prepared for the 2020/21 financial year for a strategic plan for the “Burwood Highway East Corridor” Significant Business Location at an estimated cost of \$250,000 over three years (excluding EFT requirements).

## **6. SOCIAL IMPLICATIONS**

Implementation of the Directions Plan will have significant social benefits to the City by creating more opportunities for Knox residents to live and work locally, and to provide a variety of high quality local goods and services which supports a strong Knox community. Given the regional nature of jobs, it also supports regional jobs and the regional economy.

Local jobs and businesses also supports health and wellbeing of the community by reducing time and costs associated with travel and increases the quantity of time with family and friends.

## **7. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2017-2021**

The Directions Plan and Amendment C164 relate to Goal 5 of the Community and Council Plan 2017-2021: We have a strong regional economy, local employment and learning opportunities. More specifically the Directions Plan and Amendment C164 implements the strategic review of land for business and employment in the municipality, as detailed in Initiative 5.2.5 of the Community and Council Plan 2017-2021.

## **8. CONFLICT OF INTEREST**

Under section 80c of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

Author – Senior Project Manager, Strategic Projects, Rachel Reed - In providing this advice as the Author, I have no disclosable interests in this report.

Officer Responsible – Acting Manager, City Futures, Anthony Petherbridge - In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

## **9. CONCLUSION**

Supporting Knox business land is a key Council objective. The Directions Plan and Amendment C164 provides support to business land and employment into the future.

The Planning Panel report for Amendment C164 concluded that the Directions Plan and Amendment C164 are well founded and strategically justified and should be adopted. The Planning Panel report also provided a small number of recommended changes, all of which are considered minor in nature.



It is recommended that Council adopt the Knox Land for Business Directions Plan and Amendment C164, subject to the changes outlined in this report and that the amendment be lodged with the Minister for Planning for approval.

## **10. CONFIDENTIALITY**

There are no items of a confidential nature in this report.

### **RESOLUTION**

**MOVED:** Councillor Mortimore

**SECONDED:** Councillor Pearce

**That Council:**

- 1. Adopt the Knox Land for Business Directions Plan, December 2018 (Attachment 1);**
- 2. Note the Planning Panel Report for Amendment C164 (Attachment 2);**
- 3. Adopt Amendment C164 to the Knox Planning Scheme (in the form attached as Attachment 4);**
- 4. Submit the adopted Amendment C164 to the Minister for Planning for approval;**
- 5. Authorise the Director City Development to make any minor changes required to Amendment C164 documentation for approval by the Minister for Planning, provided these are consistent with the intent of the adopted Amendment; and**
- 6. Notify the submitters to Amendment C164 of Council's decision.**

### **CARRIED**

**Report Prepared By:** Senior Project Manager, Strategic Project, Rachel Reed; and  
Acting Manager, City Futures, Anthony Petherbridge

**Report Authorised By:** Acting Director, City Development, Steven Dickson

### **Attachments**

- 1. Attachment 1 - Knox Land For Business Directions Plan December 2018 [6.1.1]**
- 2. Attachment 2 - Knox C164 Panel Report [6.1.2]**
- 3. Attachment 3 - Clause 21.02 Strategic Framework Plan [6.1.3]**
- 4. Attachment 4 - Knox C164 Adoption Documents [6.1.4]**

# KNOX LAND FOR BUSINESS

## DIRECTIONS PLAN

KNOX CITY COUNCIL

DECEMBER 2018

Official Minutes of Knox City Council

## AUTHORS

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## ACKNOWLEDGEMENTS

Urban Enterprise gratefully acknowledges the input and contributions made by Knox City Council and Remplan in preparation of this project.

## URBAN ENTERPRISE

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# EXECUTIVE SUMMARY

## OVERVIEW

"...a strong regional economy, local employment and learning opportunities" is an overarching goal of the Knox Community and Council Plan 2017 – 2021. A strong economy extends the range of local employment opportunities and improves access to goods and services, while being able to work locally has a positive impact on health, wellbeing and connection to the local community.

To achieve this goal, it is important the City has an appropriate supply of business land into the future, and that it is suitable to meet current and future needs of the community.

This *Knox Land for Business Directions Plan* (Directions Plan) provides strategic direction regarding land requirements within the municipality over the period 2016 – 2036, having regard to employment projections, current land supply, economic trends, drivers of change and planning policy. The FDP includes strategic planning, investment support, business support and other recommendations.

The Directions Plan draws on and responds to the information and analysis included in the *Knox Land for Business Background Report* and supporting *Technical Reports* that are considered the 'review' and 'evidence base' component of the project.

85% of all employment in the City (47,421 of 55,807 jobs in 2011) is within Knox's Land for Business Assessment Areas (which covers all land in a business zone, i.e. Commercial 1 Zone, Commercial 2 Zone, Industrial 1 Zone), 59% of which is located within Assessment Areas that are zoned Industrial 1 and Commercial 2.

## SIGNIFICANT BUSINESS LOCATIONS

The Land for Business Assessment Areas identified in this report combine to form significant or strategic business locations. These comprise a range of business types, incorporating industrial, commercial and retail. These major employment concentrations of business land are shown in Figure S1 as 'Significant Business Locations' and are as follows:

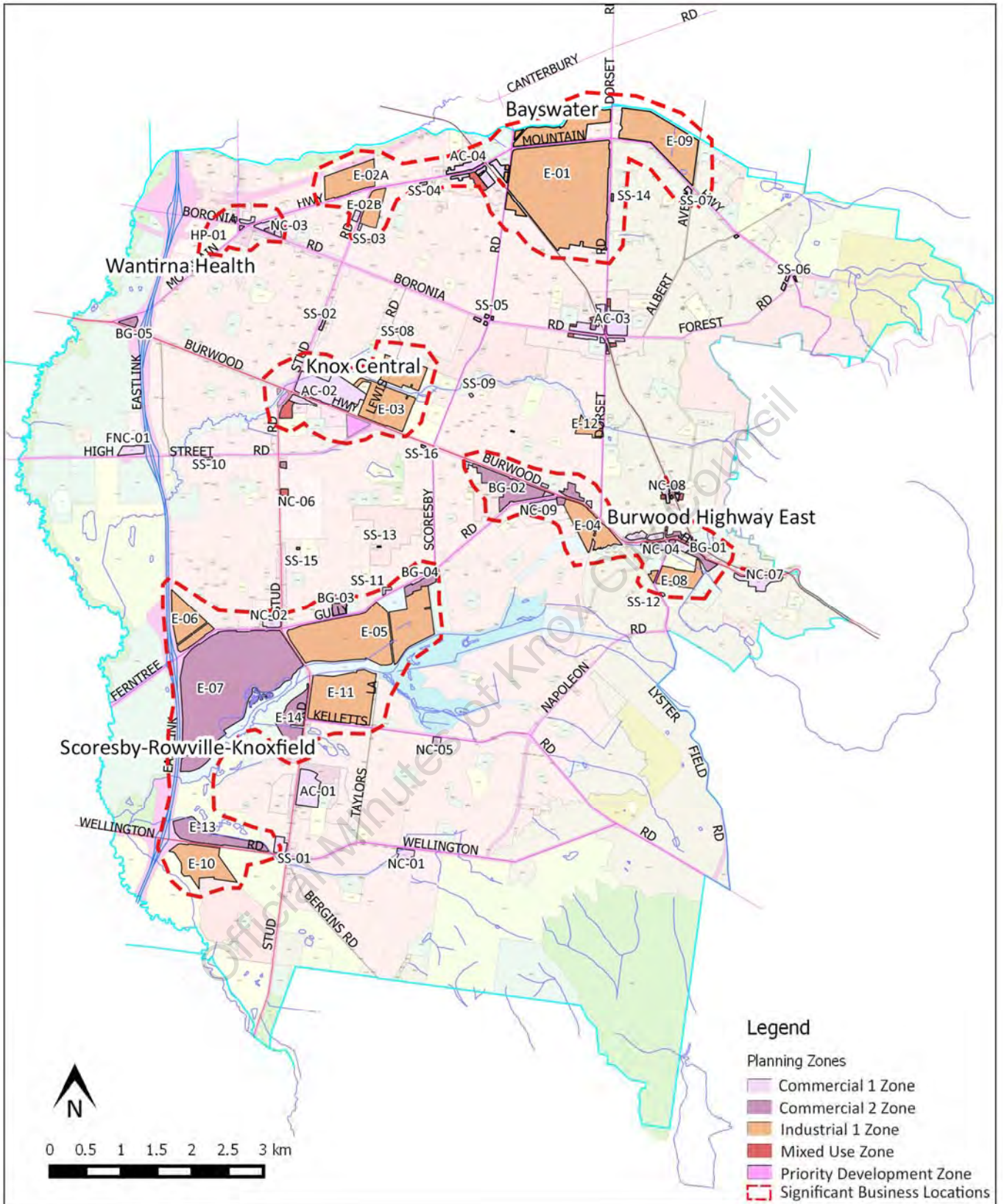
- **Bayswater Business Precinct/Bayswater Activity Centre:** includes 279ha in the Industrial 1 Zone within the City of Knox, the Bayswater Activity Centre (principally Commercial 1 Zone with some Public Use Zone 6 and Mixed Use Zone), and a section of Commercial 1 Zone land on Stud Road. Note, the Bayswater Business Precinct extends across the municipality boundary into Maroondah and Yarra Ranges and in total equates to approximately 800 hectares;
- **Scoresby-Rowville-Knoxfield area:** includes 219 hectares of land in the Industrial 1 Zone, 238 ha in the Commercial 2 Zone and the Scoresby Village Shopping Centre;
- **Knox Central,** including 49 hectares of land in the Industrial 1 Zone, the Knox Central Activity Centre including Westfield Knox and further land in the Mixed Use Zone, Priority Development Zone and Residential Growth Zone to the south of the Burwood Highway;
- The Burwood Highway corridor – **Burwood Highway East,** including a range of employment and retail areas totalling 37 hectares in the Industrial 1 Zone and 26 ha in the Commercial 2 Zone, along with the Mountain Gate Activity Centre and the Burwood Highway, Ferntree Gully Commercial 1 areas; and

- **Wantirna Health Precinct**, including Knox Private Hospital in the Residential Growth Zone, Wantirna Health hospital in the Public Use Zone 3 and the adjacent Wantirna Mall Neighbourhood Centre (Commercial 1 and 2 Zone).

The largest concentrations of employment are within the five Significant Business Locations and represents 77% of jobs in Knox: Scoresby-Rowville-Knoxfield (15,400 jobs), Bayswater Business Precinct/Bayswater Activity Centre (12,500 jobs), Knox Central (7,400 jobs), Burwood Highway East (5,300 jobs) and Wantirna Health Precinct (2,400 jobs).

**FIGURE S1      LAND FOR BUSINESS ASSESSMENT AREAS AND SIGNIFICANT BUSINESS LOCATIONS**

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Source: Knox City Council, Urban Enterprise, 2017.



## PLANNING CONTEXT

State and/or Local Planning Policy clearly supports investment and employment growth in the Significant Business Locations of Scoresby-Rowville-Knoxfield, Bayswater Business Precinct and Wantirna Health Precinct. The Directions Plan reflects the importance of these areas for investment and employment.

Knox Central and Burwood Highway East are also Significant Business Locations that offer redevelopment opportunities over the short to medium term. A Structure Plan and Planning Scheme Amendment is in draft form for Knox Central, while Burwood Highway East would benefit from some additional strategic work. Both would also benefit from investment and business support.

Policy supporting activity centres and 20-minute neighbourhoods applies to a number of centres in Knox, reinforcing the importance of Knox Central, Bayswater, Boronia and Rowville Activity Centres in providing a range of retail, commercial and residential services and development opportunities.

The current suite of planning zones available to Council is very broad in terms of the variety of land uses permitted – Councils have less opportunity to influence the desired mix of land uses since changes to the commercial and industrial zones in 2013. In this context, Council should consider utilising a greater diversity of planning zones and schedules to provide direction to the market regarding the desired role of each Land for Business Assessment Area, and in some cases to better manage interfaces with sensitive uses. Office floorspace caps and local policy could be considered in certain areas, and local policy could be used to discourage non-employment uses in specific employment land areas.

The strength of the retail hierarchy of Activity Centres and Neighbourhood Centres has been put at significant risk through the introduction of new Commercial 1 Zone area in 2013 without prior strategic assessment and the opportunity for small supermarket (less than 1,800 sqm) to locate within the Commercial 2 Zone (and Industrial 3 Zone) without a permit. This has the potential to further disperse retail activity and dilute the strength of the existing activity centre hierarchy and should be addressed by rezoning properties away from the Commercial 1 Zone that are not located in areas suitable for core retail uses.

The rezoning of some areas from the former Business 5 Zone to the new Commercial 1 Zone may not be the most appropriate zone based on location and/or activity occurring on the land. As such, some further investigation should occur to determine if rezoning is appropriate.

## LAND DEMAND AND SUPPLY

Employment projections and land demand assessments were undertaken as outlined in this report and in the Background Report. Based on these assessments, the following floorspace requirements are identified over the period 2016-2036:

- Retail floorspace: 91,000sqm;
- Office floorspace: 115,000sqm;
- Health and education floorspace: 45,000sqm; and
- Industrial: 109,500sqm floorspace / 29ha land.

Overall, future employment and business growth will generate significant demand for additional business land up to a current total in the order of 107ha. There is a total of 70ha of vacant employment land in the municipality.

There is likely to be a significant overall shortfall of business land within the next 20 years in the City of Knox unless additional land is zoned for business purposes and existing business land is developed and used differently. Particularly critical land shortages for office, retail and health and education uses are expected - these uses generally require land in the Commercial 1 Zone and Commercial 2 Zone.

Demand for land within activity centres is expected to be particularly strong, given interest in the land for residential apartment development and ongoing increases in demand for retail, office and food floorspace.

There is likely to be sufficient land in the Industrial 1 Zone to accommodate projected demand from businesses requiring industrial land assuming that 4ha of the remaining land in the Caribbean Park is available for industrial use. However, there is expected to be a significant transition in the types of industrial businesses operating in the municipality with a decrease in manufacturing employment and an increase in other industrial sectors. It is important that existing industrial land is retained to enable this transition to occur, and, where relevant, policy introduced to reinforce the importance of industrial land to underpin the Knox economy. Industrial land is likely to become scarce during the planning period.

Given the lack of broad-hectare business land, much of the increase in employment and economic activity will need to be met through greater utilisation of existing land and the adoption of innovative approaches by both Council and the private sector. In addition to better utilisation and protection of existing business zoned land, new business land opportunities need to be considered when examining strategic sites in the planning stages.

## **FUTURE DIRECTIONS**

Eight Future Directions are identified in response to the challenges and opportunities identified in this study. Each direction is supported by a range of planning and economic development actions. Actions are grouped into short term actions (0-3 years) and medium term (4-10 years). Actions for the period 10-20 years should be identified at the time this plan is reviewed (within the next 10 years).

The Future Directions are as follows:

### **Understanding and Monitoring the Knox Economy**

1. Establish and maintain an ongoing evidence base to support economic and strategic planning/decision making
2. Prepare and maintain an 'Knox Economy Futures Statement' and associated implementation plan

### **Protecting and Strengthening the City's 'Land for Business'**

3. Identify, retain and strengthen existing 'Significant Business Locations', including their core employment land areas
4. Consolidate and diversify the role of existing activity and neighbourhood centres
5. Accommodate projected employment and retail floorspace growth in strategic locations
6. Maintain an ongoing supply of 'local' employment land (Industrial 1 Zone & Commercial 2 Zone)

7. Update local content of the Knox Planning Scheme to reflect the Directions Plan.

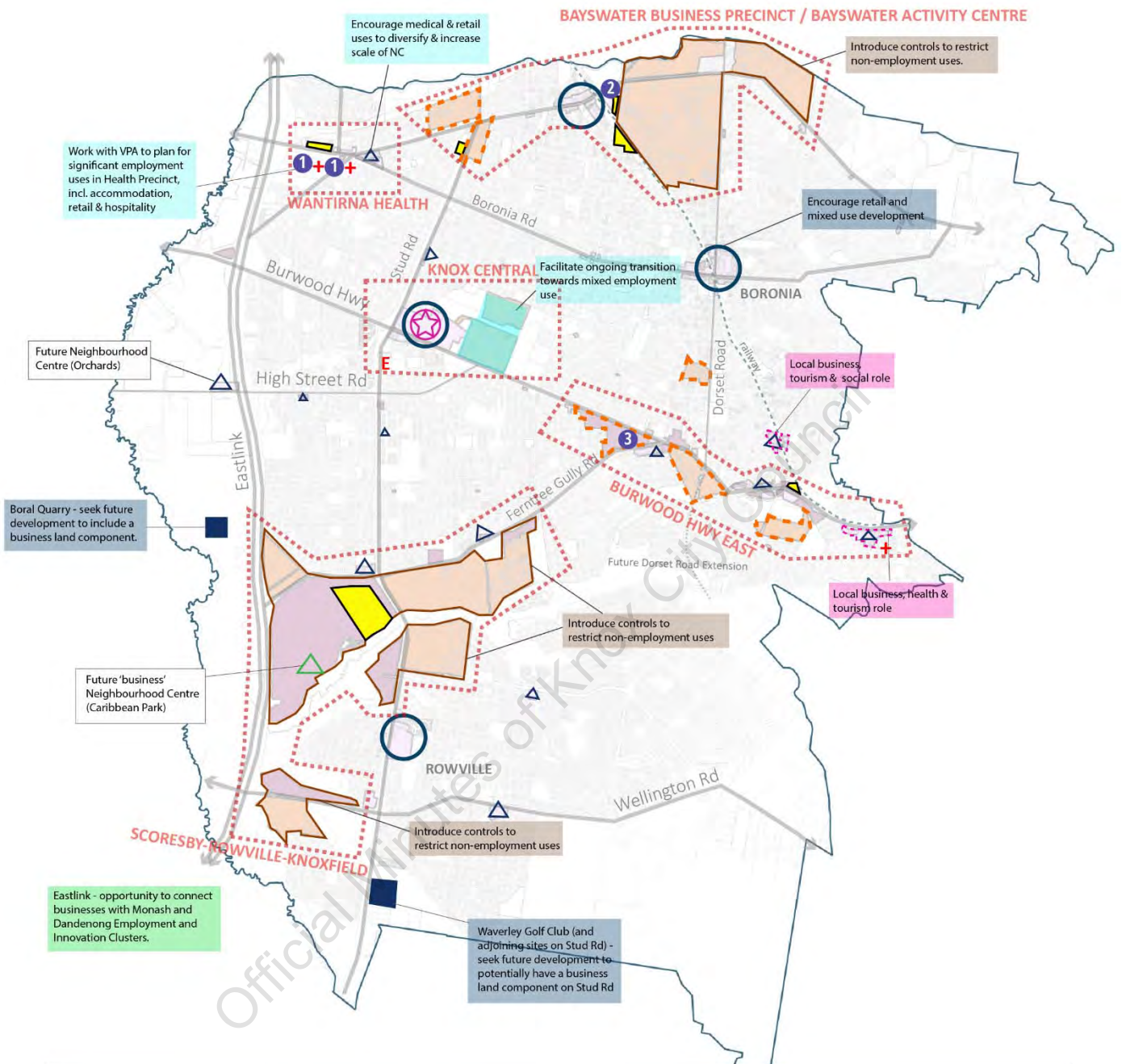
**Strategic Investment and Partnerships with Key Industries**

8. Encourage growth in propulsive industries and in industries which leverage local opportunities and advantages

A full list of actions is provided in Section 7. Key spatial directions are also shown on Figure S2 overleaf.

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FIGURE S2 SPATIAL DIRECTIONS



LEGEND			
	Significant Business Locations		Strategic retail opportunity
	Strategic Investigation Sites that principally should provide a business land focus.		Activity Centre - Core retail/commercial - focus of incremental increase
	Strategic Investigation Sites that should be investigated for a business land component.		Neighbourhood Centre
	1 Wantirna Health Precinct		Future 'business' Neighbourhood Centre
	2 Bayswater Triangle		Health anchor
	3 Mountain Gate Triangle		Education anchor
			Local retail/commercial growth, tourism opportunities
			Local Employment Land areas
			Core Employment Land areas
			Investigate rezoning
			Road & freight priority route
			Railway Line

Source: Urban Enterprise, 2017.

# 1. INTRODUCTION

## 1.1. WHY SHOULD KNOX PROVIDE LAND FOR BUSINESS?

Having a strong regional economy and local employment is an overarching goal of the Knox Community and Council Plan 2017 - 2021 which was adopted in June 2017. A strong economy extends the range of local employment opportunities and improves access to goods and services, while being able to work locally has a positive impact of health, wellbeing and connection to the local community. To achieve this vision, it is important the City has an appropriate supply of business land into the future, and that it is suitable to meet current and future needs of the community.

Business activity in the City of Knox provides many benefits to the local, regional and metropolitan communities, including:

- Meeting the local needs of Knox and nearby residents through services such as retail, medical and entertainment;
- Providing employment opportunities for Knox and other residents to work close to where they live across a range of industry sectors; and
- Adding value to the local, regional and metropolitan economies in terms of exports, wages and salaries through successful small, medium and large businesses.

The Knox community highlighted the importance of being able to access jobs close to where they live during consultation for Knox@50. As the population of Knox continues to grow, new opportunities for businesses will need to be provided within Knox in order to maintain similar levels of business activity and ensure that current and new residents have access to jobs and services in their local area.

The economy is continually evolving, with change now more swift and significant – Council must be aware of and respond to the changing needs of current and future businesses, and have a plan to ensure that the scale, type and location of land available for business activity meets these needs. Although local governments cannot control the location and type of private sector investment, local planning and economic policies and strategies, and place-based improvements are essential tools to ensure that Council is a facilitator of desired investment and does not inadvertently limit or deter business activity that benefits the community.

## 1.2. PROJECT PURPOSE

The project seeks to enable and encourage a strong local economy for Knox through the delivery of a Land for Business Review and Directions Plan.

This Review and Directions Plan is to provide the evidence base and strategic directions for the period 2016-2036 to enable Knox to deliver a supply of appropriate and well serviced business land into the future ('securing land') and leveraging this land to ensure it meets current and future needs ('putting the land to work').

The project should assist in supporting local employment opportunities, provide greater certainty to businesses and assist with balancing competing demands for land in the established municipality of Knox.

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### 1.3. PROJECT SCOPE

This *Knox Land for Business Directions Plan* (Directions Plan) provides strategic direction regarding land requirements within the municipality over the period 2016 – 2036, having regard to employment projections, current land supply, economic trends, drivers of change and planning policy. The FDP includes strategic planning, investment support, business support and other recommendations.

The project includes a review of existing economic conditions, an understanding of trends and projections, drivers of change, planning policy and controls and an analysis of evidence relating to business land use and employment. This is an important component to understanding the current and potential performance of the Knox economy.

The key output is strategic direction on land supply (amount and type) to ensure that land adequately meets the City's current and future needs in the short (1-3 years), medium (4-10 years) and long (10-20 years) term, based on understanding the Knox economy and business land as it is now and how it could evolve over the next 20 years.

Development of the Directions Plan has involved input and workshops with relevant Council officers.

The scope of the project examines land within the following business zones that are currently applied within the City of Knox:

- Industrial 1 Zone (IN1Z);
- Commercial 1 Zone (C1Z);
- Commercial 2 Zone (C2Z);
- Mixed Use Zone (MUZ); and
- Priority Development Zone (PDZ).

In all, 51 Land for Business Assessment Areas were examined via the background work. The breakdown of the Assessment Areas are as follows:

- Activity Centre – 4;
- Employment Land – 15;
- Health – 1;
- Neighbourhood Centre – 9;
- Future Neighbourhood Centre – 1;
- Bulky Goods – 5; and
- Strip Shops – 16.

The project does not consider land outside these zones and assessment areas, however other zones/land also play an important role in supporting business activity, particularly the Residential zones through home based business and other local businesses, the Special Use Zone for various activity, and Public Use Zones through public sector employment and activity. The role of these 'other' zones is considered where relevant throughout the report.

Typically, studies of business land refer to broad land uses and areas as either 'industrial' or 'commercial'. Although these terms are also used in this report, the way in which economic activity occurs, and the locations in which it occurs, is changing. Many traditional industrial areas now include a significant amount

of office floorspace, and other areas accommodate a mix of retail, commercial and industrial uses, such that 'employment land' now often better describes these areas that in Knox are principally zoned Industrial 1 (IN1Z) and Commercial 2 (C2Z).

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## 1.4. SUPPORTING DOCUMENTS

The Directions Plan draws on and responds to the information and analysis included in the *Knox Land for Business Background Report* and supporting *Technical Reports* that are considered the 'review' and 'evidence base' component of the project.

These reports assess relevant strategies and provide economic and spatial analysis across all the Land for Business Assessment Areas and sectors. The background reports are to be used as reference documents as the findings of the Directions Plan are underpinned by the analysis included in the Background Report and Technical Reports.

## 1.5. REPORT SECTIONS

This Directions Plan includes the following sections:

- **Section 1** provides an introduction to both the Project and Plan;
- **Section 2** provides a summary of business land in Knox, including location, amount of land and floorspace (including vacant and underutilised land) and the current distribution of employment across the various Land for Business Assessment Areas;
- **Section 3** includes a profile of the Knox economy and workforce;
- **Section 4** includes a calculation of the likely demand for business land over the next 20 years, including trends, drivers of change and projections;
- **Section 5** provides an analysis of the extent to which existing zoned land can accommodate the expected employment and business growth, and the specific requirements for each land use type;
- **Section 6** includes a discussion of the key opportunities and challenges and the types of business land that can best respond to these; and
- **Section 7** recommends Future Directions and Actions required to ensure that a suitable supply of land is maintained over the next 20 years, along with a map showing Future Directions and key changes proposed.

## 2. EXISTING LAND FOR BUSINESS

### 2.1. INTRODUCTION

This section includes a description of the current land available for business in Knox, including location, assessment areas, planning zones, floorspace and employment.

### 2.2. LOCATION AND CONTEXT

The Knox municipality is located approximately 25 kilometres east of Melbourne's CBD. The boundaries of the municipality are well defined: including Dandenong Creek to the north; Dandenong Creek and adjacent parklands to the west; the Dandenong Ranges to the east; and, the Churchill National Park and low density land uses to the south. As a result, the municipal area is generally well separated from other urban areas.

Knox is an established urban municipality renowned for its residential lifestyle, employment opportunities and social and recreational attributes. The municipality covers an area of 114 square kilometres and contains the suburbs of Bayswater, Boronia, Ferntree Gully, Knoxfield, Lysterfield (part of), Sassafra (part of), Scoresby, The Basin, Upper Ferntree Gully, Wantirna and Wantirna South.

Major transport routes within Knox include the Eastlink freeway which provides excellent north-south vehicle access across the west of the municipality, and the Belgrave Train Line which services the north and east of the municipality including the Activity Centres of Bayswater, Boronia, Ferntree Gully and Upper Ferntree Gully. Stud Road, which is a major public transport (bus) route, also runs in a north-south direction connecting suburbs in the west of the municipality, while Boronia Road, Burwood Highway, High Street Road, Ferntree Gully Road and Wellington Road all provide vehicle access east-west.

The estimated resident population in Knox as at June 30, 2015 is 155,681.

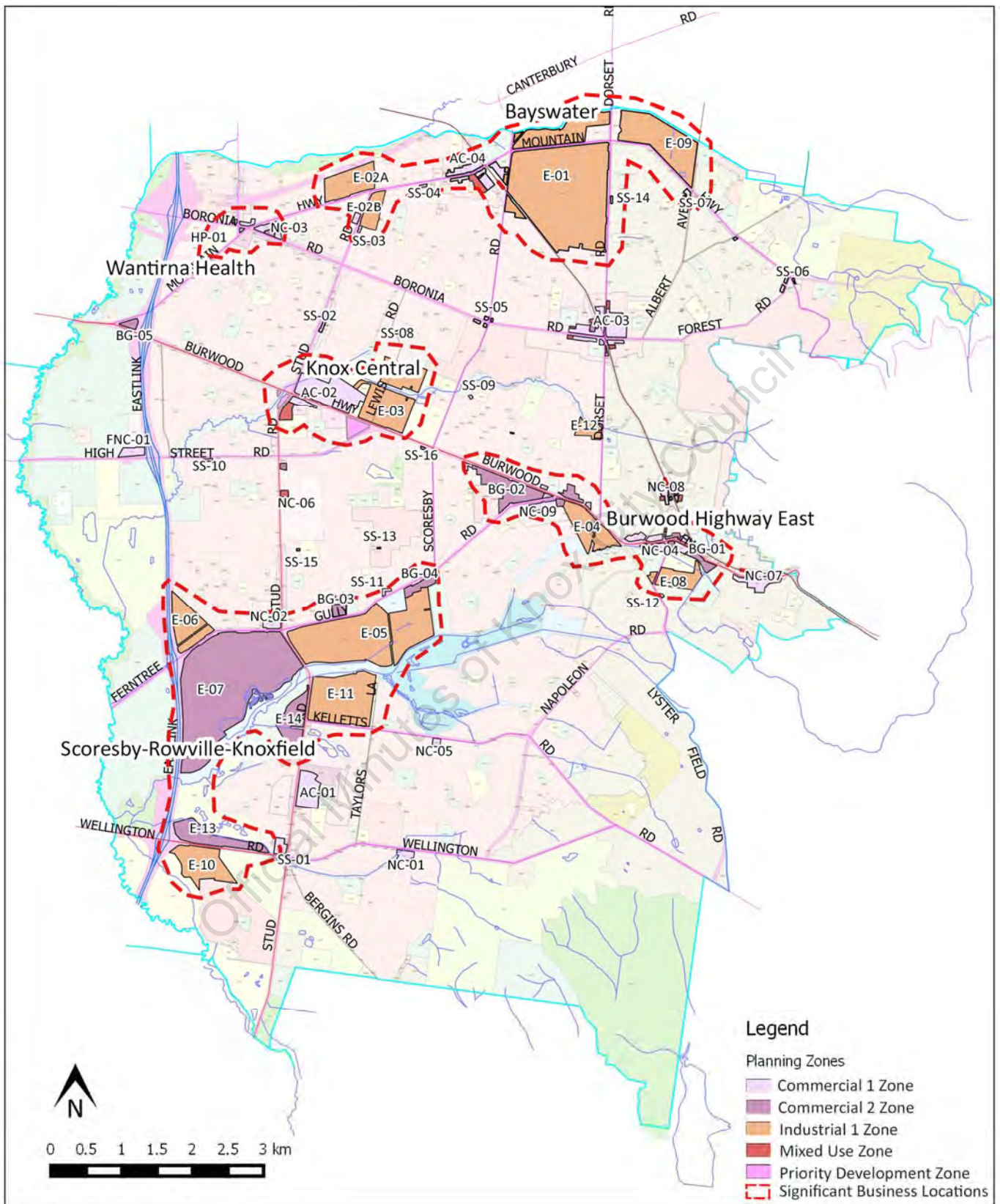
There were 13,216 registered businesses in 2011, with 5,700 of these employing staff. The estimated job number for Knox in 2011 was 55,800.

Figure 1 shows the location of land currently zoned for business purposes in the City. There are considerable concentrations of business land in Bayswater, Scoresby, Rowville and Knoxfield, as well as a network of Activity Centres. Business land equates to around 10.3 square kilometres or 9% of Knox's total land area.

### 2.3. LAND FOR BUSINESS ASSESSMENT AREAS

All land in business zones in Knox has been classified as part of an Employment Land area, Activity Centre, Neighbourhood Centre, Bulky Goods Corridor, Strip Shops or Health Precinct for the purposes of understanding Knox's different business activities and locations. The categorisation is based on current planning zones, local and state planning policy, and businesses operating within. Each Assessment Area has been allocated a code, and the location of each area is shown in Figure 1 and described in Table 1. More detail on the Assessment Areas is covered in Technical Report B.

**FIGURE 1** LAND FOR BUSINESS ASSESSMENT AREAS AND SIGNIFICANT BUSINESS LOCATIONS



Source: Knox City Council, 2016, Urban Enterprise.

**TABLE 1** LAND FOR BUSINESS ASSESSMENT AREAS IN KNOX

Code	Name of Assessment Area	Current Zone	Location/Address	Significant Business Location
AC-01	Rowville Activity Centre	C1Z	Stud Rd & Fulham Rd, Rowville	
AC-02	Knox Central Activity Centre	C1Z, MUZ, PU6Z, RGZ1, PDZ1	Burwood Hwy & Stud Rd, Wantirna South	Knox Central
AC-03	Boronia Activity Centre	C1Z, C2Z, MUZ	Dorset Rd & Boronia Rd	
AC-04	Bayswater Activity Centre	C1Z, MUZ, PUZ6	Mountain Hwy, Bayswater station	
E-01	Bayswater (Central)	IN1Z	Mountain Hwy, Power Rd & Dorset Rd	Bayswater Business Precinct
E-02a	Bayswater (West- Mountain Hwy & Stud Rd)	IN1Z	Mountain Hwy & Stud Rd	Bayswater Business Precinct
E-02b	Bayswater (West - Stud Rd)	C1Z	Mountain Hwy & Stud Rd	Bayswater Business Precinct
E-03	Knox Central Employment	IN1Z	Burwood Hwy & Lewis Rd	Knox Central
E-04	Mountain Gate Industrial Estate	IN1Z	Burwood Hwy & Dorset Rd	Burwood Highway East
E-05	Knoxfield Employment	IN1Z, C2Z	Ferntree Gully Rd, Stud Rd & Bunjil Way	Scoresby-Rowville-Knoxfield
E-06	Scoresby (north Ferntree Gully Rd/Jellico Dr)	IN1Z	Ferntree Gully Rd, Jellico Dr, Rocco Dr & Eastlink	Scoresby-Rowville-Knoxfield
E-07	Caribbean Park & Scoresby Industrial	C2Z	Ferntree Gully Rd, Eastlink & Stud Rd	Scoresby-Rowville-Knoxfield
E-08	Upper Ferntree Gully	C2Z	Burwood Hwy & Acacia Rd	Burwood Highway East
E-09	Bayswater (East)	IN1Z	Mountain Hwy & Colchester Rd	Bayswater Business Precinct
E-10	Rowville (south side Wellington Rd)	C2Z, IN1Z	Wellington Rd, Viewtech Pl, Myer Pl & Eastlink	Scoresby-Rowville-Knoxfield
E-11	Rowville (Kelletts Rd)	IN1Z, C2Z	Stud Rd & Kelletts Rd	Scoresby-Rowville-Knoxfield
E-12	Edina Rd Industrial Estate	IN1Z	Dorset Rd & Edina Rd	
E-13	Rowville (Corporate Ave, Wellington Rd)	IN1Z	Wellington Rd, Corporate Ave & Eastlink	Scoresby-Rowville-Knoxfield
E-14	Enterprise Business Park	IN1Z	Enterprise Dr & Stud Rd	Scoresby-Rowville-Knoxfield
H-01	Wantirna Hospitals	PUZ3, RGZ3	Mountain Hwy & Boronia Rd	Wantirna Health Precinct
NC-01	Wellington Village Shopping Centre	C1Z	Wellington Rd & Gearon Ave	
NC-02	Scoresby Village Shopping Centre	C1Z	Ferntree Gully Rd & Stud Rd	Scoresby-Rowville-Knoxfield
NC-03	Wantirna Mall	C1Z	Mountain Hwy & Boronia Rd	Wantirna Health
NC-04	Ferntree Gully (north Burwood Hwy)	C1Z, C2Z	Burwood Hwy & Selman Avenue	Burwood Highway East
NC-05	Rowville Lakes	C1Z	Kelletts Rd & St Lawrence Way	
NC-06	Harcrest Boulevard	MUZ	Stud Rd & Harcrest Blvd	
NC-07	Upper Ferntree Gully Village	C1Z	Burwood Hwy & Dawson St	
NC-08	Ferntree Gully Village	C1Z, MUZ	Station St & Ferntree Gully Station	
NC-09	Mountain Gate Central	C1Z	Ferntree Gully Rd & Burwood Hwy	Burwood Highway East
FNC-01	The Orchards	C1Z	High St & Eastlink	
BG-01	Ferntree Gully (Burwood Hwy central)	C2Z, C1Z	Burwood Hwy & Selman Avenue	Burwood Highway East
BG-02	Mountain Gate Triangle	C2Z	Ferntree Gully Rd & Burwood Hwy	Burwood Highway East
BG-03	Knoxfield Bunnings	C2Z	Ferntree Gully Rd near Carrington Park	Scoresby-Rowville-Knoxfield
BG-04	Knoxfield (south Ferntree Gully Rd)	C2Z	Ferntree Gully Rd & Rushdale St	Scoresby-Rowville-Knoxfield
BG-05	EastLink Triangle	C2Z	EastLink, Mountain Hwy and Burwood Hwy	
SS-01	Stamford	C1Z	Stud Rd & Wellington Rd (north west side)	
SS-02	Studfield Shopping Centre (Wantirna)	C1Z	Stud Rd, Coleman Rd & Somerset Rd	
SS-03	Stud Bay (Stud Rd, north of Leonard St)	C1Z	Stud Rd, Leonards Rd & Phyllis St	

SS-04	Mountain Hwy/Kumala Rd	C1Z	Mountain Hwy & Kumala Rd	
SS-05	Boronia Rd/Scoresby Rd	C1Z	Scoresby Rd & Boronia Rd	
SS-06	The Basin	C1Z	Basin-Olinda Rd, Mountain Hwy & Forest Rd, The Basin	
SS-07	Alchester Village	C1Z	Mountain Hwy & Albert Ave	
SS-08	Lewis Rd/Coleman Rd	C1Z	Coleman Rd & Lewis Rd	
SS-09	Fairhills Shops (Manuka Dr/Loretta Ave)	C1Z	Manuka Rd & Loretta Ave	
SS-10	Knox Gardens	C1Z	High St & Fonteyn Dr	
SS-11	Knoxfield shops	C1Z	Kathryn Rd & Knox Pl	
SS-12	Glenfern Rd/Mason St	C1Z	Glenfern Rd & Mason St	
SS-13	Anne Rd	C1Z	Anne Rd & Kathryn Rd	
SS-14	Dorset Rd/Landscape Dr	C1Z	Dorset Rd (between Landscape Dr & Bellevue Ct)	
SS-15	Cavell St/Armin St shops	C1Z	Cavell St & Armin St, Scoresby	
SS-16	Bunnett Rd/Burwood Hwy shops	C1Z	Bunnett Rd & Burwood Hwy, Knoxfield	

Source: Urban Enterprise, 2016.

## LAND AREA BY ZONE

As at January 2016, Knox has 1,033 hectares of land in business zones. As shown in Table 2, land in the Industrial 1 Zones makes up 57% of all business land. There is 130 hectares of land in the Commercial 1 Zone and 276 hectares in the Commercial 2 Zone. The Mixed Use Zone only covers a small area of 10 hectares.

**TABLE 2** LAND AREA BY ZONE

Employment Zones	Land area (ha)	% of total	Vacant land	Vacancy
Commercial 1 Zone	130	13%	2.9	2%
Commercial 2 Zone	276	27%	36.1	13%
Mixed Use Zone	10	1%	0	0%
Industrial 1 Zone	591	57%	30.6	5%
Industrial 2 Zone	0	0%	0	N/A
Industrial 3 Zone	0	0%	0	N/A
Priority Development Zone	7	1%	0	0%
Public Use Zone 3	10	1%	0	0%
Public Use Zone 6	5	0%	0	0%
Residential Growth Zone 3	4	0%	0	0%
<b>Total Business Land</b>	<b>1,033</b>	<b>100%</b>	<b>69.6</b>	

Source: Council Rates Database 2016, derived by Urban Enterprise 2016. Note: Public Use Zone 3, Public Use Zone 6 and Residential Growth Zone 3 are included in specific locations where the areas are adjacent to employment land and included in the scope of this project.

## SIGNIFICANT BUSINESS LOCATIONS

The Land for Business Assessment Areas identified in this report often combine to form significant or strategic business locations. These comprise a range of business types, incorporating industrial, commercial and retail. These major employment concentrations of business land are shown in Figure 1 and described in Table 1 as 'Significant Business Locations' and are as follows:

- Bayswater Business Precinct/Bayswater Activity Centre:** includes 279ha in the Industrial 1 Zone within the City of Knox, the Bayswater Activity Centre (principally Commercial 1 Zone with some Public Use Zone 6 and Mixed Use Zone), and a section of Commercial 1 Zone land on Stud Road. Note, the

Bayswater Business Precinct extends across the municipality boundary into Maroondah and Yarra Ranges and in total equates to approximately 800 hectares;

- **Scoresby-Rowville-Knoxfield** area: includes 219 hectares of land in the Industrial 1 Zone, 238 ha in the Commercial 2 Zone and the Scoresby Village Shopping Centre;
- **Knox Central**, including 49 hectares of land in the Industrial 1 Zone, the Knox Central Activity Centre including Westfield Knox and further land in the Mixed Use Zone, Priority Development Zone and Residential Growth Zone to the south of the Burwood Highway;
- The Burwood Highway corridor – **Burwood Highway East**, including a range of employment and retail areas totalling 37 hectares in the Industrial 1 Zone and 26 ha in the Commercial 2 Zone, along with the Mountain Gate Activity Centre and the Burwood Highway Ferntree Gully Commercial 1 Zone areas; and
- **Wantirna Health Precinct**, including Knox Private Hospital in the Residential Growth Zone, Wantirna Health hospital in the Public Use Zone 3 and the adjacent Wantirna Mall Neighbourhood Centre (Commercial 1 and 2 Zone).

The balance of the business land is distributed across the municipality, including within the Boronia and Rowville Activity Centres, Neighbourhood Centres, strip shops and smaller employment land areas.

#### VACANT AND UNDERUTILISED LAND

There is approximately 70 hectares of vacant land in business zones in the City in 2016. Figure 2 shows the distribution of vacant land across the municipality.

Almost half of the vacant business land in the City (32.2 ha, 46%) is located within Caribbean Park under single ownership and is within the Commercial 2 Zone. The Industrial 1 Zone includes 30.6ha of vacant land, and the Commercial 1 Zone includes only 2.9ha of vacant land.

It is estimated that there is a further 39.7 hectares of land in business zones that is 'underutilised', including sites which are occupied by an existing business that is not using the whole property, and sites which currently include vacant buildings, and sites which have low value improvements such as car sales or car parking. These sites have the potential to support some level of redevelopment and floorspace growth, however this will depend on the intentions of the property owners of each site and are not guaranteed to be made available to more intensive use over the period of this study.

**TABLE 3** VACANT AND UNDERUTILISED LAND BY ZONE

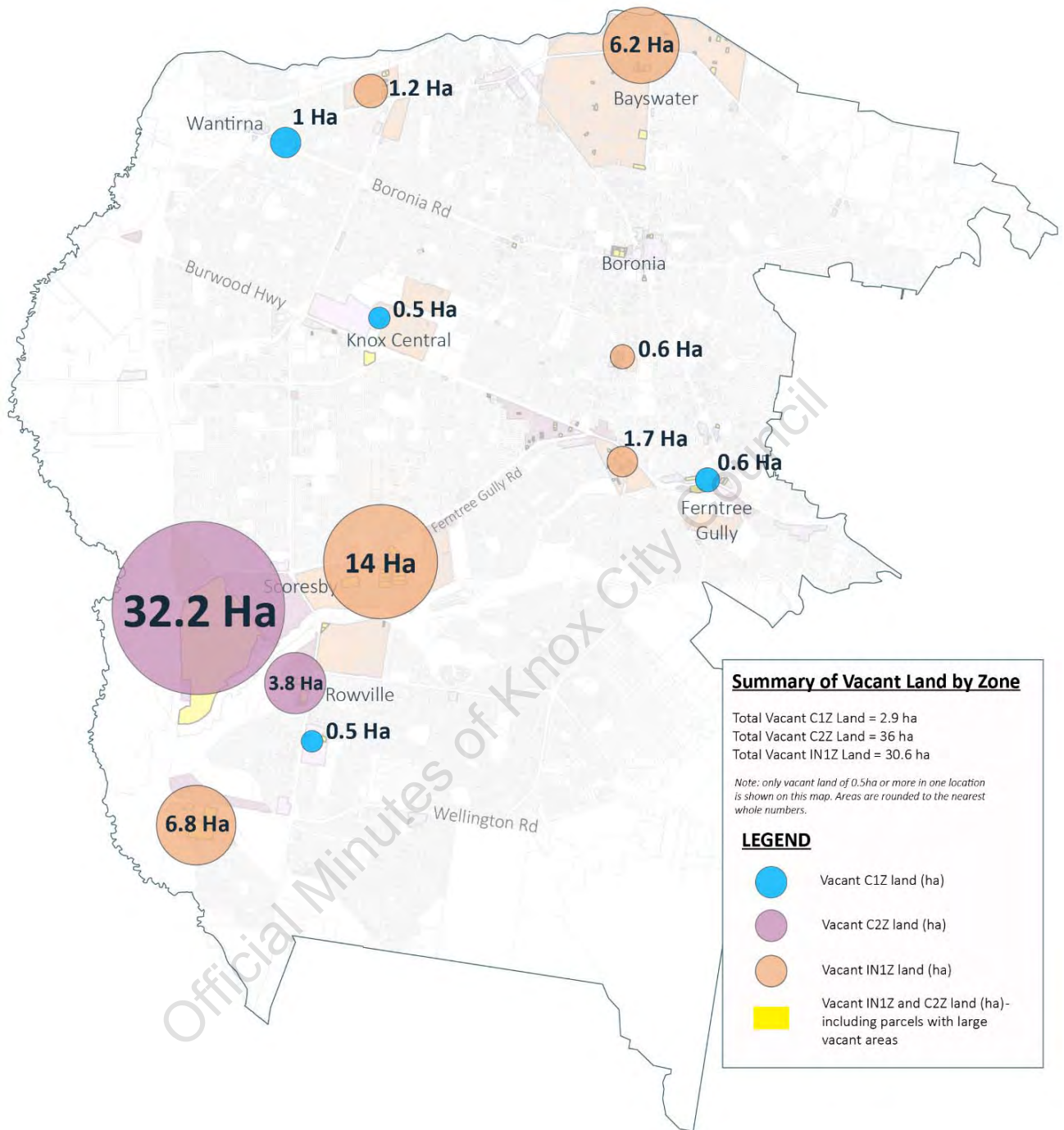
	Land Area (ha)
<b>Vacant</b>	
C1Z	2.9
C2Z	36.1
IN1Z	30.6
<b>Vacant sub-total</b>	<b>69.6</b>
<b>Underutilised</b>	
C1Z	8.6
C2Z	2.1
IN1Z	15.9

PDZ1	3.0
PUZ3	10.1
<b>Underutilised sub-total</b>	<b>39.7</b>
<b>Total</b>	<b>109.3</b>

Source: Council Rates Database 2016, derived by Urban Enterprise 2016

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FIGURE 2 LOCATION OF VACANT LAND



Source: City of Knox Rates Database, reviewed and presented by Urban Enterprise.



## FLOORSPACE BY LAND USE

According to Council's Rates Database, there is 3,671,749 square metres (3.67 square kilometres) of floorspace within business zones in the City of Knox. The majority of this floorspace is classified as 'industrial' (78%), followed by uses classified as 'retail' (14%). A range of uses that do not fall within industrial, commercial or retail categories (such as religious, civic, education and recreation) are operating within business zones, comprising around 2% of all business floorspace.

**TABLE 4 GROSS FLOORSPACE BY LAND USE CATEGORY**

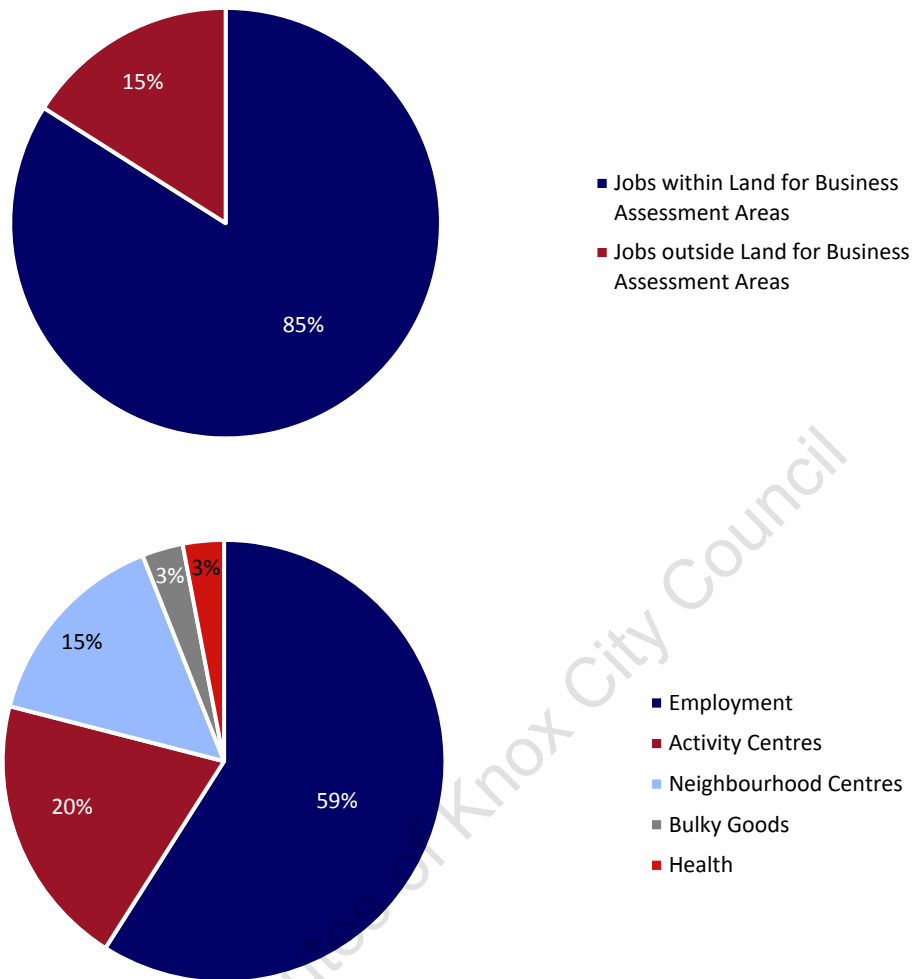
Business Floorspace	Gross Floorspace (sqm)	Other Floorspace	Gross Floorspace (sqm)	Total Floorspace
Industrial	2,854,739	Residential	56,355	
Retail	500,365	Recreation and Leisure	23,306	
Health and Medical	71,915	Education	14,833	
Office	61,251	Religious	15,726	
Highway Sales	24,753	Civic	10,460	
Pubs and Gaming	12,932	Infrastructure and Utility	1,277	
Industrial Development Site	10,878	Open Space	838	
Other Commercial	7,052	Emergency Services	538	
Accommodation	4,206	Other	325	
<b>Sub-Total Business Floorspace</b>	<b>3,548,091</b>	<b>Sub-Total Other</b>	<b>123,658</b>	

Source: Council Rates Database 2016, derived by Urban Enterprise 2016.

## 2.4. EMPLOYMENT BY LAND FOR BUSINESS ASSESSMENT AREA/SIGNIFICANT BUSINESS LOCATION

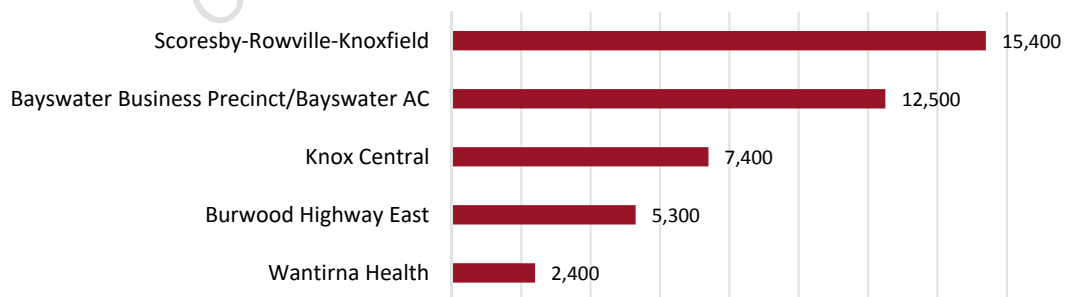
Figure 3 shows that 85% of all employment in the City (47,421 of 55,807 jobs in 2011) is within the Land for Business Assessment Areas, 59% of which is located within employment land areas (Industrial and Commercial 2 Zoned land). The largest concentrations (Figure 4) of employment are within Knox's five Significant Business Locations: Scoresby-Rowville-Knoxfield (15,400 jobs), Bayswater Business Precinct/Bayswater Activity Centre (12,500 jobs), Knox Central (7,400 jobs), Burwood Highway East (5,300 jobs) and Wantirna Health Precinct (2,400 jobs). These Significant Business Locations accommodate 77% of jobs in Knox.

**FIGURE 3** PROPORTION OF EMPLOYMENT IN EACH DEVELOPMENT SETTING IN KNOX, 2016



Source: Remplan, 2016.

**FIGURE 4** LARGEST CONCENTRATIONS OF EMPLOYMENT IN KNOX, 2016



Source: Remplan, 2016.

## 2.5. PLANNING POLICY AND CONTROLS

This sub-section outlines the key state and local planning controls that apply to business land in the City. The section also includes a commentary on the implications of recent changes to the Victorian Planning Provisions in respect of commercial and industrial zones and a discussion of the options for applying planning zones in the City of Knox to influence and control commercial and industrial development in the future.

### 2.5.1. PLAN MELBOURNE (2017)

Plan Melbourne, the State Government Planning Strategy, projects that over the next 35 years the priority sectors for the Melbourne economy will be medical technology and pharmaceuticals, new energy technologies, food and fibre, transport technologies, defence technologies, construction technologies, international education and professional services, reflecting a trend away from labour intensive to knowledge intensive economic activity. For the Eastern metropolitan region, Plan Melbourne identifies the key industries of Retail Trade, Health Care and Social Assistance, Manufacturing and Education and Training.

Plan Melbourne identifies the Wantirna Health Precinct (Knox Private Hospital) as a place of state significance as a Health Precinct. The Victorian Planning Authority has commenced planning work for the precinct, which is expected to undergo substantial change and development supported by infrastructure investment in this key cluster of health and related economic activity.

Plan Melbourne identifies five Activity Centres in the City of Knox: Knox Central, Bayswater, Boronia, Mountain Gate and Rowville (p.53). The direction for these Activity Centres is as follows:

*"All activity centres have the capacity to continue to grow and diversify the range of activities they offer...Diversification will give communities access to a wide range of goods and services, provide local employment and support local economies and the development of 20-minute neighbourhoods. In many activity centres, this growth will include housing, particularly at higher densities." (p.37)*

Plan Melbourne identifies that policies encouraging a diversity of land uses within activity centres can lead to "residential uses competing with commercial uses and employment opportunities" and that "consideration needs to be given to ways in which commercial and residential development can be developed together." (p.35) This is particularly relevant to the City of Knox given the constrained land profile typical of established urban areas.

### 2.5.2. COUNCIL PLANNING POLICY

The Knox Planning Scheme currently relies on a variety of economic analysis and strategic planning references, some of which are considered dated (i.e. the 2008 Knox Economic Development Strategy). The Municipal Strategic Statement's Economic Development clause (Clause 21.07) contains the majority of local policy regarding business land in the City, along with local policies in Clause 22 for Knox Central, Bayswater, Boronia and Rowville Activity Centres, Ferntree Gully Village, and the Scoresby-Rowville Employment Precinct.

A local policy at Clause 22.02 guides urban design for designated 'Industrial and Restricted Sales Areas'. The policy aims to maintain high urban design standards primarily through setbacks, minimum lot sizes and landscaping. The policy generally has the effect of reducing the intensity of land use along and near

arterial roads within the Industrial 1 Zone and Commercial 2 Zones. There is no specific local policy which relates to non-core employment uses in business land areas, though Clause 21.07 does include strategies relating to discouraging 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.

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## PLANNING SCHEME REVIEW – AMENDMENT C150

The Planning Scheme was recently updated through draft Amendment C150 to reflect the findings of the Planning Scheme Review undertaken in 2015. In respect of land for business, the Amendment made relatively minor changes in relation to economic development and land for business, given the Land for Business Project is seen as the most appropriate path for addressing more significant changes in policy direction.

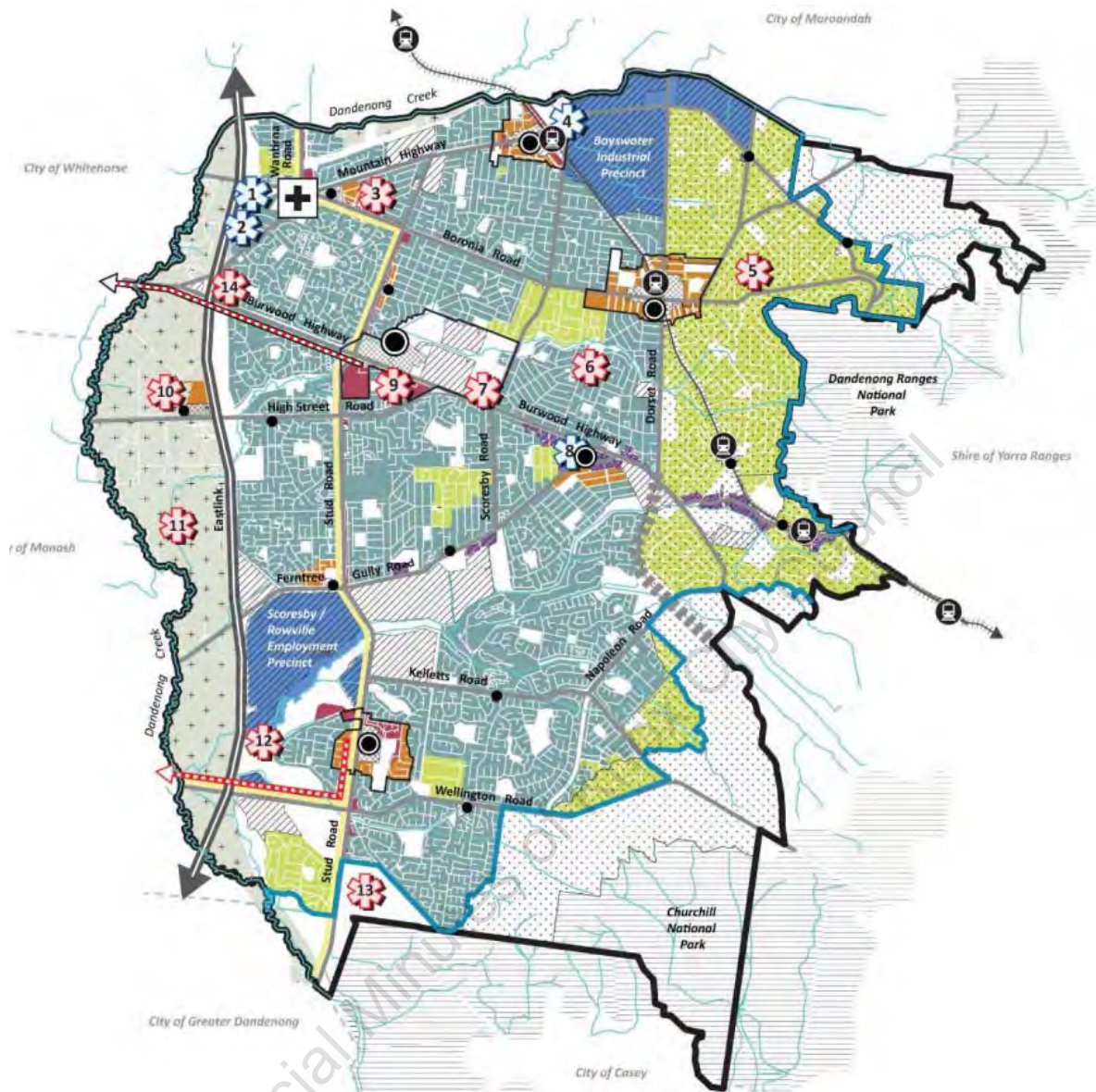
The changes Amendment C150 made included bolstering of policy regarding 'non-residential uses in residential areas' which strengthens support for local business and employment opportunities (i.e. medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship) near activity centres and other business areas. Amendment C150 also introduced policy support for residential land use and development within the Commercial 1 Zone at Clause 22.06 consistent with the role of the centre and appropriate within its context.

Figure 5 shows the Strategic Framework Plan included in Clause 21.02 via Amendment C150. The Strategic Framework Plan identifies three Strategic Investigation Sites for Employment / Commercial / Mixed Use, being the Wantirna Health Precinct, the 'Bayswater Triangle' and the 'Mountain Gate Triangle'. These sites are presently identified in the Housing and Economic Development clauses of the Municipal Strategic Statement and covered in the Knox Housing Strategy 2015. It is noted there are other Strategic Investigation Sites identified in the Housing Strategy as having a business land component which are not specifically referenced in the Economic Development clause. The Directions and Actions section will specifically address all the relevant sites, including recommending further updates to the Strategic Framework Plan.

## KNOX CENTRAL – AMENDMENT C149

The Knox Central Structure Plan was implemented through Amendment C149, which was gazetted in May 2018, replacing the Knox Central Urban Design Framework. It covers the area that includes the Land for Business Assessment Areas of AC-02 Knox Central and E-03 Knox Central Employment and seeks to support this area remaining competitive by supporting an increase in range of business types and retail offering available, along with supporting uses such as accommodation, entertainment and community uses. This report takes into account the findings and recommendations of the Knox Central project.

FIGURE 5 KNOX STRATEGIC FRAMEWORK PLAN



**LEGEND**

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR / TRAIN STATION
- SMART BUS ROUTE
- ARTERIAL ROAD
- EASTLINK
- URBAN GROWTH BOUNDARY
- CREEK
- ACTIVITY AREA (RESIDENTIAL)
- LOCAL LIVING (RESIDENTIAL)
- KNOX NEIGHBOURHOOD (RESIDENTIAL)
- BUSH SUBURBAN (RESIDENTIAL)
- MIXED USE AREAS (RETAIL/COMMERCIAL/RESIDENTIAL)
- COMMERCIAL/INDUSTRIAL AREA
- MAJOR EMPLOYMENT PRECINCT
- HIGHWAY RETAIL
- NEIGHBOURING MUNICIPAL BOUNDARIES
- DANDENONG CREEK VALLEY
- DANDENONG FOOTHILLS
- NATIONAL PARK

- HIERARCHY OF ACTIVITY CENTRES**
- ACTIVITY CENTRE
  - NEIGHBOURHOOD ACTIVITY CENTRE
  - ACTIVITY CENTRE BOUNDARY
  - WANTIRNA HEALTH PRECINCT
  - POTENTIAL BURWOOD HIGHWAY TRAM EXTENSION
  - FUTURE ROWVILLE RAIL
  - FUTURE DORSET ROAD EXTENSION

- STRATEGIC INVESTIGATION SITES - RESIDENTIAL**
- 3 Wantirna Heights School
  - 5 Boronia Heights College
  - 6 Norvel Road Quarry, Ferntree Gully
  - 7 DPI site, 609-621 Burwood Highway
  - 9 Knox Village Retirement Village (Burwood Highway)
  - 10 Jenkins Orchard (1201-1211 High Street Road Wantirna South)
  - 13 191 George Street, Wantirna South (Boral Quarry)
  - 12 Kingston Links Golf Course
  - 13 Waverley Golf Course (and adjoining sites)
  - 14 Part of 25 Burwood Highway; 55 Burwood Highway; 56 Mountain Highway and unreserved Crown Land (Parcel 196), Wantirna
- STRATEGIC INVESTIGATION SITES - EMPLOYMENT/COMMERCIAL/MIXED USE**
- 1&2 Wantirna Health Precinct, 750-750A Boronia Road and 203 Mountain Highway, Wantirna
  - 4 Bayswater Triangle
  - 8 Mountain Gate Triangle

Not to scale

Source: Knox Planning Scheme, Clause 21.02.

### 2.5.3. COMMERCIAL AND INDUSTRIAL ZONES

#### OVERVIEW

The zones available to Council to accommodate business uses include:

- Two Commercial Zones (Commercial 1 Zone and Commercial 2 Zone);
- Three Industrial Zones (Industrial 1 Zone, Industrial 2 Zone and Industrial 3 Zone);
- Mixed Use Zone;
- Activity Centre Zone
- Priority Development Zone
- Special Use Zone

The above zones utilised presently in Knox are:

- Commercial 1 Zone
- Commercial 2 Zone;
- Industrial 1 Zone;
- Mixed Use Zone;
- Priority Development Zone (though Amendment c149 – Knox Central proposes replacing this zone with the Mixed Use Zone).

#### CONVERSION OF FORMER BUSINESS ZONES TO COMMERCIAL ZONES

In 2013, Victoria's zoning framework was subject to review and a series of new and revised commercial and industrial zones were introduced into the Victorian Planning Provisions (VPP) and planning schemes.

The Commercial 1 Zone automatically replaced the Business 1 Zone, Business 2 Zone and Business 5 Zone, while the Commercial 2 Zone automatically replaced the Business 3 Zone and Business 4 Zone. The reform also removed retail floor space caps.

The introduction of new commercial and revised industrial zones in 2013 across Victoria had the general effect of broadening the range of commercial development options available, diluting the role of the planning ordinance in guiding the location of business-related land uses.

For some of Knox's activity centres, the suite of five former 'Business' zones (Business 1, 2, 3, 4 and 5 Zone) were applied to achieve, or encourage, differentiation between uses. The amalgamation of these 'Business' zones into two 'Commercial' zones undermines this intent in many cases. Given there are very few 'permit required' land uses in the Commercial 1 and 2 Zone, the influence of local policy is limited to those uses where a permit is required.

The changes to the Commercial Zones in 2013 were automatically applied, resulting in an expansion of the Commercial 1 Zone at the edges of activity centres and neighbourhood centres, significant alterations to the area and location of land in the Commercial 1 Zone in Wantirna (former B2Z) and Bayswater (former B5Z), creation of new stand-alone sections of land in the Commercial 1 Zone and removal of the differentiation between Business 3 and Business 4 Zones once combined into the Commercial 2 Zone.

The creation of new sections of C1Z land remote from existing activity centres has the potential to attract new retail anchors (i.e. supermarkets) that would further disperse retail expenditure and shopping trips. In

some cases, this could create positive outcomes such as new, well-located opportunities for retail or office floorspace to support population growth, however in others the zoning requires review to ensure that retail and business services are within activity centres to align with State and local policy. Locations recommended for rezoning away from the Commercial 1 Zone are outlined in Section 7 of this report.

### CURRENT PLANNING TOOLS AVAILABLE TO COUNCIL

The VPPs provide the following tools to Council to manage business land:

- Application of the suite of commercial and industrial zones;
- Inclusion of office floorspace caps within a schedule to the Industrial 1 or Industrial 3 Zone;
- Introduction of local policies to guide decisions on planning permits.

Table 5 provides a summary of the planning controls that apply under each of the business zones for a list of the most common business land uses. The table demonstrates that the current business zone options are relatively limited in the extent to which Councils can exercise discretion to grant permits. The Commercial 2 Zone in particular presents the opportunity for a wide range of uses without a planning permit, including retail, restricted retail, small supermarkets, offices and industry.

**TABLE 5 VICTORIAN PLANNING PROVISIONS FOR BUSINESS USES AND ZONES USED IN KNOX (EXCEPT INDUSTRIAL 3 ZONE)**

Use	Commercial 1 Zone	Commercial 2 Zone	Mixed Use Zone	Industrial 1 Zone	Industrial 3 Zone
<b>Accommodation</b>	Max 2m ground frontage	Except Hotel and motel (S2)			
- Dwelling	Max 2m ground frontage	Prohibited			
<b>Retail Premises</b>		Permit required	Other than Food and Drink and Shop	Other than Shop	Other than Shop
- Food and Drink Premises		Max. 100sqm	Max. 150sqm		
- Shop		Adjoin supermarket, max. 500sqm combined, max. 30m from Road Zone (RDZ)	Max 150sqm		Adjoin supermarket, max. 500sqm combined, max. 30m from RDZ
- Supermarket		Max. 1,800sqm, max. 30m from RDZ			Max. 1,800sqm, max. 30m from RDZ
- Restricted Retail					
<b>Office</b>			Max. 250sqm	Option: Schedule cap	Option: Schedule cap
<b>Hospital</b>					
<b>Education Centre</b>				Not primary or secondary school	Not primary or secondary school
<b>Industry</b>					
- Warehouse					



Section 1 (Permit not required)	Section 2 (Permit Required)	Section 3 (Prohibited)
---------------------------------	-----------------------------	------------------------

Text summarises key conditions and schedule options

Source: Urban Enterprise, using Knox Planning Scheme, 2016.

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#### 2.5.4. IMPLICATIONS

The following key implications from the analysis of current policy and zones inform the Directions Plan:

- State and/or Local Planning Policy clearly supports investment and employment growth in the Scoresby-Rowville-Knoxfield, Bayswater Business Precinct and Wantirna Health Precinct Significant Business Locations, supported by the existing network of Activity Centres. The Directions Plan should reflect the importance of these areas for investment and employment.
- Knox Central and Burwood Highway East are also Significant Business Locations that offer redevelopment opportunities over the short to medium term. A Structure Plan and Planning Scheme Amendment is in draft form for Knox Central, while Burwood Highway East would benefit from some additional strategic work. Both would also benefit from investment and business support;
- Policy supporting activity centres and 20-minute neighbourhoods applies to a number of centres in Knox, reinforcing the importance of Knox Central, Bayswater, Boronia and Rowville Activity Centres in providing a range of retail, commercial and residential services and development opportunities;
- The current suite of planning zones available to Council is very broad in terms of the variety of land uses permitted – Councils have less opportunity to influence the desired mix of land uses since changes to the commercial and industrial zones in 2013. In this context, Council should consider utilising a greater diversity of planning zones and schedules to provide direction to the market regarding the desired role of each Land for Business Assessment Area, and in some cases to better manage interfaces with sensitive uses. Office floorspace caps and local policy could be considered in certain areas, and local policy could be used to discourage non-employment uses in specific employment location areas;
- The strength of the retail hierarchy of Activity Centres and Neighbourhood Centres has been put at significant risk through the introduction of new Commercial 1 Zone area in 2013 without prior strategic assessment and the opportunity for small supermarket (less than 1,800 sqm) to locate within the Commercial 2 Zone (and Industrial 3 Zone) without a permit. This has the potential to further disperse retail activity and dilute the strength of the existing activity centre hierarchy and should be addressed by rezoning properties away from the Commercial 1 Zone that are not located in areas suitable for core retail uses;
- The rezoning of some areas from the former Business 5 Zone to the new Commercial 1 Zone may not be the most appropriate zone based on location and/or activity occurring on the land. As such, some further investigation should occur to determine if rezoning is appropriate.

## 3. THE KNOX ECONOMY

### 3.1. INTRODUCTION

This section provides a snapshot of the Knox economy and workforce, having regard to: State economic conditions; local output; local employment; and, analysis of key economic opportunities for the City.

### 3.2. VICTORIAN ECONOMIC CONTEXT

The Victorian economy has experienced a long period of economic growth. The latest reported Gross State Product for Victoria was \$373.6 billion for 2015/16, a 3.3% increase from 2014/15 (Australian National Accounts, ABS), above the long-term average of 3% per annum over the past 20 years.

The economy has experienced moderate growth in recent years, supported largely by strong population growth, low interest rate conditions and a low Australian dollar. The State Budget Update for 2016/17 identified the following economic conditions and drivers for Victoria:

- **Gross State Product (GSP)** saw a 3.3% growth over the year of 2015-16 and is expected to increase by 3% in 2016-17. The consistent growth trend provides confidence for short to medium term projections for ongoing growth in Victoria and Melbourne. The extent to which economic growth is experienced in individual municipal areas will depend on a range of factors, not all of which Councils can influence;
- **Inflation** grew at 1.6% in 2015-16 due to strong competition in the domestic market – these low price growth conditions and subsequent low wage growth conditions are expected to continue into the future. These conditions could pose challenges to Knox’s retail industry which is exposed to strong competition from existing shopping centres in neighbouring municipalities;
- **Strong employment growth** in 2015/16 resulted in a reduction in the unemployment rate to 5.9%. Over two-thirds of job growth in Victoria over the period 2000 – 2015 occurred in the industries of health care and social assistance, professional, scientific and technical services, education and training, construction and retail trade.<sup>1</sup> These sectors – particularly health care and retail trade - are well represented in Knox, and opportunities to support ongoing growth in all of these sectors are discussed throughout this report;
- **Interest rates** have been low in Victoria for many years. Combined with a low Australian dollar, this has resulted in strong conditions for business and consumer investment.
- **Population** growth for Victoria is continuing at a very high rate, with 110,000 people being added to the State’s population each year. Victoria has the fastest growing population of any state, which is underpinning demand for a range of goods and services including retail, health, professional services and construction.

The relatively strong economic conditions are primarily underpinned by population growth and subsequent activity in related sectors. Ongoing population growth projections for both Melbourne and the City of Knox are expected to drive ongoing demand for employment, however there are expected to be changes in the growth profiles of individual sectors within Knox – these trends and changes are discussed in Section 3.4 and in Technical Report A.

<sup>1</sup> Department of Economic Development, Jobs, Transport and Resources, February 2017.

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### 3.3. MAJOR INFRASTRUCTURE AND REGIONAL EMPLOYMENT HUBS

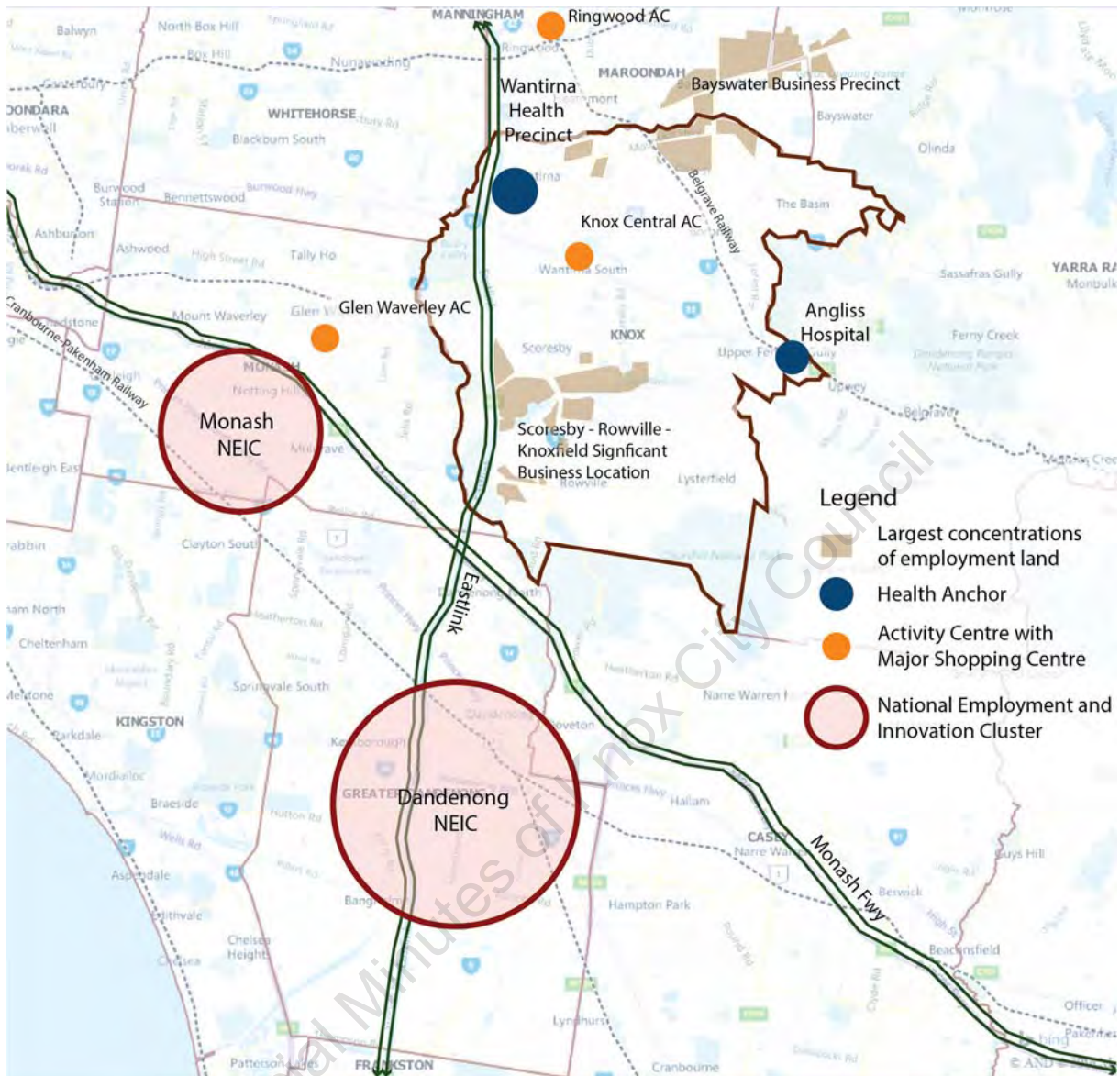
A range of major economic infrastructure assets are located within and near Knox, including universities (Monash Clayton, Swinburne Wantirna South), hospitals (Knox Private, Wantirna Health, Angliss), major shopping centres (Knox Central, Eastland Ringwood, Glen Waverley), freeways (Eastlink M3, Eastern Freeway M3, Monash Freeway M1) and nationally significant employment clusters (Monash National Employment Cluster, Dandenong South National Employment Cluster, Bayswater Business Precinct and Scoresby-Rowville-Knoxfield). These major economic assets provide a range of opportunities to residents and businesses within Knox.

Council is advocating for improved public transport in the municipality, including the extension of train services to Rowville (via Monash University Clayton) and tram services to Knox. The level crossings at Bayswater (Mountain Highway and Scoresby Road) having recently being removed, along with a station upgrade. The Wantirna Health Precinct is expected to undergo significant land use intensification and is likely to be supported by government investment in infrastructure in this part of the municipality.

These infrastructure investments will support improved accessibility for both residents and businesses, particularly to the Bayswater Business Precinct/Bayswater Activity Centre, Rowville Activity Centre and Knox Central.

Public transport is important in attracting business types which have high employment densities, high numbers of visitor movements and businesses and institutions which attract visitation from cohorts which have a higher reliance on public rather than private transport such as older, younger and lower socio-economic groups. Improvements to public transport will therefore be critical supporting infrastructure to encourage business growth in the Health Care, Professional Services, Retail and Education and Training sectors.

FIGURE 6 MAJOR ECONOMIC ASSETS, KNOX AND SURROUNDS



Source: Urban Enterprise 2016

### 3.4. THE KNOX ECONOMY

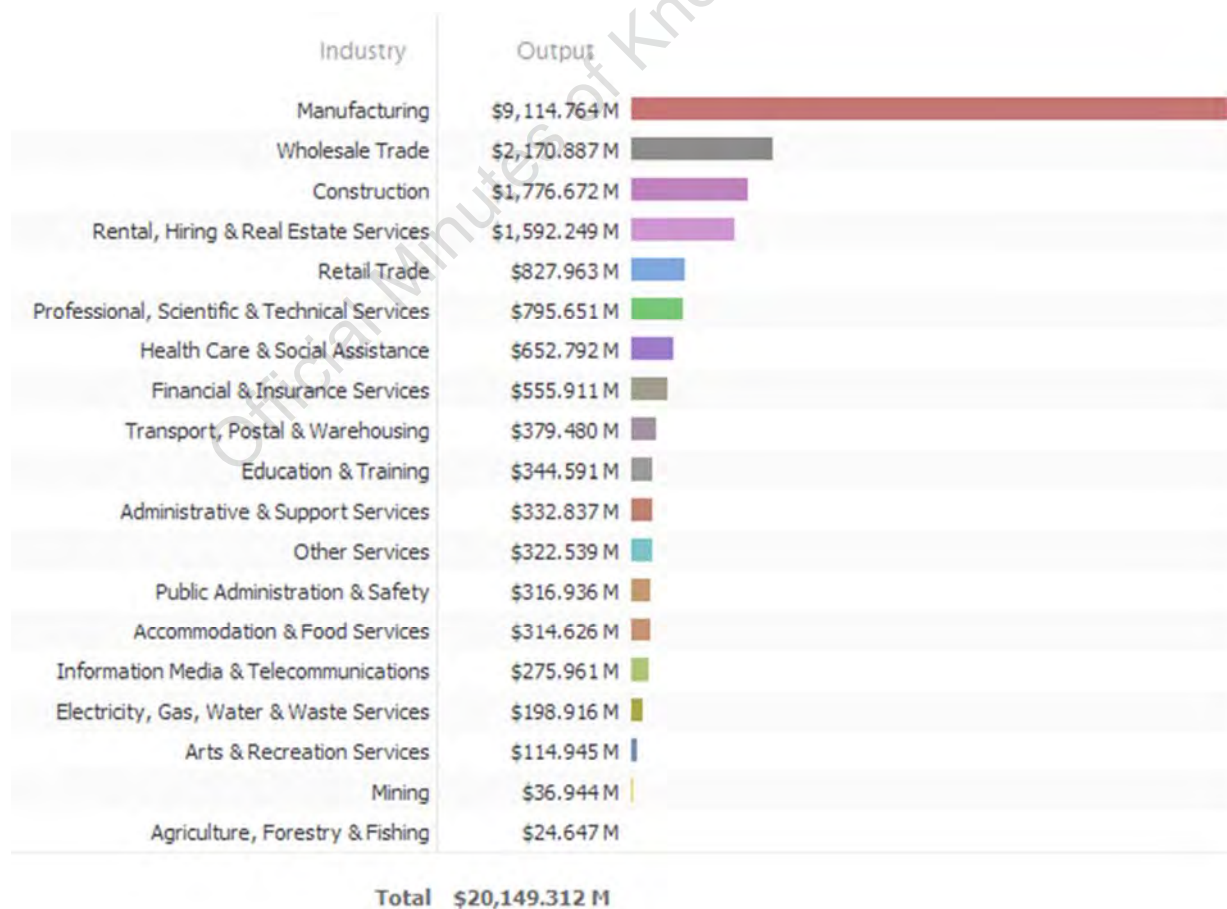
The Knox economy is growing and changing. This section draws on data and analysis prepared by Remplan in 2016 for the City.

Gross Regional Product (GRP) reached a ten-year high of \$8.08 billion in 2015/16, representing 3% of Greater Melbourne’s GRP. Economic output is estimated at \$20.1 billion, with the Manufacturing sector accounting for 45% of all output. The next three largest sectors in terms of output are all sectors which make use of industrial land, including Wholesale Trade, Construction and Rental, Hiring and Real Estate Services. The economic output of each industry is summarised in Figure 7.

Manufacturing and Wholesale Trade account for the majority of exports of goods and services. Manufacturing accounts for 75% of total exports. Within the Manufacturing sector, a transition is underway from larger format, traditional manufacturing to more of a mix with more technical, advanced forms of manufacturing. Although Knox still has a number of big players in this space that utilise large areas (i.e. CSR, PDF Foods, Tilley Soaps).

Small businesses make up the majority of the Knox business base - 97% of businesses employ less than 20 people. The total number of businesses in Knox declined by 2% from 2012 to 2015. 71% of jobs are attributable to the six industry sectors of Manufacturing, Retail trade, Wholesale Trade, Health Care, Construction and Education.

**FIGURE 7** KNOX CITY GROSS OUTPUT BY INDUSTRY 2015/16

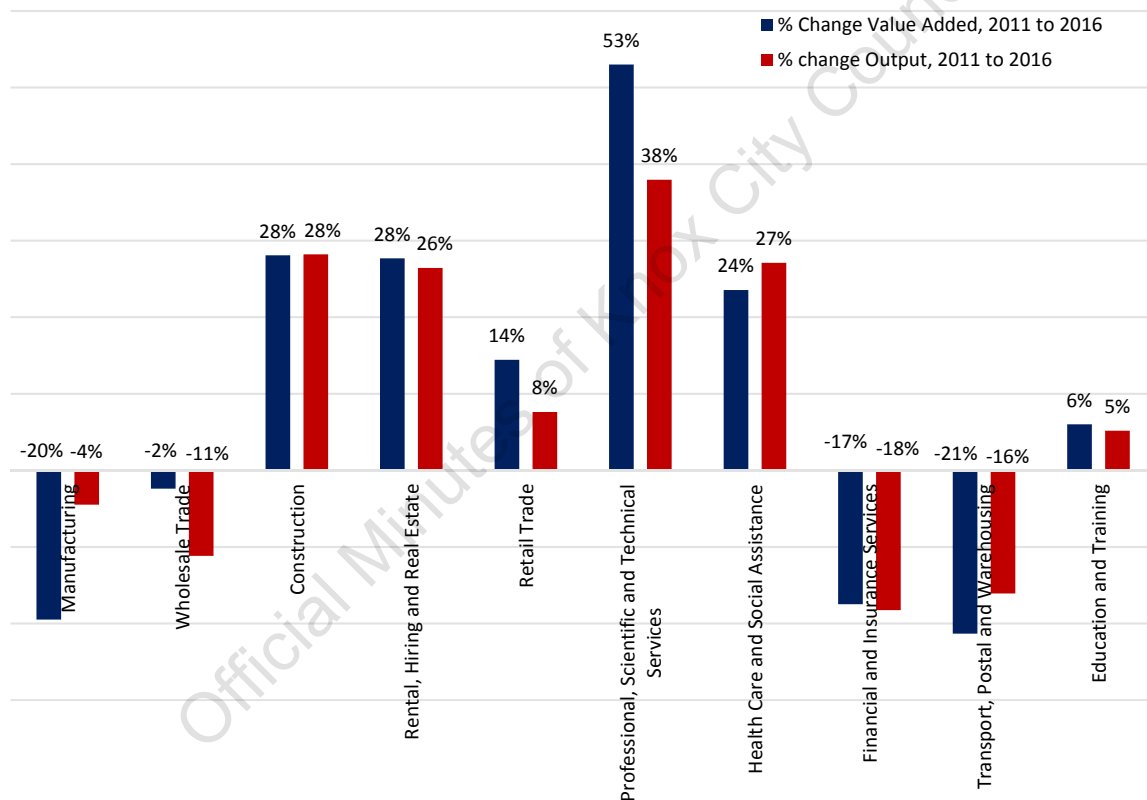


Source: Remplan 2016

Despite the ongoing importance of traditional 'industrial' industries, the Knox economy is shifting from a production and processing-based economy to a more knowledge intensive economy. Manufacturing remains a key industry in terms of employment and output, however the development of other industries is diversifying the local economy. Recent increase in GRP have resulted from increased economic output from industry sectors such as Rental, Hiring and Real Estate Services, Construction, Health Care and Professional, Scientific and Technical Services.

Figure 8 shows the change in economic output and value added over the past 5 years for the ten largest industries in Knox, showing decreases in output and value added by generally larger format industrial sectors of Manufacturing and Transport, Postal and Warehousing, while there were significant increases in output and value added in the Professional, Scientific and Technical Services, Health Care and Social Assistance, Construction and Rental, Hiring and Real Estate industries.

**FIGURE 8 CHANGE IN OUTPUT AND VALUE ADDED BY INDUSTRY, 2011 TO 2016, KNOX**



Source: Remplan 2016



## PROPULSIVE SECTORS

The industry sectors which are the key drivers of Knox City's economy in terms of regional exports, employment, value-added and local expenditure on goods and services (backward linkages) are recognised as key 'propulsive industries'. The industry sectors identified as propulsive industries for Knox are as follows, based on analysis by Remplan in 2016:

- Construction;
- Wholesale Trade;
- Manufacturing;
- Other services; and
- Health Care and social services.

Within the manufacturing industry, a number of sub-sectors have also been identified as propulsive, including Professional, Scientific, Computer & Electronic Equipment Manufacturing; Human Pharmaceutical Product Manufacturing & Specialised & Other Machinery & Equipment Manufacturing.

Based on the consultation undertaken and economic reports reviewed for this study, the types of businesses in propulsive sectors that require land in business zones can be summarised as follows:

- Businesses requiring industrial land for small and medium operations, including:
  - Medium sites for specialised manufacturing, heavy and civil construction with separation from residential areas;
  - Small and medium sites for wholesale trade businesses with ready access to road and freeway networks; and
  - Smaller sites for construction services (trades), including storage and supplies.
- Business requiring a range of office and medical building types and sizes, including:
  - Health care services within medical clinics, activity centres and near hospitals;
  - Aged care and social services in small and medium office spaces generally located in activity centres or near aged care facilities and hospitals.

It is noted that some propulsive sectors could include a proportion of home-based businesses and businesses operating in residential zones, including health care services, construction services (trades with no fixed address) and residential care. The implications of employment projections and economic opportunities are discussed later in this report.

### 3.5. THE KNOX WORKFORCE

Knox has a highly skilled workforce with 55% of the working population considered in this category based on a graduate / post graduate qualification, above average individual weekly income and high tertiary attainment rates. This aligns with the highly skilled nature of resident workforce across the Melbourne East region, which is ranked as Australia's most 'highly qualified workforce' (Melbourne East Regional Plan 2020, RDA Melbourne East).

Other important characteristics of the Knox workforce include:

- The workforce is ageing, with 43% of the workforce over 45 years of age.<sup>2</sup>
- The Knox City unemployment rate was 4.7% in December 2015. The rate has decreased from a five-year peak of 5.7% in 2014.
- 37% of employment is occupied by local residents and a further 43% of local jobs are occupied by residents of the surrounding areas of Yarra Ranges, Maroondah, Casey, Whitehorse, Monash and Greater Dandenong.

The largest industry sector of employment is Manufacturing, which provides 23% of jobs in Knox, followed by Retail Trade 13% and Wholesale Trade. Employment in each of these industries has slightly decreased as a proportion of total employment in Knox since 2011 due to increases in 'knowledge' sectors including Health Care and Social Assistance, (up to 11% from 9%), Education and Training (6% up from 5%), and Professional, Scientific and Technical Services, (6% up from 4% in 2011), demonstrating the gradual shift towards more knowledge-based activity.

The diversification of the Knox economy and the growth of knowledge-based industries such as Health Care, Professional, Scientific and Technical Services and Education and Training, in terms of output, value added and employment indicates that a different mix of jobs will be available in Knox over the next 20 years compared with the previous 20 years. Employment projections are provided later in this report, along with implications for land requirements.

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<sup>2</sup> Melbourne East 2020 Prospectus, Regional Development Australia 2016

## 4. PROJECTED DEMAND FOR BUSINESS LAND

### 4.1. INTRODUCTION

Demand for land for business in Knox will be driven by a range of factors such as population growth, demographic changes, economic changes and technology. This section provides a summary of the type and scale of demand drivers, projections of employment over the next 20 years, and implications for business land requirements in the municipality based on existing information.

Of important note, however, is the unprecedented speed of technological change which is presently occurring that is transforming economies, local and global. The impacts can be broad, including on what, how and where things are produced. As the changes can be difficult to accurately predict how they might influence land and development requirements, it will be increasingly important to regularly monitor, review and understand what is happening in the Knox local economy in order to support the ongoing prosperity of the local economy.

### 4.2. DRIVERS OF EMPLOYMENT GROWTH AND LAND USE CHANGE

The main drivers of employment growth in Knox include population growth, demographic and household change, transition within the industrial sector, the increasing importance of technology and business amenity, and infrastructure investment.

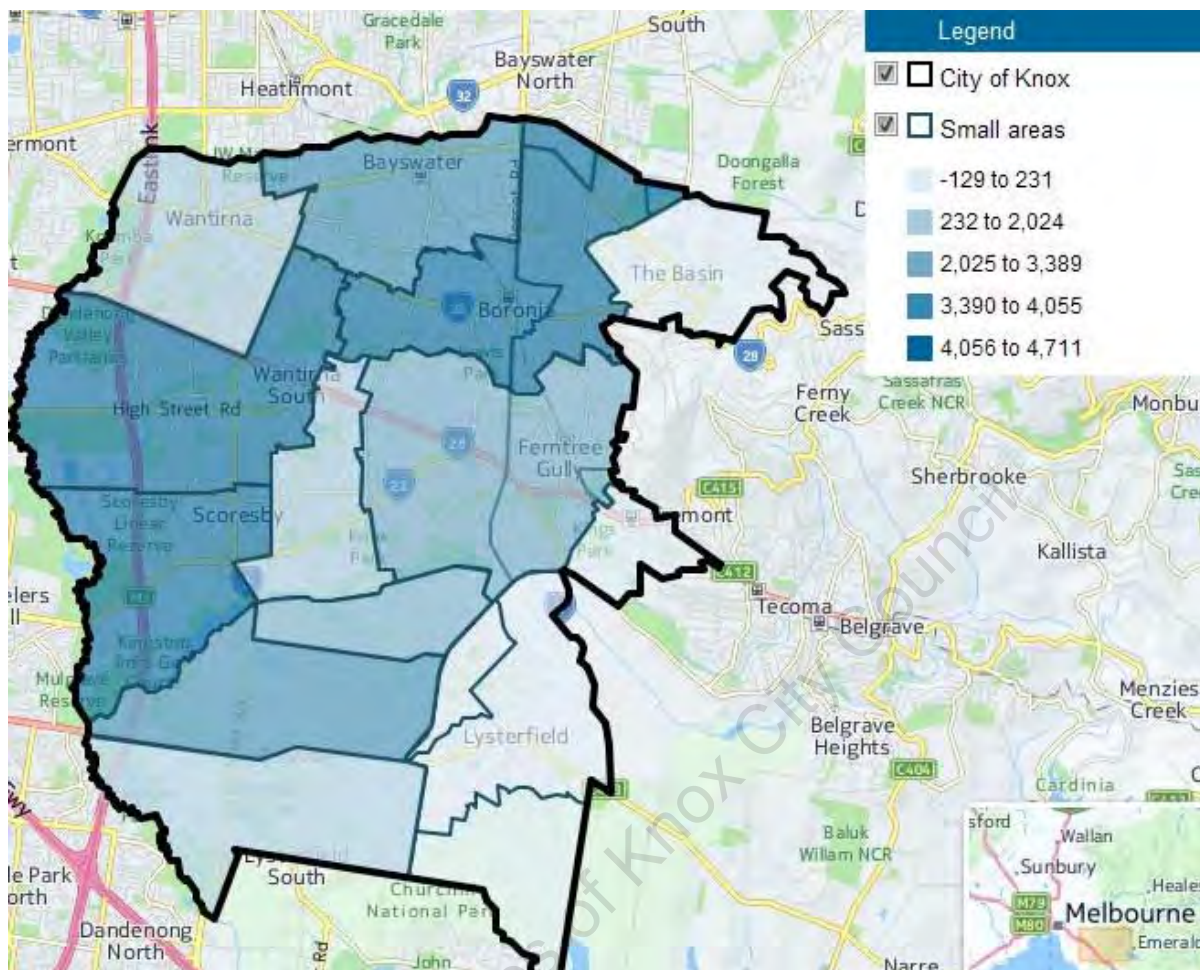
#### POPULATION GROWTH

The Knox population is projected to increase at an average rate of 0.74% per annum from 159,541 in 2016 to 184,821 in 2036, an increase of approximately 25,000 residents over the next 20 years (Forecast ID, City of Knox).

The scale of projected growth and increase in number of local residents of employable age will result in increased demand for employment in the municipality, along with a significant increase in demand for local retail goods and services. Projected changes in the demographic profile, primarily increases in older people and young families, will also drive increased demand for health care and child care services.

Population growth is expected to be primarily concentrated in two development settings: residential and mixed use developments within and near existing activity centres such as Knox Central, Boronia, Bayswater and Rowville; and at identified Housing Strategic Investigation Sites. The balance of population growth is expected to occur in established suburbs through incremental subdivision and development, with only moderate growth in the foothills areas in the eastern part of the municipality. The distribution of projected population growth by suburb is shown in Figure 9.

**FIGURE 9** PROJECTED DISTRIBUTION OF POPULATION GROWTH, 2016 TO 2036



Source: Forecast ID.

**RETAIL/SUPERMARKETS**

Population growth has led to a number of retail proposals, including a proposed major expansion of Westfield Knox in Knox Central which will improve the retail offer for the entire municipality and surrounding areas. Other retail proposals include a new Neighbourhood Activity Centre in the Orchards development and new Aldi supermarkets in Boronia and Scoresby. It is likely that there will be ongoing demand for additional retail floorspace, especially supermarkets to support population growth. However, the dispersed model of smaller retail centres starting to emerge could face viability challenges in Knox if catchments with sufficient retail expenditure are not maintained. Given that a significant proportion of population growth is projected within and near existing Activity Centres, retail floorspace should be primarily consolidated within existing centres.

**A CHANGING INDUSTRIAL SECTOR**

Manufacturing is the most significant sector of employment in Knox, however the sector is transitioning. Capabilities that support lower cost, but higher output businesses are increasingly driving opportunities for smaller entrepreneurial firms. Typically, smaller firms can support greater innovation and increased job creation. While demand for higher order employment (greater skills in research and development) is forecast coupled with advances in technology, it is expected that opportunities for manufacturing within

Australia and locations like Knox will continue. Technical Report A identifies that long term expectations for a lower Australian dollar and tapering wages growth will also boost the productivity of the sector.

The availability of large vacant lots at lower prices in the Dandenong South and Pakenham areas has led to a number of large format manufacturers and transport businesses moving from Knox and other established areas to these greenfield industrial and business parks. Some larger businesses have reduced their operations in Knox, resulting in the opportunity to redevelop or re-use large sites.

In recent years, industrial subdivisions have been approved and proposed in Knox which convert a single large industrial site into a business park incorporating smaller warehouses, factories and offices. New business parks have been established in Bayswater, Knoxfield, Rowville and Scoresby, providing higher density employment, a greater proportion of office floorspace and opportunities for smaller businesses to access new premises, supporting the transition from large format industrial uses to smaller industrial and commercial businesses.

### THE ROLE OF TECHNOLOGY

A range of broader trends generated by technological advances and globalisation will impact on the way economic activity and land use takes place over the next 20 years. For example, online retail is capturing an increasing share of retail expenditure in Australia, with turnover growth outpacing traditional store-based retail.<sup>3</sup> This has placed additional pressure on existing retailers and has contributed to challenging economic conditions for all retail sectors. If online market share continues to increase, demand for shopfront floorspace may decrease in response. Conversely, demand for postal services, transport and distribution could increase. There are already many examples of small online retail distributions centres being established in Knox's industrial zones, which are well located to service the significant residential catchment in Melbourne's east. Forty-two (42) 'non-store retail' businesses were created in Knox between 2011 and 2016, the largest increase for any retail type in the municipality.

Further into the future, autonomous vehicles are expected to become part of the mix, potentially resulting in fewer vehicles per person/worker, and less space required for car parking. Conversely, higher employment densities are generally experienced as economies transition from traditional manufacturing and wholesale trade uses to more knowledge intensive uses. Although greater employment densities will generally lead to more efficient use of land, loads will increase on infrastructure such as roads, public transport, open space and employment support services such as retail and accommodation. There are international examples of buildings which include 'industrial' floorspace at upper levels, significantly increasing employment densities and land use efficiency. This design opportunity may be relevant to the Knox context later in the planning period once land values appreciate sufficiently.

### BUSINESS AMENITY

Although Caribbean Park has continued to attract major industrial businesses, the vision for this area is to attract major office tenants, driven by the provision of a high amenity employment land area, reflecting the transition underway within the economy towards professional services, and the importance of high local amenity in attracting businesses seeking larger office spaces.

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<sup>3</sup> NAB Online Retail Sales Index, ABS Retail Trade.

As former industrial areas in Knox become more densely occupied and accommodate a broader mix of uses, it is important that employee amenity is improved, which may include the provision of retail services, hospitality and recreation options nearby.

## INFRASTRUCTURE AND INVESTMENT

Knox is strategically located at the juncture of significant road transport infrastructure, including EastLink, Mountain Highway, Burwood Highway and Ferntree Gully Road. There is significant demand for movement of the workforce both to and from the region to support economic activity. The investment in key Activity Centres located on the Melbourne train network, including the level crossing removal and station upgrade at Bayswater, facilitates the movement of both a workforce and customers, which can create opportunity to lift consumption.

Despite forecast investment in the expansion of Westfield Knox in Knox Central, the limited rail network may have impacts on the role, function and performance of this activity centre when compared with locations such as Ringwood and Glen Waverley.

The identification of the Wantirna Health Precinct as a priority for the State government through Plan Melbourne is expected to lead to significant land use change and infrastructure investment in this area, combining with the expansion of the Knox Private Hospital (current construction) to form a major opportunity for business and employment growth in this area.

### 4.3. EMPLOYMENT PROJECTIONS AND LAND REQUIREMENTS

Employment projections for the City have been prepared, having regard to recent trends in employment and economic activity, population and demographic projections, and the drivers of employment growth discussed in this report.

Employment in the City of Knox is projected to increase by 15,142 persons over the period 2011 to 2036, with the most significant employment growth in the following industries:

- Professional, Scientific and Technical Services (+3,071 jobs);
- Health Care and Social Assistance (+2,853 jobs);
- Retail Trade (+1,905 jobs);
- Construction (+1,641 jobs);
- Education and Training (+1,346 jobs).

The only industry projected to experience a significant decline in employment in Knox is Manufacturing, projected to decrease by 803 jobs (6.2%) from its peak in 2016 of 13,012, however the Manufacturing industry is projected to remain the largest industry of employment within Knox over the entire period, particularly given its alignment towards knowledge intensive manufacturing and innovation.

Table 6 shows the employment projections for each industry sector from 2011 to 2036.

The projection for Health Care and Social Assistance is in line with population and ageing forecasts. A catalytic project such as the Wantirna Health Precinct could alter the rate and extent of growth.

**TABLE 6** INDUSTRY SECTOR EMPLOYMENT FORECASTS 2011 TO 2036

Industry	2011	2016	2021	2026	2031	2036	Change 11-36	Change (%)
Manufacturing	12,569	13,012	12,840	12,565	12,390	12,209	-360	-2.86%
Retail Trade	7,441	8,186	8,398	8,615	8,921	9,346	1,905	25.60%
Health Care and Social Assistance	6,172	6,865	7,314	7,717	8,254	9,025	2,853	46.22%
Wholesale Trade	6,240	6,664	6,841	6,906	7,059	7,356	1,116	17.88%
Construction	4,102	4,667	4,933	5,171	5,475	5,743	1,641	40.00%
Professional, Scientific and Technical Services	3,053	3,842	4,315	4,799	5,325	6,124	3,071	100.59%
Education and Training	3,181	3,509	3,720	3,905	4,153	4,527	1,346	42.31%
Accommodation and Food Services	2,848	3,218	3,358	3,524	3,724	4,025	1,177	41.33%
Other Services	2,401	2,577	2,622	2,653	2,705	2,754	353	14.70%
Public Administration & Safety	1,605	1,733	1,806	1,863	1,934	2,015	410	25.55%
Administrative and Support Services	1,444	1,547	1,589	1,606	1,645	1,716	272	18.84%
Transport, Postal and Warehousing	1,469	1,542	1,564	1,572	1,589	1,616	147	10.01%
Financial and Insurance Services	955	1,025	1,067	1,100	1,139	1,176	221	23.14%
Arts and Recreation	665	800	850	900	961	1,011	346	52.03%
Rental, Hiring and Real Estate Services	666	792	832	867	910	952	286	42.94%
Information Media & Telecommunications	592	631	654	675	701	739	147	24.83%
Electricity, Gas Water and Waste Services	279	345	382	416	456	491	212	75.99%
Agriculture, Forestry & Fishing	78	79	68	66	69	72	-6	-7.69%
Mining	47	47	49	49	50	52	5	10.64%
<b>Total</b>	<b>55,807</b>	<b>61,081</b>	<b>63,202</b>	<b>64,969</b>	<b>67,460</b>	<b>70,949</b>	<b>15,142</b>	<b>27.13%</b>

Source: Urban Enterprise and Remplan 2016.

\*The projected figures for Health Care and Social Assistance may differ as the Wantirna Health Precinct develops over time.

**TABLE 7** EMPLOYMENT FORECASTS - IMPACT ON LAND FOR BUSINESS ASSESSMENT AREAS

Industry	Relevant Assessment Area	Impact Level	Impact type
Manufacturing	E-01 Bayswater (Central) E-05 Knoxfield Employment E-07 Caribbean Park & Scoresby Industrial E-11 Rowville (Kelletts Rd) E-09 Bayswater (East) E-03 Knox Central Employment	High	Decreasing employment, business exits, change in business types.
Retail Trade	AC-02 Knox Central AC AC-01 Rowville AC E-01 Bayswater (Central) NC-09 Mountain Gate Central NC	High	Increased demand for floorspace in centres
Health Care and Social Assistance	H-01 Wantirna hospitals NC-03 Wantirna Mall	Medium	High employment growth, increased demand.
Wholesale Trade	E-01 Bayswater (Central) E-07 Caribbean Park & Scoresby Industrial	Medium	Employment growth, business entries.
Construction	E-01 Bayswater (Central) E-11 Rowville (Kelletts Rd)	Medium	Employment growth, business entries.
Professional, Scientific and Technical Services	E-01 Bayswater Central E-07 Caribbean Park & Scoresby Industrial AC-02 Knox Central AC	Medium	High employment growth, new large and small business entries
Education and Training	NC-03 Wantirna Mall AC-02 Knox Central AC NC-09 Mountain Gate Central	Low	High employment growth, most employment outside employment zones.
Accommodation and Food Services	AC-02 Knox Central AC AC-01 Rowville AC AC-03 Boronia AC	High	Employment growth, important support for other businesses
Other Services	E-01 Bayswater (Central) E-03 Knox Central Employment E-04 Mountain Gate Industrial Estate E-11 Rowville (Kelletts Rd)	Low	No significant change.
Public Administration & Safety	AC-02 Knox Central AC	Medium	Modest employment growth
Administrative and Support Services	AC-02 Knox Central AC E-01 Bayswater (Central) E-07 Caribbean Park & Scoresby Industrial	Medium	Modest employment growth
Transport, Postal and Warehousing	E-01 Bayswater (Central) E-05 Knoxfield Employment E-02b Bayswater (West – Stud Rd) E-03 Knox Central Employment E-11 Rowville (Kelletts Rd)	High	Low employment growth Change in business types
Financial and Insurance Services	E-03 Knox Central Employment AC-02 Knox Central AC AC-03 Boronia AC	Medium	Moderate employment growth
Arts and Recreation	AC-03 Boronia AC E-01 Bayswater (Central)	Medium	Moderate employment growth
Rental, Hiring and Real Estate Services	E-01 Bayswater (Central) AC-03 Boronia AC AC-04 Bayswater AC	High	Moderate employment growth
Information Media & Telecommunications	AC-02 Knox Central AC E-07 Caribbean Park & Scoresby Industrial	Medium	Moderate employment growth
Electricity, Gas Water and Waste Services	E-01 Bayswater (Central) E-02a Bayswater (West – Mountain Hwy & Stud Rd)	Low	No significant change.
Agriculture, Forestry & Fishing	E-04 Mountain Gate Industrial Estate E-11 Rowville (Kelletts Rd)	Low	No significant change.
Mining	E-07 Caribbean Park & Scoresby Industrial	Low	No significant change.

Source: Remplan 2016.



## EMPLOYMENT MODEL FLOORSPACE AND LAND REQUIREMENTS

As at 2016, it is estimated that 85% of all jobs in Knox are located within identified land for Business Assessment Areas, principally having a commercial or industrial zone. The balance is in other zones, including residential, Public Use, Special Use and rural zones. This proportion varies significantly by industry sector – for example, only 19% of jobs in the Education and Training industry occur within business zones (commercial and industrial) because most education institutions (e.g. schools) are located within Special Use and Public Use Zones, resulting in a minimal requirement for business zoned land.

Projections of the floorspace and land areas required to support employment growth within business zones have been prepared for each industry sector and land use type using an Employment Growth Model. These projections are shown in Table 8, and are based on the following assumptions:

- The current proportion of employment within commercial and industrial zones is maintained for each industry;
- Typical employment densities for each industry and land use (i.e. employees per square metre of floorspace, incorporating industry benchmarks and current density estimates for the City of Knox); and
- Current site utilisation for each land use in Knox, based on Council rates and property data.

Under the Employment Growth Model, it is estimated that 284,000 sqm of additional land for business floorspace across approximately 86.1 hectares of land would be required in the Knox land for business employment areas and activity centres between 2016 and 2036.

**TABLE 8** FLOORSPACE AND LAND AREA REQUIREMENTS RESULTING FROM EMPLOYMENT GROWTH MODEL, CITY OF KNOX, 2016-2036

Land Use	Industries supported	Indicative Zones	Floorspace (sqm)	Land Area estimate (Ha)
Industrial	Manufacturing, Construction, Wholesale Trade, Transport Postal and Warehousing, Electricity, Gas, Water and Waste.	IN1Z, IN3Z	49,000	12.9
Office	Information Media and Telecommunications, Financial and Insurance Services, Rental, Hiring and Real Estate Services, Professional, Scientific and Technical Services, Administrative and Support Services, Public Administration & Safety, Art and Recreation, Other Services.	C1Z, C2Z, IN1Z	115,000	37.1
Retail	Retail Trade, Accommodation and Food Services	C1Z, C2Z	75,000	22.1
Health and Education	Health Care and Social Assistance, Education and Training	C1Z, C2Z	45,000	14.1
<b>Total</b>			<b>284,000</b>	<b>86.1</b>

Source: Urban Enterprise 2016.

Under the Employment Growth Model, industrial land uses will require approximately 49,000sqm of net additional floorspace (12.9 hectares of land) within the industrial zones. Businesses typically requiring office space will require 115,000sqm of net additional floorspace (37.1 hectares of land). Businesses typically located in retail premises will require 75,000sqm of new additional floorspace (22.1 hectares), and businesses in the health and education industries will require an additional 45,000sqm (14.1 hectares of land) in business zones (this excludes major hospitals and does not include specific projections of any major changes resulting from future investment in the Wantirna Health Precinct).

The timing of floorspace construction will depend on a range of factors, including investment decisions of major landowners and developers, economic conditions and the availability of suitable sites. Therefore, demand estimates from this model have not been estimated for shorter periods within the projection timeframe.

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## INDUSTRIAL LAND– ALTERNATIVE FLOORSPACE REQUIREMENTS

Although the amount of industrial land required to accommodate the projected net increase in employment in industry sectors that require industrial land is in the order of 12.9 ha (based on the Employment Growth Model), the total amount of land required may significantly exceed this quantum for the following reasons:

- The industrial role of Knox is in transition, and there is a lack of available greenfield land to accommodate purpose-built facilities for businesses looking to move to or within the municipality. Further, the projected decrease in employment in the manufacturing industry is expected to result in more industrial premises being vacated on larger lots, which then become available for smaller manufacturing lots and other industrial land uses such as distribution, construction and wholesale trade. These growing industries will require a range of lot and building sizes, generally medium to small premises in proximity to major transport routes, and the space needs will not always be met by existing lot sizes and premises. There is expected to be a time lag during which planning and development of new lots occurs to provide premises that are better aligned with demand. Therefore, it is expected that more land will be required in the short to medium term than would otherwise be required if broad hectare land was available to be subdivided in a manner which directly meets the new needs of businesses;
- Consumption of vacant industrial land has averaged 2ha per annum over the past 3 years, following a period of much higher land consumption between 2005 and 2010 of 8.4ha per annum. The construction of the Eastlink freeway led to strong industrial land consumption in the west of Knox that influenced the 8.4ha per annum rate of consumption, while the lack of remaining greenfield land is likely to have led to the more recent low vacant land consumption rates; and
- An average of 8,500sqm of additional industrial floorspace was approved for construction each year in the City of Knox over the period 2009 – 2016<sup>4</sup>. If this rate of development were to continue, a total of 170,000sqm of additional industrial floorspace would be required over the next 20 years, requiring approximately 45 ha of industrial land at the current Knox average industrial site coverage of 38%.

Taking both the Employment Growth Model result (49,000sqm) and a projection based on the recent rate of construction (170,000sqm) into account, an average rate of industrial floorspace growth has been adopted of 109,500sqm over the 20 year period. This floorspace would result in demand for 29 hectares of industrial land at 38% site coverage. A higher growth scenario would result in demand for up to 40ha over the period at an average land consumption rate of 2ha per annum rather than approximately 12.9 ha for 49,000 sqm.

## RETAIL MODEL- ALTERNATIVE FLOORSPACE REQUIREMENT BASED ON RETAIL EXPENDITURE MODELLING

Demand for retail floorspace can also be estimated using retail expenditure modelling, based on data and assumptions relating to population growth, existing retail floorspace, retail expenditure per person and the trading performance of retailers in the municipality. A high level retail model has been prepared to estimate the supportable retail floorspace in Knox and to verify the results of the employment projections model for the retail sector.

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<sup>4</sup> Victorian Building Authority, 2017.

The projections in the retail model take into account trends in consumer behaviour, including:

- A long term trend of increasing retail expenditure per person in real terms;
- A medium term trend of an increasing proportion of retail expenditure captured by non-store based (internet) retailers; and
- A medium term trend of increasing efficiencies in retail floorspace utilisation leading to higher retail turnover densities.

As shown in Table 9, it is projected that over the next 20 years the City of Knox could anticipate demand for an additional 91,000sqm of retail floorspace. The Municipal Retail Model projection results are derived from the expected increase in retail expenditure of Knox residents based on population growth, as distinct from the Employment Growth Model which derives floorspace demand from projected changes in the economy and subsequent employment growth projections.

**TABLE 9 MUNICIPAL RETAIL MODEL PROJECTIONS, CITY OF KNOX, 2016 - 2036**

	2016 -2036
Change in core retail supportable floorspace	+71,000
Change in bulky goods supportable floorspace	+19,600
<b>Change in supportable retail floorspace 2016-36</b>	<b>+91,000</b>

Source: Urban Enterprise, 2016.

These projections provide an indication of the scale of floorspace and land required to support projected employment growth in the City. The results of the Retail Model show a slightly higher supportable floorspace than the results of the employment projection model (75,000sqm), however the scales of the two results are similar. For the purposes of this study, the higher projection has been adopted to ensure that strategic planning allows for the upper range of the two scenarios. It should be noted that long term projections such as these may not eventuate and provide a broad indication of the potential scale of growth based on broad assumptions. A range of factors will influence growth and investment over the projections period, however it is important that Council plans to accommodate the scale of growth that can be reasonably expected based on current conditions.

#### ONGOING REVIEW OF PROJECTIONS

The above floorspace projections are based on existing data and the Employment Growth Model and the Retail Model. The projections will require regular monitoring and review, and subsequent updates and refinements to the priorities and actions required to support a strong Knox economy.

#### 4.4. KEY FINDINGS

Based on the evidence outlined in the Background Report and in this section, the following floorspace requirements are identified over the period 2016-2036:

- Retail floorspace: 91,000sqm;
- Office floorspace: 115,000sqm;
- Health and education floorspace: 45,000sqm; and
- Industrial: 109,500sqm floorspace / 29ha land.

## 5. ACCOMMODATING BUSINESS GROWTH

### 5.1. INTRODUCTION

This section discusses the considerations for accommodating demand for business and employment growth within each land use type, the opportunities and challenges that will impact Council's ability to facilitate economic growth, and the role of the various types of business land in Knox can play in meeting demand.

### 5.2. CONSIDERATIONS FOR ACCOMMODATING EACH LAND USE TYPE

The projections shown in Section 4 provide a guide as to the likely scale of future land requirements under certain assumptions. In most cases, assumptions are based on current evidence on key model inputs such as employment densities and site coverage. Over the next 10-20 years, further changes are expected in the way that land is used and in the types of businesses that are located in Knox. These changes will influence the type, location and scale of land required to support employment and business growth.

The factors that are likely to influence business land requirements, and the potential implications of these changes, are outlined for each broad business land use as follows.

#### INDUSTRIAL LAND

The projected requirement for 29ha of industrial land should be supported within the Industrial 1 Zone (or Industrial 3 Zone if in locations that require consideration of buffer zones to sensitive nearby uses such as residential areas). Research and consultation undertaken for this project indicated that there is no clear demand or requirement for heavy industries that would require land in the Industrial 2 Zone within Knox. As the Knox economy transitions to more knowledge intensive forms of economic activity and a different mix of industrial land uses, the types of land required will also change. Larger manufacturers and transport businesses are seeking large sites, cheap land and direct freeway network access in nearby areas such as Dandenong and Pakenham. Economic opportunities in the advanced manufacturing, construction and wholesale trade industries will generally require smaller lots than traditional manufacturing, seek opportunities to form clusters of similar activity, and seek locations close to main road networks, activity centres and other supporting services.

Overall, it is expected that industrial land in Knox will be most sought after in locations in proximity to Eastlink; within or near major employment land areas, major anchor businesses and activity centres; in proximity to established industry connections and markets; and in areas that offer smaller lots in higher amenity business environments compared with traditional larger lots in many established industrial areas. The Scoresby-Rowville-Knoxfield area and Bayswater Business Precinct are expected to be in relatively high demand for such industrial businesses.

#### OFFICE USES

There is expected to be significant demand for additional office floorspace over the next 20 years in Knox. Employment growth in industry sectors which typically require office floorspace is expected to generate

demand for an additional 115,000 sqm by 2036. In addition, some businesses in the growing health sector will also require office space.

The land area required to accommodate office floorspace will depend on the type of developments that take place over the next 20 years, particularly the balance between large scale multi-level offices (for example in Caribbean Park and other employment land areas) and smaller scale activity centre developments (which are often combined with retail and other business uses). Although Knox does not currently accommodate many stand-alone 'headquarter' office buildings, the recent construction of multi-level office space in Caribbean Park indicates that some larger scale office floorplates are becoming feasible. Although this type of office development is expected to continue in Caribbean Park over the planning period, it is expected that a significant proportion of office demand will continue to be from micro, small and medium businesses requiring small to medium office premises in close proximity to activity centres, residential areas and transport options.

The Employment Growth Model projects demand for 37ha of land to support growth in industry sectors using office floorspace. It is expected that this land area will not be required in full, given the likelihood that new offices will be constructed at greater site coverages than the current situation, primarily due to many office spaces likely to be constructed at upper levels within activity centres.

Land will primarily be required in the Commercial 1 Zone; however, the Commercial 2 Zone can also accommodate a significant proportion of office space, especially in Caribbean Park. Recent development have also resulted in a number of office buildings in the Industrial 1 Zone. Given that there is very limited vacant land within the Commercial 1 Zone, it is likely that some land within the Commercial 2 Zone and Industrial 1 Zone will continue to be incrementally converted to office uses over time, particularly if there is limited/no policy or zone controls to direct or limit office floorspace.

Office uses have higher employment densities than industrial and other commercial uses, and businesses generally seek higher amenity locations proximate to services. Accordingly, it is appropriate that the majority of office floorspace is accommodated in areas within or near activity centres and along public transport routes.

Council has the option of introducing a cap on office floorspace in the industrial zones. This approach may be appropriate to investigate for 'core' employment land areas zoned Industrial 1 Zone to differentiate between areas designated for industrial use and other areas that are appropriate for a mix of employment uses. Office floorspace caps for non-ancillary office development in appropriate locations will direct business development investment to areas that are well served by public transport, retail and community services, thereby supporting accessibility and amenity for workers and visitors, while ensuring that sufficient opportunities remain for larger industrial businesses within designated industrial precincts with appropriate buffers to residential areas. Clusters of 'local' industrial businesses may also benefit by limiting office development to that of ancillary office.

Areas that may be appropriate for consideration for office floorspace caps or policy include:

- Bayswater (Central) E-01;
- Knoxfield (E-05), except for sites fronting Stud Road;
- Rowville North Industrial (E-11), except for sites fronting Stud Road;
- Mountain Gate Industrial Estate (E-04); and

- Edina Rd Industrial Estate (E-12).

For Bayswater (Central) E-01 which is part of the Bayswater Business Precinct, consideration on this approach would need to take into account the direction for the whole Precinct across the three Councils and whether this is consistent.

Monitoring of office floorspace development (extent and location) over the next few years will assist in determining whether office floor caps may be appropriate for further investigation for specific Industrial 1 Zone locations.

## RETAIL FLOORSPACE

Retail expenditure projections indicate that there will be demand for up to 91,000 sqm of additional retail floorspace in the City over the next 20 years. The majority of this floorspace will require land in the Commercial 1 Zone within existing and new activity centres, with secondary allowances for restricted retail to locate within the Commercial 2 Zone and convenience retail to locate in the Industrial 1 Zone. Approximately 20,000sqm of additional bulky goods floorspace will be required to meet demand from Knox residents. Some of this demand can be met through re-occupation of the presently vacant large format Masters store in Knoxfield.

The Westfield Knox expansion in the Knox Central Activity Centre will result in significant floorspace growth (30,000sqm in Stage 1) within existing zoned land through increased site utilisation and equates to one third of the demand in take-up. The balance of additional retail floorspace will be delivered across the municipality.

Given the lack of vacant land in the Commercial 1 Zone (total of 2.9ha), and the expected strong competition from office and residential uses for land in activity centres, it will be important for Council to identify strategic opportunities to support additional retail floorspace growth and encourage efficient use of land within existing activity centres. Bayswater, Boronia and Rowville Activity Centres will need to accommodate ongoing increases in retail floorspace. Retail floorspace will also be required in proximity to key employment growth areas, such as the Wantirna Health Precinct.

In Neighbourhood Centres, incremental growth in retail floorspace should be supported. In the Dandenong Foothills, there is likely to be demand for tourism and hospitality uses, for example in the Upper Ferntree Gully and Ferntree Gully Village Neighbourhood Centres. It is important that incremental increases in retail floorspace are delivered within Activity Centres and Neighbourhood Centres as part of new developments. Mixed use developments should be encouraged wherever possible to provide new retail floorspace at ground level to ensure that retail floorspace keeps pace with population growth and is not solely reliant on major retail developments.

## HEALTH

Significant employment growth is projected in the Health Care and Social Assistance sector, led by population growth (primarily in the west of the municipality and around existing activity centres), ageing of the existing population (municipal-wide) and investment in existing health facilities (particularly in the Wantirna Health Precinct including the Knox Private Hospital).

Projected employment growth will require an estimated 31,000 sqm of floorspace required over the next 20 years within business zones, in addition to the employment growth that could be accommodated within

hospitals and other non-business zones. The floorspace is expected to be required within the following premise types: medical centres, allied health clusters, child care centres and smaller businesses located within general office and retail shopfronts. Businesses will often seek proximity to existing and new population concentrations and public transport routes, as well co-locating with other medical centres and hospitals. The Wantirna Health Precinct, and to a lesser extent the Angliss Hospital in Upper Ferntree Gully, present particularly strong opportunities to facilitate health clusters. It is important that sufficient land is available within suitable business zones (both Commercial 1 Zone and Commercial 2 Zone) near hospitals and along public transport routes.

The local policy introduced by Amendment C150 Planning Scheme Rewrite relating to non-residential uses in residential areas is aligned with encouraging health uses in close proximity to public transport and existing hospital and aged care facilities.

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### 5.3. COMPARING LAND REQUIREMENTS WITH LAND AVAILABILITY

Table 10 shows a comparison of land requirements against vacant land supply. Overall, future employment and business growth will generate significant demand for additional business land up to a total in the order of 107ha.

Major sites have the following indicative capacities:

- Caribbean Park: 200,000 sqm office floorspace, 4ha industrial land and 5,000 sqm retail;
- Knox Central: 30,000 sqm retail;
- The Orchards: 5,000 sqm retail plus ancillary commercial;
- Vacant Masters store: 10,000 sqm bulky goods retail.

The balance of land demand would need to be met across the municipality in existing Employment Land areas and Activity Centres. At present, there is a total of 37.5ha of vacant land available in Land for Business areas (outside the major sites identified), indicating that there is likely to be a significant overall shortfall of business land within the next 20 years in the City of Knox unless additional land is zoned for business purposes and existing business land is developed and used differently. The circumstances for each land use group are as follows:

- It is apparent that there could be significant land shortages for office, retail, health and education uses. These uses generally require land in the Commercial 1 and Commercial 2 Zones, however there is only 6.9ha available outside Caribbean Park, indicating a shortage of land for these uses. There is a particular lack of vacant land in the Commercial 1 Zone (only 2.9ha available), which is the primary zone to accommodate office and retail uses;
- There is likely to be sufficient land in the Industrial 1 Zone to accommodate projected demand from businesses requiring industrial land assuming that 4ha of the remaining land in the Caribbean Park is available for industrial use (within the section of the site currently designated for industrial use). However as mentioned earlier, there is expected to be a significant transition in the types of industrial businesses operating in the municipality with a decrease in manufacturing employment and an increase in other industrial sectors. It is important that existing industrial land is retained to enable this transition to occur, and, where relevant, policy introduced to reinforce the importance of industrial land to underpin the Knox economy.

**TABLE 10** COMPARISON OF BUSINESS LAND REQUIREMENTS AND AVAILABILITY

Land Use	Demand 2016-36			Major sites (floorspace capacity)				Balance to be accommodated		Balance vacant supply available		
	Floorspace (sqm)	Ave Site coverage	Land area (ha)	Caribbean Park	Knox Central Stage 1	The Orchards	Masters	Floorspace (sqm)	Land area (ha)	IN1Z	C1Z	C2Z
Industrial	109,500	38%	28.8	15,000				94,500	24.9	30.6		
Office	115,000	31%	37.1	200,000				57,500 <sup>1</sup>	18.5 <sup>1</sup>			
Core retail	71,000	34%	20.9	5,000	30,000	5,000		31,000	9.1			
Bulky goods retail	20,000	34%	5.9				10,000	10,000	2.9		2.9	4.0
Health and Education	45,000	32%	14.1					45,000	14.1			

Total	360,500		106.7					238,000	69.5	30.6	2.9	4.0
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Source: Urban Enterprise, 2016. 1. Adjusted from Background Report based on submission from land owner. Noted that new office space proposed to be constructed in Caribbean Park is primarily large floorplate, high quality space generally most suitable to large businesses and headquarter premises. Although some medium and smaller businesses may ultimately occupy space, this type and location of office floorspace will not serve the entire office market. For this assessment, it is assumed that up to 50% of the office demand will need to be met elsewhere, primarily in smaller offices located within and near activity centres.

In quantitative terms, there is likely to be a significant shortfall of business land within the next 20 years in the City of Knox based on the quantity of vacant zoned land available and the current densities. Particularly critical land shortages for office, retail and health and education uses are expected - these uses generally require land in the Commercial 1 Zone and Commercial 2 Zone. Demand for land within activity centres is expected to be particularly strong, given interest in the land for residential apartment development and ongoing increases in demand for retail, office and food floorspace.

Potential responses to these challenges include:

- Identifying and rezoning additional land for business purposes;
- Encouraging / facilitating greater intensity and density of business land use, including through the redevelopment of underutilised land and turnover of employment land to create opportunities for new premises; and
- Using existing business land for alternative business types that have higher employment and land use densities.

Given the lack of broad-hectare land for business, much of the increase in employment and economic activity will need to be met through greater utilisation of existing land and the adoption of innovative approaches by both Council and the private sector. It is important that core industrial and employment land is available for industrial, office and related uses and is not compromised by competition for sites from non-employing or non-industrial uses that do not support the primary purpose of these locations.

Given the prospect for strong competition for employment land in the future and the recent changes to planning zones which applied the broad Commercial 2 to many areas primarily focused on industrial use, it will be important to ensure that sufficient land is retained for industrial uses over the medium to long term in Knox to support a suitably diversified economy and respond to the attractive location for high value industrial uses based on proximity to the freeway network, a large consumer and labour market and business and research nodes in eastern Melbourne.

In addition to better utilisation and protection of existing business zoned land, new business land opportunities need to be considered when examining strategic sites in the planning stages. For example, the Boral Quarry, adjacent to Eastlink, could make a contribution to increasing the amount of land designated for business purposes based on its considerable land area and proximity to Eastlink. Depending on the ultimate layout of the developable area, this area could provide suitable land for business uses which complement existing assets in the area (such as active open space facilities, transfer station) in addition to retail and commercial businesses required to meet the needs of the planned residential development.

For an established municipality such as Knox, it will be important to focus on utilising existing business land more effectively and limiting existing business land being converted to other uses.

**FLOORSPACE PROJECTIONS**

Floorspace growth projections are included in the Background Report which seek to allocate floorspace growth by land use to locations which have capacity and planning support to accommodate the relevant land uses. These projections have been prepared based on the analysis outlined in this section, the Background Report and Technical Reports, and are designed to be used as a guide to the likely scale and location of growth over the foreseeable future. The projections should be regularly reviewed and updated to reflect economic conditions and land availability. If decisions are taken based on this report to change planning zones and controls, the assumptions should be reviewed in response.

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## 5.4. KEY FINDINGS

- Overall, future employment and business growth will generate significant demand for additional business land up to a total in the order of 106.7ha. There is a total of 70ha of vacant business land in the municipality.
- There is approximately 39.7 ha of underutilised business land.
- There is likely to be a significant overall shortfall of business land within the next 20 years in the City of Knox unless additional land is zoned for business purposes and existing business land is developed and used differently.
- Particularly critical land shortages for office, retail and health and education uses are expected - these uses generally require land in the Commercial 1 Zone and Commercial 2 Zone.
- Demand for land within activity centres is expected to be particularly strong, given interest in the land for residential apartment development and ongoing increases in demand for retail, office and food floorspace.
- There is likely to be sufficient land in the Industrial 1 Zone to accommodate projected demand from businesses requiring industrial land, however land is likely to become scarce during the planning period. There is expected to be a significant transition in the types of industrial businesses operating in the municipality and strong competition for employment land across all land use types. It is important that existing industrial land is retained to enable this transition to occur, and, where relevant, rezoning of some land from C2Z to IN1Z to reinforce the importance of industrial land to underpin the Knox economy.
- Given the lack of broad-hectare land for business, much of the increase in employment and economic activity will need to be met through greater utilisation of existing land and the adoption of innovative approaches by both Council and the private sector.
- In addition to better utilisation and protection of existing business zoned land, new business land opportunities need to be considered when examining strategic sites in the planning stages.

## 6. OPPORTUNITIES AND DIRECTIONS

### 6.1. INTRODUCTION

This section summarises the key opportunities and challenges aligned to the provision of land for business in order to support economic activity and growth within Knox over the next 20 years, and the ways in which land for business can be positioned to meet future needs. These issues are used to inform the directions and actions outlined in Section 7.

### 6.2. KEY OPPORTUNITIES

#### COMPETITIVE ADVANTAGES

The Knox economy is growing and diversifying – this is expected to continue over the next 20 years, with steady increases in employment and output projected within industries requiring office and retail floorspace.

Knox is located within an area which contains one of Australia's highest skilled workforces. There is a clear opportunity for the business land in Knox to service this region and to continue to accommodate businesses seeking proximity to this significant labour catchment.

Much of the municipality is well positioned in relation to the freeway network, including the Monash Freeway (M1), with accessibility to Eastlink (M3). This has attracted investment from a range of industrial and commercial businesses and is expected to underpin ongoing business attraction where appropriate land is available, particularly in Caribbean Park.

The concentration of a number of businesses in the advanced manufacturing field presents the opportunity to further strengthen clusters of businesses in this industry which is identified as a propulsive sector for Knox. Other propulsive sectors for Knox, such as health, education and professional services, are sectors in which the broader Melbourne economy is expected to grow significantly over the next 20 years, meaning that Knox is well positioned to accommodate a diversifying economy which is relevant to the broader metropolitan opportunities with the opportunity to continue to grow and add value.

Knox's ongoing competitive advantages will lie in the proximity to a skilled labour force within Knox and the broader east of Melbourne, major health assets, and the ongoing provision of employment land areas with relatively high amenity.

#### A TRANSITIONING INDUSTRIAL SECTOR

The industrial sector is expected to continue to be the major driver of exports and employment, however changes in the types of businesses that will seek to locate in Knox will lead to changing land requirements, particularly demand for smaller premises, businesses seeking proximity to the road transport network and those making greater use of technology.

The recent examples of some larger manufacturing businesses reducing operations within Knox and/or moving to other municipalities is expected to continue due to cheaper rent and access to land, creating opportunities for subdivision/development within established business areas which will lead to attraction

of new businesses and greater employment densities. There is the opportunity to encourage collaboration clustering of businesses associated with propulsive industries of health, professional services, wholesale trade, construction and advanced manufacturing, many of which can utilise land in the industrial zones.

The scarcity of industrial and other business land in Knox is expected to lead to strong land value growth and drive opportunities for greater intensity of land use. In the short to medium term, this is expected to be realised through greater site coverage utilisation, subdivision and business park developments, including greater amounts of offices at upper levels. In the long term, demand and value growth may lead to opportunities for industrial development at upper levels, especially in the fields of technical, mechanical and digital manufacturing which generally do not require heavy machinery or large format outdoor areas.

### HEALTH AND EDUCATION DEMAND

Melbourne's economy is expected to experience significant growth in the Health Care and Education sectors – Knox has the opportunity to leverage existing infrastructure which supports these sectors, especially in relation to the Wantirna Health Precinct, Angliss Hospital and Swinburne University.

### POPULATION GROWTH AND CHANGE

Population growth is projected near and within existing Activity Centres in Knox – this will consolidate demand for retail and commercial space in these areas and drive opportunities for new anchor retailers and redevelopment of sites for multi-level mixed use developments.

Population growth across the municipality and the adjacent labour market will drive demand for both local jobs and local economic activity. This growth will support the diversification of the economy and lead to the establishment of new businesses in Knox, particularly small businesses in the service and professional industries.

### REGIONAL OPPORTUNITIES

Knox's proximity to both the Monash and Dandenong National Employment and Innovation Clusters, together with being part of the regional employment location of the Bayswater Business Precinct, provides opportunities for Knox businesses to connect with businesses in these locations.

## 6.3. KEY CHALLENGES

Council's role to date in influencing the location and type of investment and economic activity has been focussed generally to land zoning, planning policy, economic development, place-based improvements and business support activities. Other realistic opportunities also available include investment attraction and development facilitation which Council also undertakes. Ultimately however, the market will continue to determine most economic location for development and decisions taken by individual land owners, developers and businesses.

In Activity Centres, the highest and best use of land may often be medium and high-density residential, particularly given ongoing population growth and dwelling price growth. These circumstances will lead to strong competition for development opportunities in Activity Centres, many of which will be secured by residential developers. The primary role of Activity Centres is to provide a variety of employment, commercial and community services to serve a residential catchment. Planning policy encourages higher

residential densities within and near activity centres in order to maximise accessibility to these services, however it is important to ensure that floorspace growth for retail, office and other employment uses is facilitated in each centre to maintain the level and variety of services available and the opportunity for local employment. In response to these circumstances, it is important that planning policy clearly recognises the need for business floorspace and employment opportunities in activity centres, including by discouraging residential development at lower levels in these locations.

Improvements to the public transport network and access to land for business is important for a strong local economy. Current accessibility to most business land areas by public transport is a key limitation which could limit medium to long term growth in industries such as professional services, health and education. Similarly, population growth throughout the municipality is likely to lead to greater congestion on the road network if no improvements to the public transport network are made, which could constrain the operational efficiency and competitiveness of businesses in the transport and distribution, wholesale trade and manufacturing sectors. Ensuring good freight access from employment areas to the freeway network via Eastlink is important.

Within industrial zones, non-employment land uses have been frequently proposed and approved in recent years, particularly indoor recreation facilities and places of worship. In some Industrial zones areas, such as areas in close proximity to activity centres and residential areas, these uses are appropriate and add to the local services available to residents. In core employment land areas, however, ongoing land use transition towards these types of low employment uses that are not directly servicing the area it is located could have the effect of reducing land available for commercial and industrial uses that generate greater employment and economic activity.

The expected concentration of population growth to the north, west and south-east of the municipality and within existing activity centres will lead to increased competition for land within activity centres and will increase pressure on existing infrastructure assets in these areas which currently support business uses, particularly roads.

In many employment land areas, low intensity uses such as car sales are occupying significant land areas, often in high profile locations. Ways to encourage redevelopment of such sites should be considered.

As employment areas and business types change over time, it is important that urban design standards are maintained and improved. This is especially important in the context of the broad transition towards knowledge-based industries which often results in greater employment and development densities and greater need for high quality design, public realm and supporting infrastructure and services. It is also important that a range of lot and building sizes are catered for to enable transition of business areas and the attraction of new business types and sizes.

The current suite of Commercial and Industrial Zones (which allow many uses without the need for a planning permit) together with existing local policy has provided limited opportunity or mixed influence for Council to direct desired employment outcomes – this is a major challenge to implementing change in the current business zones. As such, a range of planning and non-planning actions will be required to ensure that land for business is appropriate and responds to the economic opportunities identified in this project.

## EVIDENCE BASE

Council will have a role in keeping up to date with the extent and details of how Knox's land for business is being used and developed, in addition to how the Knox economy is performing and evolving. This understanding will be important for determining the longer-term future directions and actions for supporting a strong local economy.

#### **6.4. SIGNIFICANT BUSINESS LOCATIONS**

The five Significant Business Locations are expected to play a major role in delivering a strong economy and employment opportunities within Knox over the next 20 years, including:

- Bayswater Business Precinct/Bayswater Activity Centre;
- Scoresby-Rowville-Knoxfield;
- Wantirna Health Precinct;
- Knox Central; and
- Burwood Highway East Corridor.

These significant locations are considered the next iteration of Knox's key employment location clusters, where strategic planning, economic development and investment focus and priority is warranted. These locations are quite different in how they operate and the challenges and opportunities they face as outlined below.

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## BAYSWATER BUSINESS PRECINCT/BAYSWATER ACTIVITY CENTRE

The Bayswater Business Precinct is a major regional employment location across Knox, Maroondah and Yarra Ranges recognised with the strategic need to improve its economic and employment performance, physical design and function as a key business hub. In line with this a partnership project has been formed of which Knox City Council is a partner.

Recommendations for the Knox component of the Bayswater Business Precinct will need to be considered in the context of the partnership and this regional precinct.

The Precinct has long been a major industrial location for the municipality, however in recent years there has been a significant amount of transition in land use, with larger manufacturers being replaced by multi-lot subdivisions housing smaller warehouse, office and light industrial uses. The industrial area has a significant role to play in supporting ongoing economic activity in the municipality, however the ongoing transition of uses and lot sizes should be encouraged. Larger strategic sites present the opportunity for significant employment growth.

The ongoing core industrial / employment role of this area should be protected from non-employment uses, and investment to support increased densities and better integration with the Bayswater Activity Centre should be undertaken.

The close proximity of the Bayswater Activity Centre presents an opportunity to better integrate the Activity Centre and Industrial Area, particularly through redevelopment of the 'triangle' to the east of the rail-line. The recent grade separation at Mountain Highway will support integration of sites to the east and west of the train line.

It is noted that there is a small area of residential land bounded by arterial roads and industrial land near the intersection of Dorset Road and Mountain Highway. Depending on how this area develops, it might in the long-term present as an opportunity for new business land.

## SCORESBY-ROWVILLE-KNOXFIELD

Part of this location is presently known as the Scoresby-Rowville Employment Precinct (SREP) and is referred to in various Council documents, including the Knox Planning Scheme Local Policy. The Scoresby-Rowville-Knoxfield Significant Business Location is considered a more accurate description of the area, which is important from a business and employment perspective and should be recognised and given priority when appropriate.

The existing Scoresby-Rowville Employment Precinct (SREP) Planning Policy will need overhauling in order to be relevant with the reformed zones and to support directions and actions of this Plan.

The availability of land for business in Knox will rely heavily on the release of land and the provision of supporting infrastructure within the Caribbean Park, the only greenfield land for business in the municipality. Much of the remaining land in Caribbean Park will be used for multi-storey offices, with a longer-term opportunity for a specialised retail-based neighbourhood centre serving business needs.

The vision for large format office space in a high amenity environment for Caribbean Park aligns well with the economic opportunities for Knox – supporting infrastructure and services, including a neighbourhood retail and business support centre, will be required over the medium to long term. It is essential for Council

to continue to work with the landowner to provide ongoing high-quality land for employment, and to ensure supporting infrastructure and services are provided to this area, including transport connections.

Directions and actions specific to the Caribbean Park are proposed to ensure that this area continues to evolve into a high-quality employment destination that is well supported by infrastructure, retail, accommodation and food.

Scoresby-Rowville-Knoxfield and its proximity to Eastlink provides businesses in this area with the most direct link to the National Employment Innovation Clusters of Monash and Dandenong.

### WANTIRNA HEALTH PRECINCT

Wantirna Health Precinct is a recognised state significant health precinct with a number of sites suitable for the expansion of health care. To facilitate this, Council is working with the state government and relevant stakeholders. This precinct should also assist with neighbourhood centre floorspace growth, so that the Neighbourhood Centre can ultimately be integrated with and complement the role of the hospitals and proposed urban renewal west of the Mountain Highway.

The significant State government investment that is likely to be undertaken in this precinct should be leveraged by Council through the encouragement of complimentary uses, including allied health, retail, accommodation and office floorspace in this area.

### KNOX CENTRAL

Along with Caribbean Park, Knox Central is a major strategic opportunity for employment growth, economic diversification and clustering of high value businesses that draw on the range of services and other businesses located in the area. In order to remain competitive with other regional centres, it is essential that Knox Central is supported to increase the range of business types and retail offering available, along with supporting uses such as accommodation, entertainment and community uses.

Knox Central is accessible by car, but is not located on a fixed rail public transport network, a significant disadvantage compared with competing regional shopping centres such as Eastland. A number of large redevelopment opportunities exist to the south of the Burwood Highway, and government land to the east of the employment land area represents a significant opportunity to provide new business land on the Burwood Highway frontage if the land is rezoned for development.

The close proximity of the Employment Land to the Activity Centre is likely to attract a range of employment, recreation and other uses seeking proximity to the significant anchor retailers and employment concentrations within the Activity Centre. An ongoing transition of the business land area towards a mix of uses – rather than a typical industrial area – should be encouraged, particularly where new businesses in professional services and health care can be accommodated in line with the identified propulsive sectors for the municipality. Non-employment uses, such as recreation and place of assembly, should not be discouraged in this area so as to enable a diverse activity, employment, civic and community centre over time. This mix of uses is important to ensure that the economic role of the centre remains relevant and competitive in relation to other competing centres such as Ringwood and Glen Waverley.

It is noted that the new Structure Plan introduced by Amendment C149 and associated planning scheme changes for the Knox Central area are consistent with the above.

### BURWOOD HIGHWAY EAST

This area performs a somewhat more localised role compared with other Significant Business Locations and the fragmented zone profile results in an inconsistent land use mix. Burwood Highway East is a strategic opportunity for redevelopment. Unlike other Significant Business Locations, there is no existing strategic plan for this area. This location would benefit from strategic investigation that considered such matters as:

- Transportation;
- Mountain Gate identification as an Activity Centre in Plan Melbourne;
- Mountain Gate Triangle identification as a Strategic Investigation Site;
- Dorset Road extension – timing and opportunities;
- Employment;
- Business development;
- Investment;
- Land development and site utilisation.

A number of sites are underutilised in this area, particularly in proximity to the proposed Dorset Road Extension reservation. Future strategic planning and infrastructure investment can support redevelopment and greater land use intensity in this area.

## 6.5. OTHER ROLES FOR KNOX BUSINESS LAND

Broad business land areas and land types will have different roles in delivering the required land/space for business. Some areas are expected to transition in their role, whereas others are recommended to remain under their current controls and economic role.

Importantly, opportunities for new land and/or ways of using land for business should be sought wherever possible to counter the lack of greenfield land and the low levels of land vacancies across the municipality.

### NEW BUSINESS LAND

Some opportunities for new business land may exist in areas not currently zoned for commercial or industrial purposes, including the Boral Quarry, land near the Waverley Golf Course and State government land on the corner of Burwood Highway and Scoresby Road, along with land recently rezoned to the Commercial 1 Zone to facilitate development of a Neighbourhood Centre as part of the Orchards development. There will also be greater opportunity for appropriate businesses to locate in residential zones near activity centres following changes brought in by Amendment C150. In considering all rezoning proposals, consideration should be given to whether business/employment uses would be appropriate for the site.

### CORE EMPLOYMENT LAND AREAS

Two 'core employment land areas' exist in the City: Scoresby-Rowville-Knoxfield and Bayswater Business Precinct. These are major concentrations of employment and economic activity that should be protected from encroachment from other uses given their strategic and economic value to the local and regional economy.

Directions and actions are proposed to maintain the important role of businesses in these areas, as well as facilitating a degree of transition from larger format sites to a mix of site sizes, including smaller industrial and business park uses to support changes in the local economic role and increases in employment density.

### LOCAL EMPLOYMENT AREAS

A number of 'local employment areas' (industrial areas) provide important services to Knox residents and businesses, including within the Dandenong Foothills area – the availability of land to support smaller industrial businesses, provide services to the local communities and provide local business opportunities. Directions and actions are proposed to protect these areas from rezoning to alternative zones, manage interfaces with nearby uses, and encourage an ongoing mix of employment uses.

### ACTIVITY CENTRES AND NEIGHBOURHOOD CENTRES

Existing Activity Centres will remain highly important as both employment nodes and as service centres for the Knox community. Given that there is very little vacant land available in the Commercial 1 Zone across the municipality, existing Activity Centres (and Neighbourhood Centres which experience population growth in the local catchment) will need to accommodate a significant share of retail and office floorspace growth through redevelopment of key sites and investigation of opportunities for activity centre boundary expansion where appropriate if sufficient growth cannot be accommodated over the medium term.

Structure Plans should be regularly reviewed to ensure that new mixed use development opportunities are identified and taken up, and that planning controls both encourage higher density development and ensure retail and commercial floorspace is actively supported and provided.

In some locations (particularly Knox Central and Bayswater) there is the opportunity to better integrate employment land areas (IN1Z and C2Z) with activity centres to encourage a mix of employment types, improvements in amenity and reinvestment in commercial and industrial floorspace.

Other neighbourhood centres will have a role in supporting incremental growth in retail and commercial floorspace. Surrounding residential areas are important opportunities to accommodate some employment and business growth in proximity to local residential catchments, particularly medical, professional and childcare uses that are compatible with the residential locale it is located.

### THE DANDENONG FOOTHILLS

The Dandenong Ranges foothills (Dandenong Foothills) area has different characteristics to much of the balance of the municipality: this area is projected to have low population growth, ageing population and limited opportunities for housing diversity within residential areas. As a result, mixed use developments are likely to take place within Neighbourhood Centres over the next 20 years in the absence of other residential opportunities in these areas, resulting in increasing competition for land in commercial zones (such as Ferntree Gully Village) and likely to result in redevelopment of older business premises for mixed use developments. It is important that new retail and commercial space is incorporated into these

developments. In some cases, low intensity industrial and commercial uses within Neighbourhood Centres (such as car sales) are likely to be replaced by higher value business and residential uses that can support growth in local employment, small businesses and specific industries such as health care and tourism.

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## 7. FUTURE DIRECTIONS AND ACTIONS

### 7.1. INTRODUCTION

The future directions and actions identified in this section are drawn from the findings and opportunities outlined in this report and are designed to ensure that the City provides the appropriate quantum, type and mix of land to accommodate economic activity and growth over the next 20 years.

Eight directions are identified, each supported by a range of planning and economic development actions. Actions are grouped into short term actions (0-3 years) and medium term (4-10 years). Actions for the period 10-20 years should be identified at the time this plan is reviewed (within the next 10 years).

### 7.2. DIRECTIONS

#### Understanding and Monitoring the Knox Economy

1. Establish and maintain an ongoing evidence base to support economic and strategic planning/decision making
2. Prepare and maintain a 'Knox Economy Futures Statement' and associated implementation plan

#### Protecting and Strengthening the City's 'Land for Business'

3. Identify, retain and strengthen existing 'Significant Business Locations', including their core employment land areas
4. Consolidate and diversify the role of existing activity and neighbourhood centres
5. Accommodate projected employment and retail floorspace growth in strategic locations
6. Maintain an ongoing supply of 'local' employment land (Industrial 1 Zone and Commercial 2 Zone)
7. Update local content of Knox Planning Scheme to reflect the Directions Plan

#### Strategic Investment and Partnerships with Key Industries

8. Encourage growth in propulsive industries and in industries which leverage local opportunities and advantages

## 7.3. ACTIONS

### UNDERSTANDING AND MONITORING THE KNOX ECONOMY

#### **DIRECTION 1 Establish and maintain an ongoing evidence base to support economic and strategic planning/decision making**

Action	Description	Tool	Priority / timing
1.1	Update economic and demographic analysis once all appropriate 2016 Census data is available.	Further technical work	Short (2017/18)
1.2	Establish a Land for Business Monitoring and Reporting Framework. This will include data on: vacant land, subdivision activity, development permits, change of use permits and business entries and exits (including within 100m of employment zones).	Ongoing strategic work	Short (set up) Recurrent action
1.3	Prepare a tool to align business locations (ABR) with individual properties (Council GIS) to report on business growth and change by small area and by industry class.	Further technical work	Short
1.4	Monitor demand for bulky goods retail within Commercial 2 Zone (including take up of Knoxfield Masters site) and periodically review the need for additional land in this zone for this purpose.	Further technical work	Medium
1.5	Review Directions Plan and local policies within 8 years to identify actions for the period 10-20 years.	Further strategic work	Medium

#### **DIRECTION 2 Prepare and maintain a 'Knox Economy Futures Statement' and associated implementation plan**

Action	Description	Tool	Priority / timing
2.1	Articulate and maintain biennially an 'Economy Futures Statement' and associated Implementation Plan'. This will cover Knox's investment, business and jobs future directions that reflect the Community and Council Plan and which takes into account the Land for Business evidence base and strategic directions. This Statement should be broader than the 'land' focussed Land for Business project, but will support the directions of the Directions Plan.	Research and analysis. Strategic Work	Short (set up) Recurrent action

## PROTECTING AND STRENGTHENING THE CITY'S 'LAND FOR BUSINESS'

### DIRECTION 3 Identify, retain and strengthen existing 'Significant Business Locations', including their core employment land areas

Action	Description	Tool	Priority / timing
3.1	Identify the Significant Business Locations and Core Employment Land Areas (mapped Figure 10) in the Knox Planning Scheme and other relevant strategic documents of Council as important areas for Knox's ongoing business opportunities. These Significant Business Locations areas include: Bayswater Business Precinct/Bayswater Activity Centre, Scoresby-Rowville-Knoxfield, Burwood Highway East Corridor, Wantirna Health Precinct and Knox Central.	Local Planning Policy Framework (LPPF) and other Council documents as appropriate	Short
3.2	Prioritise as appropriate Council's business support to Significant Business Locations, as well as existing activity centres at Knox Central, Boronia, Bayswater and Rowville.	Economic development initiatives	Ongoing
3.3	Prioritise as appropriate Council's place investment initiatives to Significant Business Locations, as well as existing activity centres at Knox Central, Boronia, Bayswater and Rowville.	Council Policy	Ongoing
3.4	Prepare, as appropriate, Investment and Action Plan/s for the Significant Business Locations, including local, State and private investment and action required to facilitate long term prosperity taking into account existing strategic plans.	Further analysis/investigation/work	Medium (plan) Ongoing (investment)
3.5	Continue to advocate for public transport investment - including bus services, the Burwood Highway tram extension and rail to Rowville - to enhance business and employment opportunities within Knox.	Advocacy	Ongoing
3.6	<b><i>Bayswater Activity Centre, Burwood Highway East Corridor &amp; Wantirna Health Precinct</i></b> Acknowledge that the following sites listed in the Knox Housing Strategy should principally provide a business land focus: - Wantirna Health Precinct (706, 750-750A and 760 Boronia Road, and 251 Mountain Highway, Wantirna - Bayswater Triangle (bounded by Scoresby Road, Mountain Highway and Station Street) - Mountain Gate Triangle	LPPF	Short
3.7	<b><i>Bayswater Business Precinct &amp; Scoresby-Rowville-Knoxfield</i></b> Strongly discourage non-employment and low economic output uses within 'Core Employment Land Areas' (mapped Figure 10), that do not directly support the Area it is located in, in order to retain opportunities for value-adding businesses.	LPPF	Short
3.8	<b><i>Bayswater Business Precinct &amp; Scoresby-Rowville-Knoxfield</i></b> Monitor ongoing office floorspace development in Core Employment Land Areas to determine whether further investigation/actions are needed in relation to the introduction of policy direction and/or office floorspace caps for Core Employment Land Areas zoned Industrial (mapped Figure 10), with the exception of land with frontage to the public transport network. For the Bayswater Business Precinct, this would take into	Monitoring and analysis	Medium



Action	Description	Tool	Priority / timing
	consideration any directions proposed for the broader precinct across the 3 Councils and the views of the partner Councils.		
3.9	<b>Scoresby-Rowville-Knoxfield</b> Review and replace the Scoresby Rowville Employment Precinct Local Policy and associated content in the Knox Planning Scheme, with new policy as appropriate, to address the reformed zone provisions and various directions of this Directions Plan.	LPPF	Short
3.10	<b>Scoresby-Rowville-Knoxfield</b> Investigate rezoning part of Assessment Area E-07, being the Scoresby Industrial component, from Commercial 2 to Industrial 1 Zone to ensure its ongoing industrial role.	Zoning	Short
3.11	<b>Scoresby-Rowville-Knoxfield</b> Advocate for public and active transport investment, with first priority being to better integrate Caribbean Park and potential future office precinct and Neighbourhood Centre with broader movement networks to increase local amenity, support and encourage increases in employment density and variety of employment types	Advocacy	Ongoing
3.12	<b>Scoresby-Rowville-Knoxfield</b> Facilitate the development of Caribbean Park as a high amenity, connected employment hub: <ul style="list-style-type: none"> <li>- Support preparation of an Investment Plan to identify state, local, and private investment required to improve connectivity (including public transport), amenity and the required infrastructure to service office businesses</li> <li>- Subject to demonstration of demand, support the development of a specialised Neighbourhood Centre designed to serve business needs, including potential uses such as accommodation, open space and community uses as detailed in the Development Plan for the land.</li> </ul>	Advocacy	Short-Medium
3.13	<b>Burwood Highway East Corridor</b> Undertake strategic investigation for the Burwood Highway East Corridor Significant Business Location with a focus on employment, business development, investment and transport. The investigation should include consideration of ways to increase potential for development and site utilisation as well as investigate status and opportunities relating to the Dorset Road extension	Further strategic work	Medium
3.14	<b>Knox Central</b> Maintain and enhance the role of Knox Central as a major regional centre by: <ul style="list-style-type: none"> <li>- Support the ongoing and incremental expansion of the retail and community role of Knox Central in order to remain competitive at the metropolitan level and maintain market share</li> <li>- Encourage a range of supporting business uses within the Activity Centre</li> <li>- Investigate rezoning or local policy changes for the Employment Assessment Area (E-03 Knox</li> </ul>	Amendment C149	Short

Action	Description	Tool	Priority / timing
	Central Employment) to encourage ongoing transition towards a mix of business uses, including office, technology focussed industrial and commercial.		
3.15	<b>Wantirna Health Precinct</b> Continue with the Wantirna Health Precinct work being undertaken with state government and stakeholders to facilitate ongoing development of this precinct, including the development of a Precinct Investment Plan.	Strategic work in partnership with VPA	Short

#### **DIRECTION 4 Consolidate and diversify the role of existing activity centres and neighbourhood centres**

Action	Description	Tool	Priority / timing
4.1	Retain policy support for core retail floorspace to be directed to existing Activity Centres and Neighbourhood Centres and encourage ongoing mix of retail and other commercial floorspace in these centres.	LPPF	Short
4.2	Encourage retail and/or commercial floorspace to form part of all developments within activity centres and neighbourhood activity centres and encourage high density residential development on appropriate sites above ground level to enable mixed use developments which incorporate retail, commercial and other uses.	LPPF	Short
4.3	Discourage anchor retailers and new retail centres outside existing activity centres and neighbourhood centres through local policy.	LPPF	Short
4.4	Encourage incremental increases in mixed use developments within Neighbourhood Centres in the Dandenong Foothills, including provision for retail and commercial space to meet demand for medical, retail and small business premises.	LPPF	Medium

#### **DIRECTION 5 Accommodate projected employment and retail floorspace growth in strategic locations**

Action	Description	Tool	Priority / timing
5.1	Amend local policy and maps under the Knox Housing Strategy and Knox Planning Scheme to confirm the appropriateness of the Boral Quarry (191 George Street, Wantirna) 'Strategic Investigation Site' including a business land component in suitable areas and the Waverley Golf Club (and adjoining sites on Stud Rd) 'Strategic Investigation Site' potentially having a business land component along Stud Rd.	New / amended local policy and maps	Short
5.2	Boral Quarry (191 George Street, Wantirna) - investigate the extent and type of business land considered appropriate to assist with any future rezoning request, considering opportunities for some business land in proximity to existing active open space facilities, transfer station and Eastlink in addition to employment opportunities associated with local retail and commercial service needs.	Further strategic work	Short

5.3	Identify: <ul style="list-style-type: none"> <li>- Underutilised properties potentially available for redevelopment opportunities, and</li> <li>- Strategic business land opportunity sites</li> </ul> which have capacity to accommodate business/employment growth and facilitate the investigation of these sites suitability with relevant land/business owner.	Collation of information (from Technical Report B in first instance) and creation of internal database	Short
5.4	Support increased utilisation of existing business land through planning policy and planning controls, including: <ul style="list-style-type: none"> <li>- Subdivision of some of the larger industrial sites in areas that are highly accessible, but retention of larger sites in internal areas with significant buffers to sensitive uses;</li> <li>- Ensure policy and controls allow and encourage industrial development at upper levels;</li> <li>- Innovative responses to car parking requirements to enable greater site coverage;</li> <li>- A review of local policy relating to industrial area urban design; and</li> <li>- Development of design guidelines for new development in the Industrial Zones and Commercial 2 Zone.</li> </ul>	Local policy review Subdivision and parking requirements review. Design guidelines	Short
5.5	Limit rezoning of existing land for business away from zones that principally support employment and business.	Local policy	
5.6	Support the development of new and/or expanded Neighbourhood Centres or 'Business' Neighbourhood Centres as appropriate in areas expected to experience significant residential and/or employment growth, including: <ul style="list-style-type: none"> <li>- Wantirna Mall (Wantirna Health Precinct) - medium term; and</li> <li>- Caribbean Park (Scoresby-Rowville-Knoxfield) -long term.</li> </ul>	Local policy	Ongoing
5.7	Support approach proposed under Amendment C150 which strengthens policy support for suitable businesses to locate in residential areas near Activity Centres and Neighbourhood Centres, and which specifically encourages non-residential uses in proximity to public transport routes and hospitals	Amendment C150 – Clause 22.03	Short
5.8	Continue the delivery of existing business development and support programs to support appropriate employment and business activity, including home based business activity.	Economic development program	Short and Medium

### DIRECTION 6 Maintain an ongoing supply of 'local' employment land (Industrial 1 Zone and Commercial 2 Zone)

Action	Description	Tool	Priority / timing
6.1	Limit rezoning of local industrial areas away from zones that principally support employment and business.	Local policy	Short

### DIRECTION 7 Update local content of the Knox Planning Scheme to reflect the Directions Plan

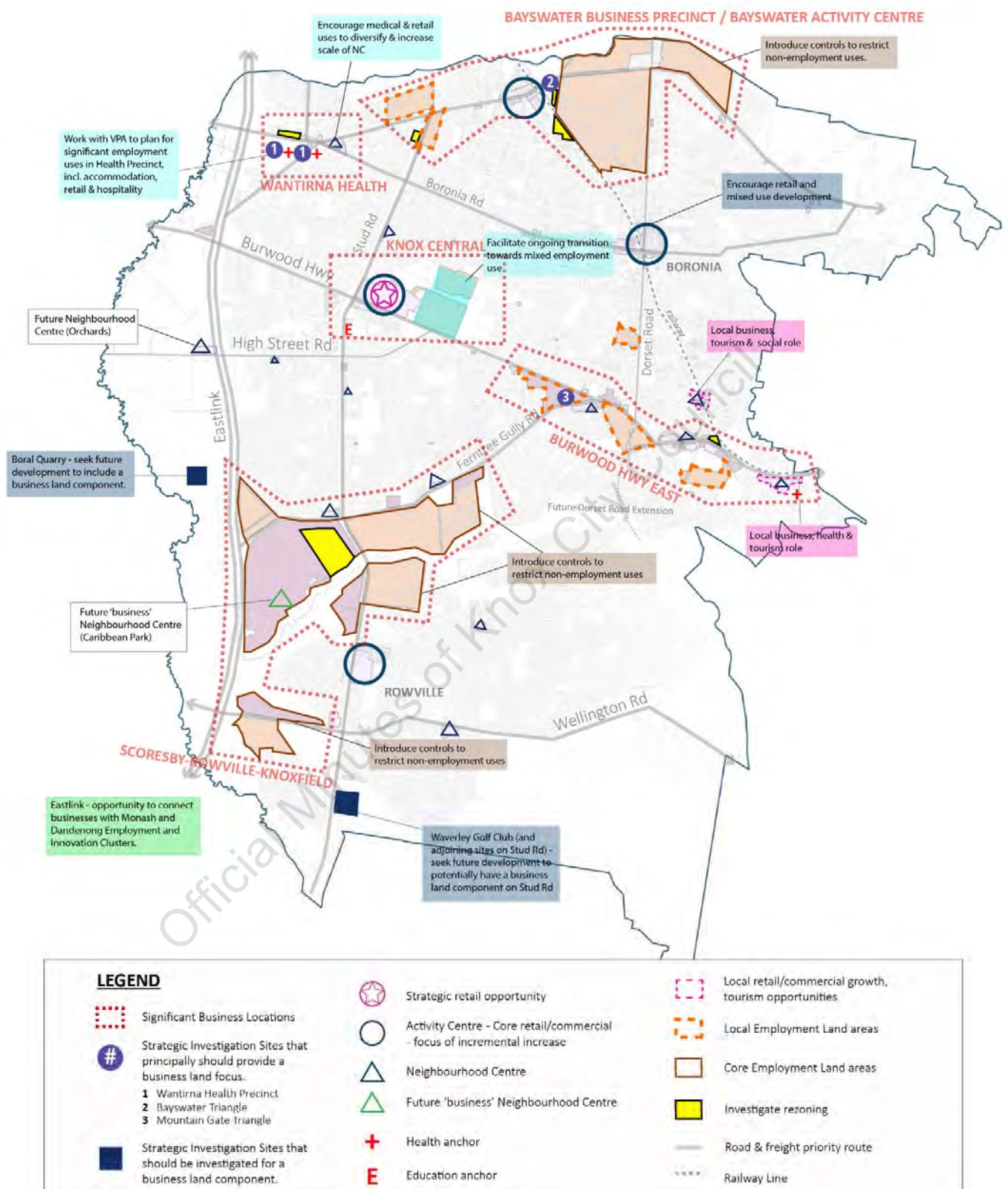
Action	Description	Tool	Priority / timing
7.1	Consider the use of the Industrial 3 Zone to selected industrial / residential interfaces to ensure that the impact of any changes of use and redevelopment on surrounding areas can be appropriately managed. This should only apply where existing uses will not generate non-conforming uses rights. Sites / Assessment Areas for investigation include: <ul style="list-style-type: none"> <li>- Land being rezoned to Industrial from other zones</li> <li>- Bayswater Employment Assessment Area, west of Scoresby Road and south of the rail line;</li> <li>- The southern interface of the Bayswater Employment Assessment Area along Holloway Drive and Glenann Court;</li> <li>- Northern interface of the Knox Central Employment Assessment Area;</li> <li>- Fitzgerald Street Ferntree Gully; and</li> <li>- All residential interfaces of E-02 Bayswater.</li> </ul>	Further strategic assessment, Planning zone changes (PSA)	Short
7.2	Investigate potential rezoning of former Business 5 Zone sites that have been fully developed for residential purposes or not considered appropriate sites for the Commercial 1 Zone. Sites to examine include: <ul style="list-style-type: none"> <li>- 1135 Burwood Highway Road, Ferntree Gully;</li> <li>- 42 and 52 Stud Road, Wantirna;</li> </ul>	Further strategic assessment, Planning zone changes (PSA)	Short

## STRATEGIC INVESTMENT AND PARTNERSHIPS WITH KEY INDUSTRIES

### DIRECTION 8 Encourage growth in propulsive industries and in industries which leverage local opportunities and advantages

Action	Description	Tool	Priority / timing
8.1	Establish targeted economic development initiatives to encourage clustering of propulsive industries including health care, advanced manufacturing, construction, wholesale trade and professional services.	Economic development initiative	Short
8.2	<b>Scoresby-Rowville-Knoxfield</b> Encourage advanced manufacturing businesses to locate in the Scoresby-Rowville-Knoxfield Significant Business Location given relative proximity to the Monash and Dandenong National Employment and Innovation Clusters and current major businesses in this field.	Economic development initiative Local policy	Short
8.3	Investigate rezoning Assessment Area 7b (Scoresby Industrial) from Commercial 2 to Industrial 1 Zone to better support the ongoing use of this area for advanced manufacturing, excluding land with arterial road frontage.	Planning zone change	Short
8.4	Encourage health related businesses to locate within and near the Upper Gully Neighbourhood Centre to leverage from proximity to the Angliss Hospital. Work with Angliss Hospital / Eastern Health to identify key opportunities and business types seeking co-location.	Economic development initiative	Medium
8.5	Encourage retail and hospitality uses that will meet the needs of residents and tourists in the Foothills neighbourhood centres, particularly Upper Ferntree Gully.	Upper Gully Strategic Plan	Short
8.6	Encourage growth in professional services in the following key areas which have experienced recent growth in this sector and have potential to accommodate further growth: <ul style="list-style-type: none"> <li>- Knox Central Employment Assessment Area;</li> <li>- Caribbean Park; and</li> <li>- Rowville, Bayswater and Boronia Activity Centres.</li> </ul>	Economic development initiative	Short
8.7	Encourage higher density employment types (services, health, education) to locate in business areas with access to public transport and to facilitate knowledge clusters near education (i.e. Swinburne), hospitals and activity centres.	LPPF	Short

FIGURE 10 SPATIAL DIRECTIONS



Source: Urban Enterprise, 2016.

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*Planning and Environment Act 1987*

**Panel Report**

**Knox Planning Scheme Amendment C164**

**Knox Land for Business**

Official Minutes of Knox City Council

**9 November 2018**



*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the Act

Knox Planning Scheme Amendment C164

Knox Land for Business

9 November 2018

A handwritten signature in black ink, appearing to read 'Con Tsotsoros', is written over the text of the document.

Con Tsotsoros, Chair

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## List of Abbreviations

CFA	Country Fire Authority
Directions Plan	<i>Knox's Land for Business Directions Plan, July 2017</i>
SBL	Significant Business Location

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## Overview

### Amendment summary

<b>The Amendment</b>	Knox Planning Scheme Amendment C164
<b>Common name</b>	Knox Land for Business
<b>Brief description</b>	The Amendment seeks to implement the findings of <i>Knox's Land for Business Directions Plan, July 2017</i>
<b>Subject land</b>	All land in the City of Knox
<b>Planning Authority</b>	Knox City Council
<b>Authorisation</b>	A03688 on 4 January 2018
<b>Exhibition</b>	19 March to 30 April 2018
<b>Submissions</b>	<p>Submissions were received from:</p> <ol style="list-style-type: none"> <li>1. Andrew McKernan</li> <li>2. South East Water</li> <li>3. Axis Property</li> <li>4. Tambrad Nominees Pty Ltd</li> <li>5. Greater Dandenong City Council</li> <li>6. Ferntree Gully Village Traders</li> <li>7. City of Whitehorse</li> <li>8. AMP Capital</li> <li>9. Owner of service station properties in Ferntree Gully and Scoresby</li> <li>10. Brayburn Nominees Pty Ltd</li> <li>11. Asian Aussie Group Pty Ltd</li> <li>12. Jenny Lopez</li> <li>13. Denian Nominees Pty Ltd, HD Jenkins &amp; Sons Pty Ltd, Melinda Taranto and Nicole Jenkins as Executors of the Estate of Brian Jenkins</li> <li>14. Boral Bricks Pty Ltd</li> <li>15. Caribbean Park</li> <li>16. Transport for Victoria</li> <li>17. Environment Protection Authority</li> <li>18. Country Fire Authority</li> </ol>

## Panel process

<b>The Panel</b>	Con Tsotsoros, Chair
<b>Directions Hearing</b>	Knox City Council, 7 September 2018
<b>Panel Hearing</b>	Planning Panels Victoria, 8 and 9 October 2018
<b>Site inspections</b>	Unaccompanied, 31 October 2018
<b>Appearances</b>	<ul style="list-style-type: none"> <li>- Knox City Council represented by Mr Terry Montebello of Maddocks with Ms Rachel Reed who called expert evidence on economics from Paul Shipp of Urban Enterprise</li> <li>- Asian Aussie Group Pty Ltd, represented by Emily Marson and Dominic Scally of Best Hooper Lawyers</li> <li>- Tambrad Nominees Pty Ltd represented by Bradley Wein</li> </ul>
<b>Citation</b>	Knox PSA C164 [2018] PPV
<b>Date of this Report</b>	9 November 2018

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## Executive summary

### (i) Summary

The *Knox's Land for Business Directions Plan, July 2017* (Directions Plan) seeks to steer Knox's need for future business land. The Directions Plan recommends actions to help facilitate Knox's future demand for business land which, without any direction, will exceed existing supply. There is a strong alignment between the strategies and objectives in the Directions Plan and Plan Melbourne.

Knox Planning Scheme Amendment C164 (the Amendment) seeks to implement the Directions Plan and achieve its intended outcomes. It is supported by the Planning Policy Framework which directs planning authorities to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for employment. While the Amendment does not propose any rezoning, other than correcting an anomaly, it establishes the framework for considering such changes.

The Amendment was exhibited from 19 March 2018 to 30 April 2018 and received 18 submissions. No submitter questioned the strategic basis of the Amendment. Key issues raised in submissions included land zoning and designation, land use compatibility, and whether the proposed planning policy provisions are appropriate and clear.

The Panel has considered all submissions and evidence and finds that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework, and is consistent with the relevant Ministerial Directions and Practice Notes.

The Amendment is consistent with the broad planning policy context, subject to addressing the more specific issues raised in submissions. The Amendment is well founded and strategically justified and should be adopted subject to the Panel's recommendations.

The Panel finds that the Amendment appropriately designates land for the activity centres and Significant Business locations, including the Mountain Gate Triangle Activity Centre, Scoresby-Rowville-Knoxfield Significant Business Location and Wantirna Health Precinct. The proposed strategic directions for the Wantirna Health Precinct are appropriate and justified.

The proposed planning policies are appropriate and justified, including Clause 22.06 policy objective to "*maintain ground floor primarily for uses associated with business and community uses*". However, deleting the further strategic work in Clause 21.07 which seeks to investigate the application of the Industrial 1 Zone to land known as Scoresby Industrial would enable a more flexible approach in the future.

Rezoning land not proposed by the Amendment is beyond its scope, inappropriate and not justified. Other matters beyond its intent include detailed design matters such as setbacks and truck access and loading bays. Design matters can be more appropriately considered when preparing the design guidelines for new development in the Industrial 1 and Commercial 2 Zone sought through a new action in the revised Directions Plan.

The Amendment would benefit from some drafting changes proposed by Council in response to issues raised in submissions.

**(ii) Recommendations**

Based on the reasons set out in this Report, the Panel recommends that Knox Planning Scheme Amendment C164 be adopted as exhibited subject to the following:

1. Amend Clause 21.01, as shown in Appendix B1, to:
  - a) replace the third 'Environmental risk' issue with:

*Conflict between incompatible land uses as new development occurs, with encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity.*
  - b) update the *Knox Land for Business Directions Plan* to July 2018.
2. Amend Clause 21.02, as shown in Appendix B2, to:
  - a) update the *Knox Land for Business Directions Plan* to July 2018
  - b) revise Figure 1 to correct the Bayswater Business Precinct/Activity Centre boundary, and update the status of Boral and Waverley Golf Course Strategic Investigation Sites.
3. Amend Clause 21.04, as shown in Appendix B3, to:
  - a) revise the third 'Land use conflict' key issue to:

*Protecting the environment, human health and the amenity of sensitive uses from residual air and noise emissions, land and water contamination and landfill gas emissions.*
  - b) revise Strategy 3.2 in 'Land use conflict' to:

*Require applications for new industrial developments to consider the proximity and interface with existing commercial or sensitive uses, and implement siting, engineering and design features which will mitigate against negative health and amenity impacts such as noise, vibration, air emissions, odours and land and water contamination.*
4. Amend Clause 21.06, as shown in Appendix B4, to:
  - a) clarify in Strategic Investigation Sites that the proposed land uses should align with the Strategic Investigation Site designation, and to refer to the *Knox Land for Business Directions Plan*, applied by Clause 21.07, for strategic guidance
  - b) update the *Knox Land for Business Directions Plan* to July 2018.
5. Amend Clause 21.07, as shown in Appendix B5, to:
  - a) replace the relevant strategy with:

*Investigate inclusion of land for employment purposes as part of an integrated redevelopment of land at 181 George Street Wantirna South (Boral Quarry) Strategic Investigation Site.*
  - b) delete the second further strategic work which seeks to investigate the application of the Industrial 1 Zone.
  - c) append to Strategy 2.2 "*are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses and to optimise amenity improvements*"

- d) replace the fourth strategic direction in Table 1 with ***“Ensure residential developments are integrated with employment generating land uses.”***
  - e) update the ***Knox Land for Business Directions Plan*** to July 2018.
6. Amend Clause 21.04 and Clause 22.06 to update the ***Knox Land for Business Directions Plan*** to July 2018.

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# 1 Introduction

## 1.1 The Amendment

The Amendment seeks to implement the findings of the *Knox's Land for Business Directions Plan 2017* (Directions Plan) by:

- Amending the following clauses of the MSS
  - 21.01 (Municipal Profile)
  - 21.02 (Vision)
  - 21.03 (Environmental and Landscape Values)
  - 21.04 (Environmental Risks)
  - 21.05 (Built Environment and Heritage)
  - 21.06 (Housing)
  - 21.07 (Economic Development)
  - 21.08 (Community Development)
  - 21.09 (Transport and Infrastructure)
- Amending the following local policies:
  - 22.03 (Non-residential Uses in Residential Areas)
  - 22.06 (Residential Land Use and Development within the Commercial 1 Zone)
- Deleting the following local policies:
  - 22.02 (Industrial and Restricted Retail Sales Area Design)
  - 22.08 (Scoresby-Rowville Employment Precinct)
- Introducing the following local policy:
  - 22.02 (Employment Land)
- Applying the Commercial 1 Zone to land at 1332 High Street Road, Wantirna South.

The Amendment applies to all land in the City of Knox.

## 1.2 Background to the proposal

Based on Council's Part A submission, the following is a chronology of events:

<b>May 2015</b>	Council endorsed the Knox Planning Scheme Review 2015
<b>July 2015</b>	Council adopted the ' <i>Integrated City Strategy and Implementation Plan 2015-17</i> '
<b>27 November 2017</b>	Council adopted the ' <i>Knox Land for Business Background Report, December 2016</i> ', ' <i>Knox Employment Forecast to 2036 Technical Report A</i> ' and ' <i>Land for Business Assessment Areas – Employment Land and Activity Centres Technical Report B</i> '
<b>4 January 2018</b>	The Department of Environment, Land, Water and Planning, under delegation from the Minister for Planning, authorised the Amendment with four conditions
<b>19 March to 30 April 2018</b>	Amendment exhibited
<b>23 July 2018</b>	Council endorsed changes to the Directions Plan and Amendment documentation Council considered submissions and resolved to request a Planning Panel

### 1.3 Summary of issues raised in submissions

Council received 18 submissions in response to the exhibition of the Amendment. Of these:

- 11 submissions specifically sought changes to the Directions Plan or Amendment
- Three submissions provided no objection to the Directions Plan or Amendment (Submissions 2, 5 and 7)
- Three submissions provided comments that relate to the Directions Plan or Amendment but did not specifically object to either the Directions Plan or Amendment (Submissions 6, 16, and 18)
- One submission did not object to the Directions Plan or Amendment, however sought for the submission to be considered by a Planning Panel (Submission 12).

### 1.4 Procedural matters

At the Directions Hearing, Council provided correspondence from AMP Capital and Environment Protection Authority (Victoria) which confirmed that they were withdrawing their submissions. It also provided correspondence from Mr McKernan confirming that he was satisfied that his submission was heard, subject to Council being aware of the shortfall in warehouse supply. Council contacted Mr McKernan to clarify whether he was formally withdrawing his submission, however he did not respond.

Consequently, the above three submissions were considered as resolved and not considered by the Panel.

The following submitters did not respond to Council's request to clarify if they had withdrawn their submissions:

- Submitter 9 advised that it was awaiting Boral's approval before withdrawing the submission.
- Caribbean Park did not respond to Council after previously requesting a meeting to discuss their withdrawal.

### 1.5 The Panel's approach

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing.

The Panel has reviewed a large volume of material. The Panel has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Strategic issues and justification
- Land use zoning and designation
- Employment land
- Other threshold issues
- Site specific issues.

## 2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report. Chapter 2.1 summarises Council's response to the Planning Policy Framework, and refers to clause numbers before they were revised by Amendment VC148.

The Panel has reviewed Council's response and the policy context of the Amendment, and has made a brief appraisal in Chapter 3.3.

### 2.1 Policy framework

State	
Clauses	
<b>11</b>	<b>Settlement</b>
	<ul style="list-style-type: none"> <li>▶ The Amendment will:               <ul style="list-style-type: none"> <li>- Ensure that sufficient land is available to meet forecast demand.</li> <li>- Support the development and growth of Metropolitan Activity Centres by ensuring Knox is able to accommodate significant growth for a broad range of land uses.</li> <li>- Specifically support the objective to <i>'encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community'</i>.</li> </ul> </li> </ul>
<b>13</b>	<b>Environmental Risks and Amenity</b>
	<ul style="list-style-type: none"> <li>▶ The Amendment will aim to avoid or minimise natural and human-made environmental hazards, environmental degradation and amenity conflicts.</li> </ul>
<b>15</b>	<b>Built environment and Heritage</b>
	<ul style="list-style-type: none"> <li>▶ The Amendment will:               <ul style="list-style-type: none"> <li>- Ensure land use and development appropriately responds to its surrounding landscape and character, built form and cultural context.</li> <li>- Create urban environments that are safe, healthy, functional and enjoyable which contribute to a sense of place and cultural identity. Measures to address the built form and amenity of existing commercial and industrial areas area proposed in Clause 22.02.</li> <li>- Support the 20 minute city concept as it provides opportunities for business development and growth, and additional employment opportunities within Knox to enable offices and professional services floor space in an area which is conveniently accessed from with Knox and beyond.</li> </ul> </li> </ul>
<b>17</b>	<b>Economic development</b>
	<ul style="list-style-type: none"> <li>▶ The Amendment will:               <ul style="list-style-type: none"> <li>- Create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education by supporting development of local businesses with a focus on Knox's propulsive industry sectors. This includes advanced and high value manufacturing and supporting the formation of industry clusters and business networks which encourage collaboration, innovation and idea sharing. These opportunities support the land use and development of the five Significant Business Locations commensurate with their role, function and strategic direction.</li> <li>- Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.</li> </ul> </li> </ul>
<b>18</b>	<b>Transport</b>
	<ul style="list-style-type: none"> <li>▶ The Amendment will support the development of the key Transport Gateways and freight links and maintain Victoria's position as the nation's premier logistics centre by:               <ul style="list-style-type: none"> <li>- Encouraging adjacent complementary uses and employment generating activities</li> <li>- Supporting the development of freight and logistics precincts in strategic locations along key</li> </ul> </li> </ul>

- regional freight corridors
- Limiting incompatible uses in areas expected to have intense freight activity by identifying and protecting key freight routes on the Principal Freight Network.

## Local

### Clauses

#### 21 Municipal Strategic Statement

##### ▶ 21.01 Municipal Profile

The Amendment updates facts, figures and background information, including updating the boundaries and definitions of the Scoresby-Rowville-Knoxfield and Burwood Highway East Corridor precincts.

##### ▶ 21.02 Vision

The Amendment updates the Strategic Framework Plan to reflect key land use and development directions and actions of the Directions Plan, including facilitating economic growth particularly in five identified 'Significant Business Locations', maintaining the identified core employment land areas for industrial, employment and productive economic uses.

##### ▶ 21.03 Environmental Landscape Values

The Amendment updates the reference to the application of the new Clause 22.02 Employment Land local policy.

##### ▶ 21.04 Environmental Risks

The Amendment updates references to the economic value of the manufacturing and wholesale trade industry in Knox. The Amendment expands on land use conflicts and amends Strategy 3.3 in relation to 'core employment land areas', and includes the application of the new Clause 22.02 Employment Land local policy.

##### ▶ 21.05 Built Environment and Heritage

The Amendment includes a new strategy to support mixed use development with ground floor retail and upper storey compatible commercial and/or residential within designated activity centres, and updates the references to the Burwood Highway East Corridor, Caribbean Park and Wantirna Health areas and the new Clause 22.02 Employment Land local policy.

##### ▶ 21.06 Housing

The Amendment builds on the existing support for residential development and mixed use development with a residential component in the Commercial 1 Zone, and introduces a new strategy to support residential development. This supports and complements the health, education and community and other employment generating activities of the Wantirna Health Precinct. The Amendment clarifies Council's support for complementary non-residential uses in residential areas, by providing for some local employment opportunities.

##### ▶ 21.07 Economic Development

The Amendment supports:

- a broad range of employment opportunities by catering for different types of business in association with 'Significant Business Locations', 'core employment land areas', 'local employment land areas' and Activity Centres.
- the five 'Significant Business Locations' commensurate to their role, function and strategic direction.

The Amendment discourages discretionary low-employment and low economic output uses within core employment land areas for the Bayswater Business Precinct and Scoresby-Rowville-Knoxfield Significant Business Locations.

##### ▶ 21.08 Community Development

The Amendment supports development in Activity Centres that contributes to vibrant, well-serviced and accessible activity centres.

▶ **21.09 Transport and Infrastructure**

The Amendment supports the provision of good access to Knox's 'Significant Business Locations'.

▶ **21.10 Local Areas**

The Amendment supports the ongoing development of Knox's local areas and activity centres.

▶ **22.01 Advertising signs**

The Amendment supports businesses in Knox to have adequate opportunities to identify their location, name and nature of business in an appropriate manner.

▶ **22.02 Industrial and Restricted Retail Sales Area Design**

The Amendment supports high generating employment and high economic output uses establishing in 'core employment land areas', and provides for the consideration of other uses outside 'core employment land areas' and in 'core employment land areas' fronting main roads.

▶ **22.03 Non-residential Uses in Residential Areas**

The Amendment supports the objectives of this policy to encourage appropriately located and designed non-residential uses in residential areas and provides recognition that some complementary non-residential uses also support local employment opportunities.

▶ **22.06 Residential Land Use and Development within Commercial 1 Zone**

The Amendment clarifies this policy to clarify that residential land use and development within commercial centres should support the role, scale, and commercial focus of the centre and that the ground floor be maintained primarily for uses associated with business and community uses.

▶ **22.08 Scoresby-Rowville Employment Precinct**

The Amendment deletes this policy with relevant content included elsewhere as appropriate, including in the new Clause 22.02 Employment Land local policy.

## 2.2 Relevant planning strategies, policies and plans

### (i) Plan Melbourne 2017-2050

*Plan Melbourne* outlines principles that underpin a long-term vision for Melbourne, outcomes to drive Melbourne as a competitive, liveable and sustainable city, directions which set out how these outcomes can be achieved and policies which outline how each outcome will be approached, delivered and achieved.

#### **Outcome 1 – Melbourne is a productive city that attracts investment, supports innovation and creates jobs.**

The Amendment supports this outcome by updating the MSS to provide clear strategic support for local investment and job creation in designated areas within Knox. Policy 1.2.2 seeks to "*facilitate investment in Melbourne's outer areas to increase local access to employment*". To achieve this, the policy states that planning for outer suburbs and growth areas must ensure there is sufficient zoned land to support future development and job creation.

The Amendment updates the local policy to clearly articulate the importance of business land to jobs and economic output, including those employment land areas most important to economic activity and jobs in Knox. Further, it supports the development of industrial and commercial land by ensuring that 'core employment land areas' are protected from incompatible land uses to allow for their future growth.

Policy 1.1.4 seeks to “support the significant employment and servicing role of health and education precincts across Melbourne”. The Amendment supports this policy introducing a local policy to support the development of an identified health precinct in the form of the Wantirna Health Precinct which encompasses the Knox Private Hospital.

**Outcome 2 – Melbourne provides housing choice in locations close to jobs and services**

The Amendment seeks to reinforce the support for appropriate commercial development and some housing, by ensuring strategic direction for Activity Centres and other commercial development is clear, including in those major activity centres listed in the *Directions Plan*, including: Bayswater, Boronia, Mountain Gate, Rowville- Stud Park and Wantirna South–Knox Central.

**Outcome 4 – Melbourne is a distinctive and liveable city with quality design and amenity**

The Amendment promotes urban design excellence in the built environment by strengthening policy for the development of Knox’s commercial and industrial areas.

**Outcome 5 – Melbourne is a city of inclusive, vibrant and healthy neighbourhoods**

The Amendment supports Direction 5.1 which seeks to create a city of 20-minute neighbourhoods by strengthening local employment opportunities in appropriate locations which will enable residents to meet their day-to-day needs without travelling out of the area. The Amendment will also support mixed use development with ground floor retail and upper storey compatible commercial and/or residential within designated activity centres.

**(ii) Knox Community and Council Plan 2017-2021**

The Community and Council Plan 2017-21 seeks to advance this and includes:

- a vision statement for the Knox community
- shared goals and strategies to achieve the vision
- the Council Plan outlining the role and focus of Council, the targets it has set and the initiatives it will undertake over the next four years.

One of the eight goals is: “*We have a strong regional economy, local employment and learning opportunities*”.

**(iii) Knox Housing Strategy, January 2015**

The Knox Housing Strategy 2015 sets out Council’s plan for managing residential development to respond to the current and future needs of the Knox community. It refers to Strategic Investigation Sites and residential response to land in and around activity areas.

**(iv) Knox Economic Development Strategy, 2008-2018**

The Knox Economic Development Strategy 2008-18 is a ten-year economic planning instrument with strategies to assist the City develop as an economy, a skilled employment centre and key business centre. It seeks to implement its vision through 11 objectives:

- Objective 1 – Development of Knox Central Principal Activity Centre
- Objective 2 – Establishment of High Tech Learning Centres
- Objective 3 – Development of the Scoresby/Rowville Employment Precinct
- Objective 4 – Establishment of Strong, Sustainable Energy Efficient Industry Clusters

- Objective 5 – Strong Secondary, Tertiary and Industry Linkages Providing for the Needs of High Tech Industries (support services, technical backup and marketing)
- Objective 6 – Fully Developed and highly functional Major, Neighbourhood and Local Activity Centres
- Objective 7 – A More Balanced Business Mix, including More Business Support Services and Tertiary Industries
- Objective 8 – A Strong Knox-wide Industry Network Promoting Knox Products and Services Nationally and Internationally
- Objective 9 – Establishment of a Centre for Entrepreneurial Development Integrating Education, New Start-ups and Business Incubators
- Objective 10 – Redevelopment of the Bayswater/ Bayswater North Industrial Precinct
- Objective 11 – Availability of World-Competitive Infrastructure in Transport, Telecommunications and Supporting Services.

**(v) Activity centre strategies and plans**

Council submitted that the following existing strategies guide the development of its major activity centres, and future development of any commercial, industrial and employment land:

- Knox Central Structure Plan, October 2017
- Bayswater Business Precinct
- Bayswater 2020 - Bayswater Activity Centre Structure Plan, 2015 and addendum dated March 2012
- Boronia Structure Plan, 2006 and addendum dated March 2012
- The Rowville Plan 2015
- Ferntree Gully Village Structure Plan, 2014
- Upper Gully Strategic Plan, 2017
- The Basin and Alchester Village Background Reports and Built Form Guidelines, 2016.

## **2.3 Planning scheme provisions**

The Amendment does not propose to rezone land or apply a planning scheme overlay, except for rezoning 1332 High Street Road, Wantirna South to Commercial 1 Zone to address an anomaly.

## **2.4 Ministerial Directions and Practice Notes**

### **Ministerial Directions**

Council submitted that the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act – referred to as Ministerial Direction 7(5) in this report for simplicity
- Ministerial Direction No 1 – Potentially Contaminated Land
- Ministerial Direction No 11 – Strategic Assessments of Amendments

- Ministerial Direction No 15 – The Planning Scheme Amendment Process
- Ministerial Direction No 18 – Victorian Planning Authority Advice on Planning Scheme Amendment.

**Planning Practice Notes**

Council submitted that the Amendment is consistent with:

- Planning Practice Note 1 (PPN1) Applying the Heritage Overlay
- Planning Practice Note 8 (PPN8) Writing a Local Planning Policy
- Planning Practice Note 13 (PPN13) Incorporated and Reference Document
- Planning Practice Note 30 (PPN30) Potentially Contaminated Land
- Planning Practice Note 46 (PPN46) Strategic Assessment Guidelines
- Planning Practice Note 59 (PPN59) The Role of Mandatory Provisions in Planning Schemes
- Planning Practice Note 77 (PPN77) Pre-setting Panel Hearing Dates
- Planning Practice Note 85 (PPN85) Applying the Commercial 3 Zone.

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### **3 Strategic issues and justification**

#### **3.1 Knox's Land for Business Directions Plan**

##### **(i) Background**

The key elements of the Amendment are underpinned by the Directions Plan. The Directions Plan resulted from strategic work prepared as part of Council's 'Future proofing Knox's business land project'. It provides strategic direction for business land requirements in the municipality from 2016 to 2036, taking into account employment projections, current land supply, economic trends, drivers of change and planning policy. The Directions Plan includes strategic planning, investment support, business support and other recommendations.

It focuses on supporting a strong regional economy and 'future-proofing' Knox's business land. It includes recommendations to ensure there is a sufficient amount, type and mix of business land and associated development, exists over the next 20 years to accommodate the growing needs of businesses and to ensure future jobs.

##### **(ii) Directions and actions**

The Plan includes the following directions and actions which seek to:

- strengthen policy and support five Significant Business Locations (Knox's largest and most significant employment clusters)
- protect the 'core employment land areas' in the Significant Business Locations of Scoresby-Rowville-Knoxfield and Bayswater Business Precinct for industry and employment generating uses
- maintain 'local employment land areas'
- encourage growth in industry sectors, to have flow on benefits of regional exports, employment, value-added and local expenditure of goods and services
- maintain an ongoing evidence base to support economic and strategic planning/decision making
- apply other general and location specific recommendations.

##### **(iii) Significant Business Locations and Activity Centres**

The Directions Plan identified following locations as a Significant Business Location:

- Bayswater Business Precinct/Bayswater Activity Centre
- Scoresby-Rowville-Knoxfield area
- Knox Central
- Burwood Highway corridor – Burwood Highway East
- Wantirna Health Precinct.

The Amendment proposes to introduce the concept of Significant Business Locations, and associated strategic directions for each location, through Clause 21.07 of the Planning Scheme.

Council explained that since exhibiting the Amendment, the Directions Plan was modified to better highlight the roles and status of Activity Centres and Significant Business Locations in achieving employment, business and economic development objectives.

### **3.2 Bushfire management**

Council submitted that the Amendment does not jeopardise the objectives of Clause 13 of the Planning Policy Framework. The Amendment does not seek to introduce any policy measure or rezone land that directly impacts bushfire risk.

Country Fire Authority submitted that:

*The proposed planning scheme amendment acknowledges as well as updates wording to highlight the bushfire risk to 'parts' of Knox City Council area; and further to this, CFA has a close working relationship with Council in multiple departments, and together we work to improve the safety of community members within high fire risk areas through education programs, fuel reduction works and advising on planning applications.*

Council maintained the appropriateness of its position and did not make any changes to the Amendment in light of Country Fire Authority's submission.

The Panel agrees with Council's submission on this matter.

### **3.3 Discussion**

The Directions Plan is a well-considered and thoroughly researched document that will steer Knox's need for future business land. The Directions Plan recommends actions to help facilitate Knox's future demand for business land which, without any direction, will exceed existing supply. There is a strong alignment between the strategies and objectives in the Directions Plan and Plan Melbourne.

The Amendment is needed to implement the Directions Plan and achieve its intended outcomes. It is supported by the Planning Policy Framework which directs planning authorities to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for employment. While it does not propose any rezoning, other than correcting an anomaly, it establishes the framework for considering such changes.

No submitter questioned the strategic basis of the Amendment.

The Panel finds that the Amendment is supported by, and implements, the relevant sections of the Planning Policy Framework and is consistent with the relevant Ministerial Directions and extensive list of Practice Notes.

The Panel finds that the Amendment is consistent with the broad planning policy context, subject to addressing the more specific issues raised in submissions and discussed in the following Chapters. The Panel is satisfied that the Amendment is well founded and strategically justified, and should be adopted subject to the Panel's recommendations.



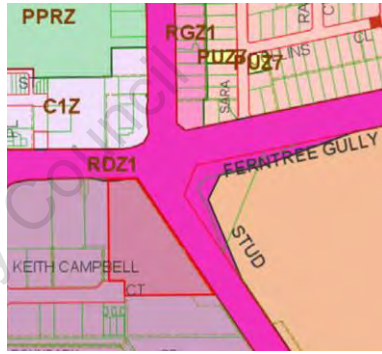
## 4 Land use zoning and designation

### 4.1 Land use zoning

#### (i) Background

Three submissions raised issues affecting the following properties:

**Table 1** Properties where submitters requested rezoning

Bayswater	Ferntree Gully	Scoresby
7 Scoresby Road	712 Burwood Highway	786 Stud Road
		
Industrial 1 Zone	Commercial 2 Zone	Commercial 2 Zone
In Bayswater Business Precinct	In Burwood Highway East Corridor	In Scoresby-Rowville-Knoxfield Significant Business Location
Axis Property requested the Industrial 3 Zone	Tambrad Nominees requested the Commercial 1 Zone	Brayburn Nominees requested the Commercial 1 Zone

Source: Council Part A Submission

#### (ii) The issue

The issue is whether rezoning land not proposed by the Amendment is appropriate and justified.

#### (iii) Evidence and submissions

Axis Property, Brayburn Nominees and the Tambrad Nominees each had concern about the existing planning scheme zone or proposed policy affecting their land.

Axis Property opposed the Industrial 1 Zone as it currently applies to the Bayswater Business Precinct and instead submitted that the land should be zoned to Industrial 3. It explained that the property forms part of a strip of public outlets and that the Industrial 1 Zone reflects the large manufacturing plants which were constructed 50 years ago. It referred to the Eltham Industrial Estate, which is in the Industrial 3 Zone, as an example where land uses reflect what is permitted by its zone. Axis property considered that without more flexible zoning, new development, redevelopment and modernisation would be stifled.

Axis Property, described Clause 22.02 as *“at best a feel good statement”* and submitted:

*If you apply for a permit to have a retail component on an Industrial 1 zone you will not get a permit. It is irrelevant if you wish to employ 1 or 100 people. The inflexible zoning won't permit it. Better to have an Industrial 3 zone than feel good statements which do not stand the rigour of a permit application.*

Mr Shipp gave evidence that the Bayswater Business Precinct is important for accommodating industrial business activity which underpins the Knox economy, given that:

- *The Bayswater Business Precinct (E-01) has 196 hectares of land in the Industrial 1 Zone – the largest precinct in an industrial zone in the municipality - of which only 2% is vacant (refer Technical Report B p.24-6)*
- *The Bayswater Business Precinct supports the greatest concentration of employment in the municipality with 8,631 jobs in 2016, as well as supporting the greatest concentration of jobs in the Manufacturing and Wholesale Trade sectors in Knox (refer Background Report, p.38).*

He considered that the current industrial zoning should be retained in the core section of the Bayswater Business Precinct so that the employment area can continue to support a significant cluster of industrial land uses of a variety of types and scales.

At the Hearing, Mr Wein representing Tambrad Nominees, presented reasons why 712 Burwood Highway should be rezoned to the Commercial 1 Zone. He submitted that rezoning the land would be a logical extension of the existing Commercial 1 Zone west of Dobson Street. The Commercial 1 Zone would be more appropriate because the land abuts residential land and the zone enables residential development while prohibiting industrial land uses.

Mr Shipp gave evidence that 712 Burwood Highway should remain in the Commercial 2 Zone because:

*... the subject site and other Commercial 2 Zone land in this area is appropriately zoned for commercial and bulky goods sales purposes based on the existing land use mix and the exposure and access provided by the arterial road network to many sites, including the subject site of this submission.*

Brayburn Nominees objected to the potential future rezoning of land in the Scoresby Industrial Area from the Commercial 2 Zone to the Industrial 1 Zone sought through further strategic work in Clause 21.07. It submitted that the land should be in the Commercial 1 Zone.

Council submitted that the Amendment does not rezone land to give effect to the findings of the Directions Plan. The only land the subject of rezoning is the land at 1332 High Street Road, Wantirna South from the General Residential Zone 2 (GRZ2) to the Commercial 1 Zone (C1Z), which is considered a zoning anomaly, and this rezoning is not considered in issue and has not been the subject of any submissions. Council agreed to delete the further strategic work in Clause 21.07 which seeks to investigate the application of the Industrial 1 Zone to land known as Scoresby Industrial.

The Directions Plan clearly notes that several sites could potentially be rezoned, and the Planning Scheme identifies future rezoning of land to constitute future work.

The Directions Plan includes policy statements and an Action Plan that state that rezoning should be limited to existing land for business away from zones that principally support employment and business.

Council submitted that the supply of industrial and employment land is an important economic resource and employment land is becoming scarcer. The Industrial 1 and Commercial 2 zoned land is of critical importance. Council submitted:

*... the longevity and adequacy of the employment land resource cannot be left to adhoc rezonings or the current day desire of individual landowners based on their own business and economic plans or circumstances.*

Council noted that the Knox Land for Business Direction Plan is a long-term vision and is focused towards 2016-2036 and submitted that the Panel should not adopt an "individualistic approach".

#### **(iv) Discussion**

The Amendment seeks to implement the Directions Plan by changing local strategies and policies in the Planning Policy Framework. It does not extend beyond this scope, with the exception of one property being rezoned to address a land use anomaly.

The Panel acknowledges the logic supporting Tambrad's reasons for rezoning its land, however, it agrees with Council that the Amendment should implement municipal-scale outcomes and not an individualistic approach.

The Panel agrees with Council's submission that no property should be rezoned through the Amendment. Having placed considerable weight on Mr Shipp's evidence regarding the importance and need for employment land, the Panel considers that any requests to rezone existing industrial or commercial land should be through the future actions contemplated by the Directions Plan.

The Panel agrees with deleting the further strategic work in Clause 21.07 which seeks to investigate the application of the Industrial 1 Zone to land known as Scoresby Industrial. This would enable a more flexible approach in the future, subject to further strategic work.

#### **(v) Conclusion**

The Panel concludes:

- Rezoning land not proposed by the Amendment is beyond its scope, inappropriate and not justified.
- Deleting the further strategic work in Clause 21.07 which seeks to investigate the application of the Industrial 1 Zone to land known as Scoresby Industrial would enable a more flexible approach in the future.

#### **(vi) Recommendation**

The Panel recommends:

**Amend Clause 21.07, as shown in Appendix B5, to:**

- a) delete the second further strategic work which seeks to investigate the application of the Industrial 1 Zone.**

## 4.2 Mountain Gate Triangle Activity Centre and Scoresby-Rowville-Knoxfield Significant Business Location




### (i) The issue

The issue is whether the Amendment appropriately designates land for the Mountain Gate Triangle Activity Centre and Scoresby-Rowville-Knoxfield Significant Business Location.

### (ii) Evidence and submissions

Submitter 9 owns service station properties in Ferntree Gully and Scoresby. As outlined in Table 2, Submitter 9 sought clarification as to whether its properties were included in the relevant Significant Business Locations, and if excluded, it requested that the boundary be realigned to include them.

**Table 2** Submitter 9 service station properties

Ferntree Gully	Scoresby	
855 Burwood Highway	1500 Eastlink Northbound	1501 Eastlink Southbound
		
Commercial 2 Zone	Commercial 2 Zone	Commercial 2 Zone
Not in a Significant Business Location	Not in a Significant Business Location	In the Scoresby-Rowville-Knoxfield SBL
Submitter 9 requested that property be included in 'Mountain Gate Triangle'	Submitter 9 requested that the property be included in the Scoresby-Rowville-Knoxfield SBL	Submitter 9 requested that the property be included in the Scoresby-Rowville-Knoxfield SBL, if not already

Mr Shipp gave evidence that 855 Burwood Highway is appropriately excluded from the Mountain Gate Triangle because it forms part of the nearby neighbourhood centre which services the business area and the surrounding residential catchment.

Mr Shipp considered that 1501 Eastlink Southbound is appropriately included in the Scoresby-Rowville-Knoxfield Significant Business Location because it provides some services which complement the business role of the precinct. He also considered that 1500 Eastlink Northbound should not be included in the Significant Business Location because it is separated from the business area by Eastlink and cannot be readily accessed from the Significant Business Location.

Council responded that the Directions Plan did not include all the service station properties identified by Submitter 9 in a Significant Business Location. It confirmed that 1501 Eastlink Southbound, Scoresby is included in the Scoresby-Rowville-Knoxfield Significant Business Location. Council added that, for reasons outlined in the evidence of Mr Shipp, the other properties are excluded.

**(iii) Discussion**

The Panel notes that 1501 Eastlink Southbound is in the Scoresby-Rowville-Knoxfield Significant Business Location which aligns with that Submitter 9 sought. The Panel accepts Mr Shipp's evidence on 1500 Eastlink Northbound. Eastlink dissects the site from the Significant Business Location which restricts its ability to effectively integrate with the Precinct.

Having reviewed relevant sections of the Directions Plan, including Figure 1, the Panel accepts Mr Shipp's evidence that 855 Burwood Highway should not be included in the Mountain Gate Triangle for reasons provided by him.

**(iv) Conclusion**

The Panel concludes that the Amendment appropriately designates land for the Mountain Gate Triangle Activity Centre and Scoresby-Rowville-Knoxfield Significant Business Location.

### **4.3 Wantirna Health Precinct**

**(i) The issue**

The Amendment introduces new strategic directions to the Wantirna Health Precinct through Clause 21.07, including:

*Ensure residential opportunities support the employment generating land uses with high levels of complementary integration and accessible connections.*

*Require new residential development to manage sensitive interfaces with existing and future employment generating uses, to avoid future amenity impacts affecting the economic viability and competitive strengths of the precinct.*

The issue is whether the Amendment appropriately designates land for the Wantirna Health Precinct and whether the proposed associated strategic directions are justified.

**(ii) Evidence and submissions**

Council and Mr Shipp each stated that Plan Melbourne identifies several Health and Education Precincts of which one of these is the Knox Private Hospital. Knox Private Hospital is in the Wantirna Health Precinct. Plan Melbourne (Policy 1.1.4 and Policy 5.3.2) identifies the Wantirna Health Precinct as a health precinct.

Knox Planning Scheme Review 2015 and the Knox Planning Scheme Review 2018 include an action to prepare a plan for the Wantirna Health Precinct. Clause 21.07 (Economic development) identifies the plan as future work. Council's Housing Strategy (currently


policy) also makes note of the Wantirna Health Precinct. Reference is also made at Clause 21.02-1 and 21.05.

Council submitted that the Wantirna Health Precinct must be strategically planned as an integrated precinct, focusing on health, education and community uses. It added that existing General Residential Zone land in the Precinct could accommodate uses such as aged care or serviced apartments which serve the Precinct's broader objectives. Council explained that the Victorian Planning Authority will conduct master planning, which is critical for developing clearer plans and appropriate planning provisions to implement the plan.

Council submitted that the Directions Plan provides a sound strategic basis by which Council has identified the Wantirna Health Precinct as a Strategic Business Location. The work is earmarked for the area, including the designation of a structure planning boundary. Council stated that the *"Precinct's designation as a SBL only serves to elevate the importance of the area to the local, regional and state economy"* and that there is a strong economic rationale for identifying it as a Significant Business Location in the first instance.

Asian Aussie Group owns 750 Boronia Road, Wantirna, as shown in Table 3.

**Table 3** 750 Boronia Road, Wantirna

750 Boronia Road, Wantirna details	
	<p>Zone: General Residential Zone Schedule 1</p> <p>Directions Plan designation: Wantirna Health Precinct</p>

Asian Aussie Group submitted that 750 Boronia Road should not be included in the Wantirna Health Precinct. It explained that the property was formerly owned and managed for accommodation services for over 30 years and that it recently purchased the property to develop medium density housing. It added that the Wantirna Health Precinct has a business focus which is not consistent with the property's existing General Residential Zone Schedule 1.

At the Hearing, Mr Scally of Best Hooper represented Asian Aussie Group. He submitted that the subject site's General Residential Zone enables it to be used for a dwelling without a planning permit. He said that other planning panels have concluded that planning policy should not be inconsistent with zoning.

Council responded that 750 Boronia Road is in the same triangular parcel of land as the strategically significant Wantirna Health Precinct bound by Eastlink, Mountain Highway and Boronia Road. It said that excluding the property from the Wantirna Health Precinct would be inconsistent with the Directions Plan and make it unable to contribute to the objectives of the state significant health precinct.



Council submitted that the evidence of Mr Shipp notes that the site is a Strategic Investigation Site with a business land focus, an existing policy support exists for a mixed-use outcome for the site which will be the subject of further strategic work. In addition, existing policy support exists in the Scheme for facilitating employment growth. For instance, Clause 21.02 (Vision) states notes the following municipal strategic direction:

*Facilitating employment growth in the State significant Wantirna Health Precinct, regionally-significant employment precincts; the Scoresby-Rowville Employment Precinct and the Bayswater Industrial Precinct and supporting commercial and industrial areas as a major source of local employment.*

Council noted Mr Shipp's evidence and the economic underpinning of the Directions Plan, emphasising the major strategic role the Wantirna Health precinct is anticipated to play.

Council submitted:

*... the development of the subject site should support the broader strategic context for an emerging health and medical employment precinct, rather than potentially hinder the potential for the Precinct's development as a health precinct of state significance. The proposed C164 planning policy direction is to furnish the precinct "SBL" status giving effect and priority to the broader strategic ambitions for the area.*

Asian Aussie Group also opposed the proposed strategic direction at Clause 21.07 which requires new development to manage sensitive interfaces. Mr Scally submitted that policy should recognise that interface treatment is the responsibility of abutting sites and not just one site. Accordingly, he requested that the strategic direction be revised to:

*Management of the interface between new residential development and existing and future employment generating uses must be the responsibility of both land uses.*

Mr Scally requested that Clause 21.07 be changed to:

- emphasise the appropriateness of medium and higher density residential development in the Precinct
- recognise residential development in appropriate locations in strategy 4.7
- delete Wantirna Health Precinct strategic direction "*consider employment generating uses on all sites, as part of an integrated health based precinct*"
- revise the fifth strategic direction to refer to both residential and non-residential development
- add the following Precinct strategic directions:
  - *Support residential development in appropriate locations including on sites with access from main roads.*
  - *Support appropriate road connectivity through the precinct having regard to land uses.*

Council supported a revised version of Mr Scally's proposed new directions:

- *Consider higher density residential development and non-residential development in appropriate locations including on sites with access from main roads.*

- *Support appropriate public road connectivity through the precinct having regard to land uses.*

Mr Scally queried the meaning of the Clause 21.07 Precinct strategic direction which seeks to “*Ensure residential opportunities support the employment generating land uses with high levels of complementary integration and accessible connections*”. In response, Council agreed to change the direction to:

*Ensure residential developments are integrated with employment generating land uses.*

Mr Scally also requested that Strategy 1.7 in Clause 21.06 to emphasise that residential development in the Precinct should be support “*in appropriate locations particularly with main road access*”.

Given the range of uses raised by Asian Aussie Group, Council welcomed the Panel’s view on including a note somewhere to “*Investigate rezoning upon completion of master planning for the Wantirna Health Precinct*”.

### **(iii) Discussion**

The Wantirna Health Precinct is supported through considerable State and local planning policy. The Directions Plan and changes proposed through the Amendment recognise the Precinct’s significance and seek to provide additional strategic guidance.

The Panel acknowledges that the Victorian Planning Authority is working with Council and state agencies including Department of Health and Human Services, VicRoads and Development Victoria to prepare a master plan for the Precinct. It would be premature to consider excising land from the Precinct ahead of this process. The master planning process would explore development opportunities, taking into account, among other things, access and transport. The Panel does not support Asian Aussie Group’s proposed Precinct strategic directions or Council’s revised version before this work commences. This would not preclude higher density residential development or a new public road to be considered before this work is completed.

The Panel supports Council’s revised Clause 21.07 Precinct strategic direction which clarifies Mr Scally’s query about its intent.

The future master plan will seek to integrate land use and development within the Precinct. As residential development is envisaged within the Precinct, any future integration should ensure that sensitive and employment uses can co-exist harmoniously. The strategic direction which seeks to manage sensitive interfaces with existing and future employment generating uses would help to support the amenity of residents interfacing business land uses while ensuring that the operation of existing and future health, business and associated uses are not adversely impacted.

The Panel then considered whether the interface provision should apply only to residential land uses or whether it should it apply to both interfacing land use. The Amendment and Directions Plan seek to focus on new employment generating uses which support and strengthen the health, education and community sectors in the Wantirna Health Precinct.

Any residential opportunities should therefore design their interfaces so that they do not adversely impact of the existing and new employment generating uses.

The Panel considers that the proposed policies do not conflict with the 750 Boronia Road zoning because they envisage residential land uses in the Precinct which support employment generating uses. While the General Residential Zone enables land to be used for a dwelling without a permit, this should not be considered a misalignment between the zone and policy.

The master planning process generally informs the appropriate planning scheme zones to implement its vision and objectives. The Panel considers that any rezoning investigation should be noted in the methodology or implementation plan of the future master plan.

**(iv) Conclusions**

The Panel concludes:

- The Amendment appropriately designates land for the Wantirna Health Precinct.
- The proposed associated strategic directions for the Wantirna Health Precinct are appropriate and justified.
- The fourth strategic direction in Table 1 of Clause 21.07 should be revised to clarify its intent.

**(v) Recommendation**

The Panel recommends:

**Amend Clause 21.07, as shown in Appendix B5, to:**

- a) replace the fourth strategic direction in Table 1 with ***“Ensure residential developments are integrated with employment generating land uses.”***

## 5 Employment land

### 5.1 Design

#### (i) The issue

The issue is whether the Amendment appropriately responds to design matters for employment land proposals.

#### (ii) Evidence and submissions

Brayburn Nominees opposed the proposed Clause 22.02-4 policy provision which seeks to set back buildings and car parks at least 20 metres from a Category 1 Zoned Road (including the service road). It submitted the proposed setback would adversely reduce the development potential of 786 Stud Road, which has an approximately 200-metre frontage to Stud Road and 42-metre frontage to Ferntree Gully Road.

Council responded that the performance measure proposed for Clause 22.02 has been translated from its existing location at Clause 22.08. The Amendment proposes to delete Clause 22.08. Council submitted that this siting performance measure has, and will, inform decision makers on new proposals.

Mr McKernan submitted that many new developments had poorly designed truck access and loading bays.

Council added that the Directions Plan was revised after exhibition to include an action to undertake future work on developing design guidelines for new development in the Industrial 1 and Commercial 2 Zone. It considered this to be an appropriate response to the issue raised by Mr McKernan and Brayburn Nominees.

#### (iii) Discussion

Having reviewed Clause 22.08 of the Planning Scheme, the Panel agrees that the 20-metre setback proposed to reside in Clause 22.02 is an existing performance measure. The Panel considers that the Amendment neutrally translates this existing provision so that it can continue to operate after Clause 22.08 is deleted. Considering that the Amendment proposes to implement strategic direction for its employment land and that it does not propose to change the 20-metre setback, the Panel supports the exhibited 22.02-4 policy provision.

The Panel acknowledges the new action in the revised Directions Plan to develop design guidelines for new development in the Industrial 1 and Commercial 2 Zone. It agrees with Council that this appropriately responds to both submissions.

#### (iv) Conclusions

The Panel concludes:

- Detailed design matters such as setbacks and truck access and loading bays:
  - are beyond the Amendment's primary intent to implement strategic direction for Knox's employment land

- can be more appropriately considered when preparing the design guidelines for new development in the Industrial 1 and Commercial 2 Zone sought through a new action in the revised Directions Plan
- The 20-metre setback proposed to reside in Clause 22.02 is an existing performance measure found in Clause 22.08 which should not be reviewed through the Amendment.

## 5.2 Ground floor land uses

### (i) Background

The Directions Plan includes Direction 4 (Consolidate and diversify the role of existing activity and neighbourhood centres). Action 4.2 of this direction seeks to:

*Encourage retail and/or commercial floorspace to form part of all developments within activity centres and neighbourhood activity centres, and encourage high density residential development on appropriate sites above ground level to enable mixed use developments which incorporate retail, commercial and other uses.*

Clause 22.06 applies to residential land use and development and mixed-use development which includes a residential use in the Commercial 1 Zone, that is not included in an identified activity centre (Clause 21.10); Development Plan Overlay Schedule 10; and land where Built Form Guidelines are referenced in the Planning Scheme.

### (ii) The issue

The issue is whether the proposed Clause 22.06 policy objective to “maintain ground floor primarily for uses associated with business and community uses” is appropriate and justified.

### (iii) Evidence and submissions

Submission 13 relates to land subject to Development Plan Overlay Schedule 10. It opposed the proposed Clause 22.06 policy objective to maintain ground floor primarily for uses associated with business and community uses. It submitted:

*Whether a residential use is complementary to the role and scale of a commercial centre should be ascertained on a case-by-case basis, rather than by application of a blanket presumption that ground floor residential uses are undesirable in the City of Knox.*

Council responded that it maintains its position on the proposed amended changes, taking into account the findings of the Directions Plan.

### (iv) Discussion

The Panel notes that the Direction Report refers to changing local planning policy in the short term to implement Action 4.2. The proposed Clause 22.06 policy objective is an outcome of this action.

The Panel considers that the proposed policy is well supported through the Directions Plan. It can be appropriately applied as a broad-based objective to a planning permit application proposing a residential land use in the Commercial 1 Zone.

As raised in Submission 13, the proposed policy will be considered on a case-by-case basis. It is not a mandatory provision that must be applied in every circumstance.

**(v) Conclusion**

The Panel concludes that the proposed Clause 22.06 policy objective to “*maintain ground floor primarily for uses associated with business and community uses*” is appropriate and justified.

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## 6 Other threshold issues

### 6.1 Potential land use conflict

#### (i) The issue

The Amendment proposes to change Clause 21.04 to revise the preamble in 21.04-2 (Land use conflicts) to:

*It is important to maintain the viability of employment land, particularly core employment land areas, by protecting it from the encroachment of commercial, residential, sensitive and other uses that do not give support to industry and a production economy.*

The issue is whether the Amendment, through Clause 21.04, appropriately responds to potential land use conflict between employment and non-employment land uses.

#### (ii) Evidence and submissions

Denian Nominees Pty Ltd, HD Jenkins & Sons Pty Ltd, Melinda Taranto and Nicole Jenkins (Denian group) submitted that the proposed Clause 21.04-2 changes suggests that all commercial and residential uses do not support industry and a productive economy. It added that this *“is clearly inaccurate and should be clarified”*.

The Denian group considered that there was an unclear connection between the proposed Clause 21.04-2 changes and Development Plan Overlay Schedule 10 which applies to their site.

Council responded that the Amendment proposes minor changes which seek to maintain the importance of core employment land areas for employment purposes. It considered the policy position to be appropriate to preserving the core employment land areas.

#### (iii) Discussion

To inform itself, the Panel referred to Development Plan Overlay Schedule 10 to understand how its provisions relate to the proposed Clause 21.04-2 preamble. Development Plan Overlay Schedule 10 requires future siting and design guidelines to include:

*Appropriate interface treatments and setbacks along all boundaries that take into account adjacent land uses, including within the site, between commercial and residential uses.*

The Panel considers that the Clause 21.04-2 preamble aligns with the Clause 21.04-2 preamble provisions, including the siting and design guidelines requirement. It does not share the Denian group's view that Clause 21.04 that *all* commercial and residential uses do not support industry and a productive economy. By seeking to restrict *“commercial, residential, sensitive and other uses that do not give support to industry and a production economy”*, Clause 21.04-2 recognises that there may be such land uses which support industry and a production economy.

The Panel agrees with Council that Clause 21.04, appropriately responds to potential land use conflict between employment and non-employment land uses.

**(iv) Conclusion**

The Panel concludes that the Amendment, through Clause 21.04, appropriately responds to potential land use conflict between employment and non-employment land uses.

## **6.2 Peripheral issues**

**(i) The issue**

The issue is whether the Amendment appropriately responds to submitter queries and comments related to warehouses, compulsory acquisition and public transport.

**(ii) Evidence and submissions**

Mr McKernan noted the lack of medium sized warehouse buildings within the Knox municipality. Mr Shipp gave evidence that the Directions Plan and the Amendment provide for what Mr McKernan seeks. He referred to the Directions Plan which identifies the need for a greater diversity of lot sizes in industrial areas. He explained that the Direction Plan's Action 5.4 which supports increased use of existing business land is being implemented through Table 1 of the proposed Clause 21.07. Council endorsed Mr Shipp's and considered the submission to be adequately addressed.

Ms Lopez did not request any change to the Amendment or Directions Plan, however she had the following questions about them:

- *What does this mean for people who own and/or live in the houses that are in residential areas now and into the future?*
- *What type of business are planned and are they private/public businesses or both?*
- *Can the land/homes be acquired through a compulsory acquisition process known as land resumption?*
- *The area at or around the corner of Mountain Highway and Shetland Drive Wantirna/Bayswater has a yellow diamond which means "Investigate Potential rezoning". What does this mean to the people owning property or living there in the future as this is clearly a residential area apart from small businesses/shops and medical centre right on the corner of Mountain Hwy and Stud Rd Wantirna/Bayswater.*

Council responded that it relied on the Directions Plan as the rationale for the Amendment and the proposed planning policy changes. It added that the policy does not indicate that compulsory acquisition will be pursued.

Transport for Victoria identified several public transport related opportunities in and around the proposed Significant Business Locations. Council responded that the Amendment makes no public transport related changes, however it noted the important future opportunities for sustainable transport in employment areas.



**(iii) Discussion**

The Panel accepts Ms Shipp's evidence regarding future strategic direction for industry. There was no evidence that the Directions Plan or the Amendment did not provide an appropriate framework for medium sized warehouse buildings.

The Panel notes that Ms Lopez had questions but did not request any change to the Amendment for the Panel to consider. The Panel agrees with Council regarding important future opportunities for sustainable transport in employment areas.

**(iv) Conclusions**

The Panel concludes that matters and queries raised by Mr McKernan, Ms Lopez and Transport for Victoria do not require any change to the Amendment.

**6.3 Post-exhibition changes and drafting matters**

Council proposed minor changes to Clauses 21.01, 21.04 and 21.07 in response to changes sought through Environment Protection Authority's submission. The Panel has reviewed these changes and agrees that they add clarity.

Council submitted that it had made drafting related changes to several clauses, which sought to clarify them or improve their operation. It added that the Planning Policy Framework changes seek to modernise policies, informed by analysis in the Directions Plan, and should be supported as presented in post-exhibition documentation. Council also revised references of the Directions Plan to refer to the 2018 version which includes post-exhibition changes. The Panel agrees to the changes shown in the recommendations below.

**(i) Recommendations**

The Panel recommends:

**Amend Clause 21.01, as shown in Appendix B1, to:**

**a) replace the third 'Environmental risk' issue with:**

*Conflict between incompatible land uses as new development occurs, with encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity.*

**b) update the Knox Land for Business Directions Plan to July 2018.**

**Amend Clause 21.02, as shown in Appendix B2, to:**

**a) update the Knox Land for Business Directions Plan to July 2018**

**b) revise Figure 1 to correct the Bayswater Business Precinct/Activity Centre boundary, and update the status of Boral and Waverley Golf Course Strategic Investigation Sites.**

**Amend Clause 21.04, as shown in Appendix B3, to:**

**a) revise the third 'Land use conflict' key issue to:**

***Protecting the environment, human health and the amenity of sensitive uses from residual air and noise emissions, land and water contamination and landfill gas emissions.***

- b) revise Strategy 3.2 in 'Land use conflict' to:

***Require applications for new industrial developments to consider the proximity and interface with existing commercial or sensitive uses, and implement siting, engineering and design features which will mitigate against negative health and amenity impacts such as noise, vibration, air emissions, odours and land and water contamination.***

Amend Clause 21.06, as shown in Appendix B4, to:

- a) clarify in Strategic Investigation Sites that the proposed land uses should align with the Strategic Investigation Site designation, and to refer to the *Knox Land for Business Directions Plan*, applied by Clause 21.07, for strategic guidance
- b) update the *Knox Land for Business Directions Plan* to July 2018.

Amend Clause 21.07, as shown in Appendix B5, to:

- a) append to Strategy 2.2 "*are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses and to optimise amenity improvements*".
- b) update the *Knox Land for Business Directions Plan* to July 2018.

Amend Clause 21.04 and Clause 22.06 to update the *Knox Land for Business Directions Plan* to July 2018.

## 7 Site specific issues

### 7.1 Caribbean Park

#### (i) The issues

The issues are:

- whether the Amendment appropriately responds to land known as Caribbean Park
- whether figures used to inform the Directions Plan are accurate.

#### (ii) Evidence and submissions

Council submitted that the Amendment seeks to identify the important role which Caribbean Park land will play in the economic and social growth of the municipality. It does this by classifying the site as Neighbourhood Centre at Clause 22.02. Council subsequently revised the Directions Plan to add on page 6 that “*Industrial land is likely to become scarce during the planning period*”.

Caribbean Park noted its aspirations for the future direction of this land parcel, which is identified in the Directions Plan as comprising almost half Knox’s existing vacant business land supply. It opposed the Caribbean Park component of the land being included for future rezoning investigation.

In his evidence, Mr Shipp stated that the Directions Plan identifies a future Business Neighbourhood Activity Centre which:

- *is consistent with the approved Development Plan (April 2012) for the site*
- *is proposed to provide goods and services which primarily support the needs of the growing business and employment base within Caribbean Park in a location that is easily accessible to those businesses, especially the emerging high-density multi-storey office precinct*
- *supports the vision for Caribbean Park as a high amenity business location which is attractive to investors, businesses and employees, particularly for knowledge-based industries*
- *capitalises on the existing assets of the site, particularly open space and waterways.*

Mr Shipp considered that, in line with Clause 21.07, the Amendment appropriately identifies the opportunity for a new neighbourhood centre in Caribbean Park to service local businesses and employees. Council agreed with this response.

Council submitted that it originally considered the Caribbean Park component of the land holding to be outside of the area for future rezoning investigation. Council’s response to submissions reflected this. Council has since identified that a small portion of the land is in the ‘Investigate Rezoning’ designation.

Council responded that it could amend the Directions Plan to ensure the Caribbean Park land (as shown in the Development Plan Overlay Schedule 6) is located outside of the yellow

area<sup>1</sup>. It added that, based on the findings of the Directions Plan, Clauses 21.07 and 22.02 propose to augment the submitter's land as the Caribbean Park Neighbourhood Activity Centre due to its capacity for future strategic contribution to the area.

Caribbean Park considered that there were some discrepancies with the figures used to inform the Directions Plan. Specifically, the Directions Plan had overstated the amount of land available within Caribbean Park for industrial purposes and understated the land available for office/commercial use.

Mr Shipp gave evidence that following exhibition and in response to this submission, the Directions Plan was changed to reflect revised land supply in Caribbean Park for each land use. He added that given the implications of these changes, the Directions Plan had the following text added "*Industrial land is likely to become scarce during the planning period*".

### (iii) Discussion and conclusion

The Panel notes that the identified land area figures have been corrected in the 2018 version of the Directions Plan.

The Panel concludes:

- The Amendment appropriately responds to land known as Caribbean Park.
- Figures used in the revised Directions Plan more accurately reflect actual circumstances.

## 7.2 Boral Site

### (i) Background

Existing Clause 21.02 (Vision) and Clause 21.06 (Housing) identify 191 George Street, Scoresby as one of Knox's 'Strategic Investigation Sites – Residential'.

The Amendment proposes to:

- redesignate 191 George Street, Scoresby to 'Strategic Investigation Sites – Economic (Business land component)' in Clause 21.02 and Clause 21.07
- add the following further strategic work in Clause 21.07:

*Investigate inclusion of adequate land for employment purposes within any redevelopment of the 181 George Street, Wantirna South (Boral Quarry) Strategic Investigation Site to support Knox's ongoing land for business needs.*

The Directions Plan states:

*... new business land opportunities need to be considered when examining strategic sites in the planning stages. For example, the Boral Quarry, adjacent to Eastlink, could make a substantial contribution to increasing the amount of land designated for business purposes. Depending on the ultimate layout of the developable area, this area could provide suitable space for bulky goods retail, industrial and convenience retail uses.*

<sup>1</sup> As in Figure S2 Spatial Directions on page 7 of the Directions Plan, June 2018.

**(ii) The issue**

The issue is whether Clause 21.02, Clause 21.07 and discussion about the Boral site in the Directions Plan are appropriate and justified.

**(iii) Evidence and submissions**

Boral Bricks Pty Ltd (Boral) submitted that it owns the existing 171-hectare brickworks and quarry at 191 George Street, Scoresby. It explained its vision to rehabilitate and redevelop the site for both business and residential purposes. Boral considered that the proposed Clause 21.02, which promotes a business focus, does not align with the existing Clause 21.06 which supports residential development on the site. It referred to the Directions Plan which refers to considering bulky goods retail, industrial and convenience retail uses on the Boral site.

Boral submitted that the changes proposed by the Amendment have created uncertainty as to whether the land should be potential used for residential or business purposes. It sought to ensure that the Planning Scheme continues to *“unambiguously support the potential of the Scoresby site to be developed for residential purposes”*. Boral considered that its site can contribute to some business and employment opportunities.

To address its issues, Boral requested that:

- Clause 21.02-1 continue to identify the Scoresby Strategic Investigation Site in a ‘Residential’ category
- the proposed further strategic work in Clause 21.07 be changed to:
  - Investigate possible inclusion of land for employment purposes as part of an integrated redevelopment of land at 181 George Street Wantirna South (Boral Quarry) Strategic Investigation Site.*
- Page 56 of the Directions Plan be changed to reflect the site’s location and access constraints with regard to bulky goods, industrial and commercial uses on the site.

Mr Shipp gave evidence that:

*In my view, it is appropriate for the site to be identified as a residential opportunity with the policy seeking a business land component and that this direction is appropriately reflected in the Further Work section of Clause 21.07 as part of the post-exhibition amendment documentation.*

Mr Shipp agreed with Boral’s submission regarding bulky goods, industrial and commercial uses and noted the post-exhibition version of the Directions Plan now identifies business opportunities which *“complement existing assets in the area (such as active open space facilities, transfer station) in addition to retail and commercial businesses required to meet the needs of the planned residential development”*.

Council responded that the proposed Clauses 21.02 and 21.07 identify the Boral site as one of two Strategic Investigation Sites to be investigated for a business land component. This is different to the Framework Plan’s designation of Strategic Investigation Sites with a residential focus. It agreed to Boral’s request to revise Clause 21.07, except for the word ‘possible’.

Council stated that Mr Shipp's evidence supports both the policy and Directions Plan wording changes.

**(iv) Discussion**

The Panel notes that the Planning Scheme has planning policies which do not always align, and where a professional judgement needs to be made regarding conflicting policies in the interest of net community benefit. However, the Panel does not consider this to be the case for the Boral site. Clause 21.06, which seeks a residential response for the Boral site, can operate harmoniously with Clauses 21.02 and 21.07 which seek a portion of that land to be investigated for business purposes. The site's scale of 171 hectares, provides a unique opportunity to provide significant residential development while accommodating land for business purposes. The extent of business land will be determined through further strategic work beyond the Amendment.

The Panel agrees with Council's response to Boral's requested change to Clause 21.07. The exhibited Clause 21.07 reference to "*support Knox's ongoing land for business needs*" can be confusing and should be deleted. The Boral requested clause seeks further strategic work to *investigate* employment land uses. The possibility and extent of including an employment land component would be determined through this investigation. The word 'possible' is therefore not necessary.

**(v) Conclusions**

The Panel concludes:

- Proposed Clauses 21.02 and 21.07 can operate harmoniously with existing Clause 21.06.
- Boral's requested change to Clause 21.07, except for the word 'possible' should be adopted because it would help clarify that business land would be part of any integrated development.
- Council should review whether the Boral site is '181' or '191' George Street.

**(vi) Recommendation**

The Panel recommends:

**Amend Clause 21.07, as shown in Appendix B5, to:**

**a) replace the relevant strategy with:**

***Investigate inclusion of land for employment purposes as part of an integrated redevelopment of land at 181 George Street Wantirna South (Boral Quarry) Strategic Investigation Site.***

## Appendix A Document list

No.	Description	Provided by
<b>7 September 2018</b>		
1	Submissions status summary dated 29 August 2018	Council
<b>1 October 2018</b>		
2a	Part A Submission	Council
2b	Expert witness statement	Council
<b>8 October 2018</b>		
3	Part B Submission	Council
4	General Residential Zone – marked up	Mr Scally
5	Knox Planning Scheme Clauses 21.06 and 21.07 (preferred)	Mr Scally
<b>9 October 2018</b>		
7	Submission – Asian Aussie Group Pty Ltd	Mr Scally
8	Submission – Tambrad Nominees Pty Ltd	Mr Wein
9	Closing Submission	Council

## Appendix B Panel recommended clauses

[Tracked Added](#)

~~Tracked Deleted~~

Where no changes are proposed, Content is not shown and replaced with '...'.

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## Appendix B1

### 21.01 MUNICIPAL PROFILE

...

#### Environmental risk

- Risk to life and property from bushfire.
- Increasing climate change effects including urban heat island, flooding and the increased severity of weather events.
- ~~Residential encroachment of key industrial areas, former landfills, quarries, materials recycling and transfer stations.~~ Conflict between incompatible land uses as new development occurs, with encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity.

...

#### References

...

[Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, July 2017](#)~~July 2018~~

...

## Appendix B2

### 21.02 VISION

...

#### References

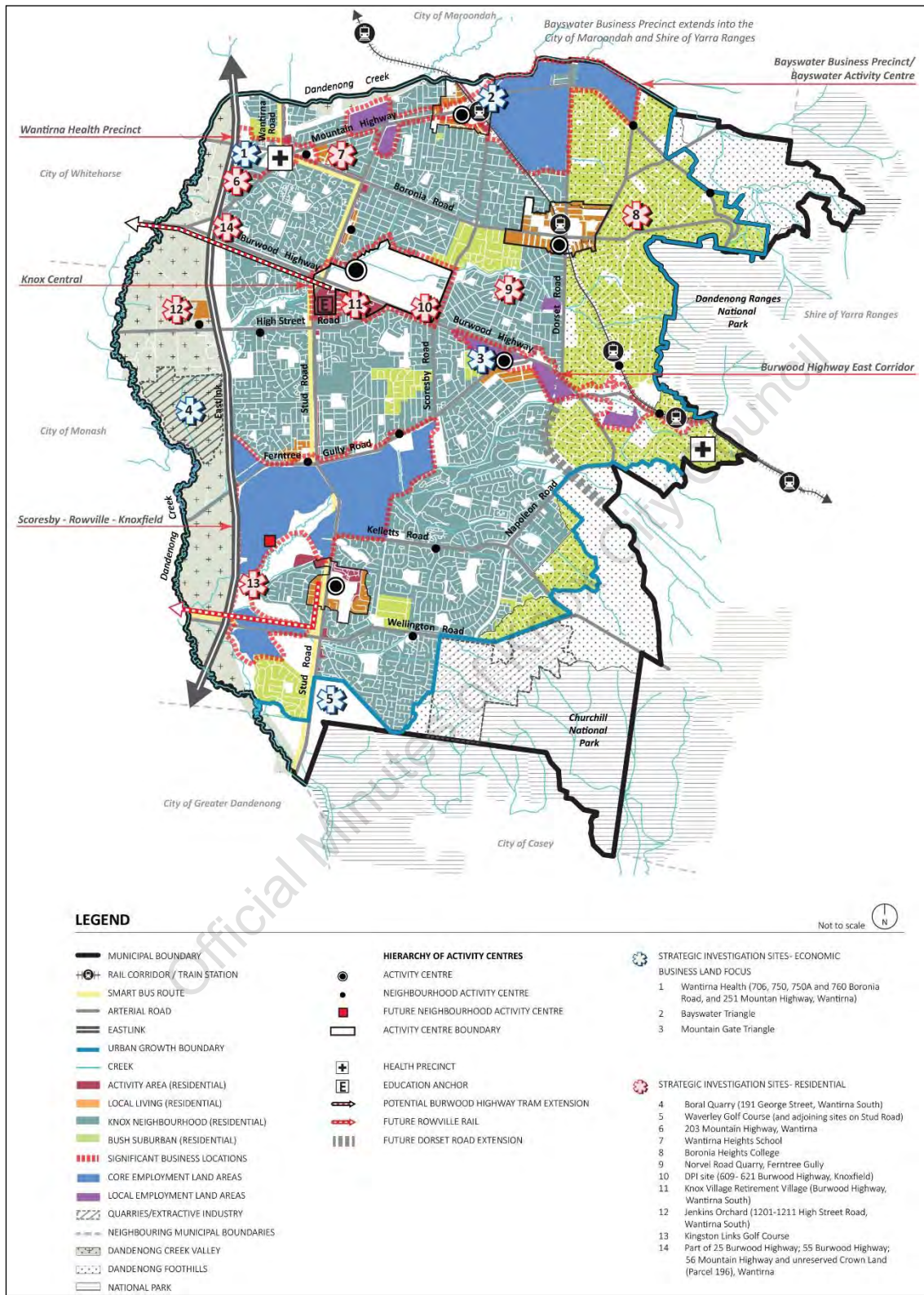
*Knox Community and Council Plan 2017-2021*, Knox City Council, 2017 (or as amended)

*Knox Land for Business Directions Plan*, Knox City Council, July ~~2017~~ [2018](#), Urban Enterprise, 2018

*State of Knox Report*, Knox City Council, 2016 (or as amended)

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Figure 1: Strategic Framework Plan



## Appendix B3

### 21.04 ENVIRONMENTAL RISKS

...

#### 21.04-2 Land use conflicts

...

##### Key issues

- There are sensitive land uses and development sites in proximity to quarries and a waste transfer station;
- Encroachment of industry and quarries by sensitive uses and some commercial and other uses can impact industry operations and their viability;
- Protecting [the environment, human health and the](#) amenity of sensitive uses from residual air and noise emissions, [land and water contamination](#) and landfill gas emissions.

##### Objective 3

To prevent conflict between commercial or sensitive uses with industry, waste recovery and natural resource extraction.

##### Strategies

- 3.1 Consider the need provide and maintain suitable separation distances between the following facilities and commercial or sensitive uses which may harm industry viability and to protect the amenity of sensitive uses:
  - Lysterfield Quarry, Wellington Road.
  - George Street Quarry in Wantirna South.
  - Cathies Lane Transfer Station, George Street, Wantirna South.
- 3.2 Require applications for new industrial developments to consider the proximity and interface with existing commercial or sensitive uses, ~~along with minimising the impacts of noise, odour, dust and traffic~~ and implement [siting, engineering and design features which will mitigate against negative health and amenity impacts such as noise, vibration, air emissions, odours and land and water contamination](#).

## Appendix B4

### 21.06 HOUSING

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

#### 21.06-1 Scaled approach to residential development

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

The *Knox Housing Strategy 2015* identifies four distinct residential areas that support the scaled approach to residential development as shown in Figure 1 to this clause (Housing Framework Plan). The four areas are:

- Bush Suburban
- Knox Neighbourhood
- Local Living Areas
- Activity Areas

Within each area, a different level of change is anticipated to respond to the City's current and future housing needs.

#### Strategic Investigation Sites

Strategic Investigation Sites are generally sites not currently used for residential purposes, such as quarries, schools and golf courses. They are sites where the 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), including a component of social housing. Strategic Investigation Sites are indicated in Figure 1 to this clause and Figure 1 to Clause 21.07 (Economic Development). [The land use\(s\) proposed should accord with the Strategic Investigation Site designation.](#) Strategic guidance for these sites is provided in the *Knox Housing Strategy 2015* and the *Knox Affordable Housing Action Plan 2015-2020* and the *Knox Land for Business Directions Plan, applied by Clause 21.07*. Where Strategic Investigation Sites have already been subject to investigation processes and have been rezoned to facilitate future residential development, additional strategic guidance may also be found in the relevant zone and overlay schedules which apply to the land.

...

#### Reference documents

*Knox Affordable Housing Action Plan 2015-2020*, Knox City Council, 2015

*Knox Housing Strategy 2015*, Knox City Council, 2015

*Knox Land for Business Directions Plan*, Knox City Council, Urban Enterprise, ~~2017~~ [July 2018](#)

## Appendix B5

### 21.07 ECONOMIC DEVELOPMENT

...

#### Objective 2

To ensure sufficient land is available for employment and production economy-related uses.

#### Strategies

- 2.1 Support high generating employment and high economic output uses, including Knox’s key propulsive industries in ‘core employment land areas’ as shown in Figure 1 to this Clause by only fostering uses in these areas which directly support the employment and production economy role of the Significant Business Location. Other uses can be considered for buildings fronting main roads taking into account existing uses and development and main road access and exposure requirements.
- 2.2 Facilitate a mix of employment and other land uses in ‘local employment land areas’ and in other employment locations outside ‘core employment land areas’ which [are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses and to optimise amenity improvements.](#)

...

#### 21.07-3 Implementation

...

#### Further strategic work

- Investigate opportunities across the municipality suitable for commercial and industrial land uses to ensure sufficient land is available and appropriately zoned to meet ongoing employment and business land needs into the future.
- ~~Investigate application of the Industrial 1 Zone to land known as Scoresby Industrial (not including land fronting Stud and Ferntree Gully Roads) in the Scoresby-Rowville-Knoxfield ‘Significant Business Location’ to ensure and support its ongoing industrial role.~~
- Investigate inclusion of ~~adequate~~ land for employment purposes [as part of an integrated](#) redevelopment of [land at](#) 181 George Street, Wantirna South (Boral Quarry) Strategic Investigation Site ~~to support Knox’s ongoing land for business needs.~~

...

Table 1 – Knox Significant Business Locations table

Wantirna Health Precinct	
Role and function	Strategic directions
...	...
	<del>Ensure residential opportunities support the employment generating land uses with high levels</del>

	<p><del>of complementary integration and accessible connections.</del></p> <p><u>Ensure residential developments are integrated with employment generating land uses.</u></p> <p>...</p>
--	--

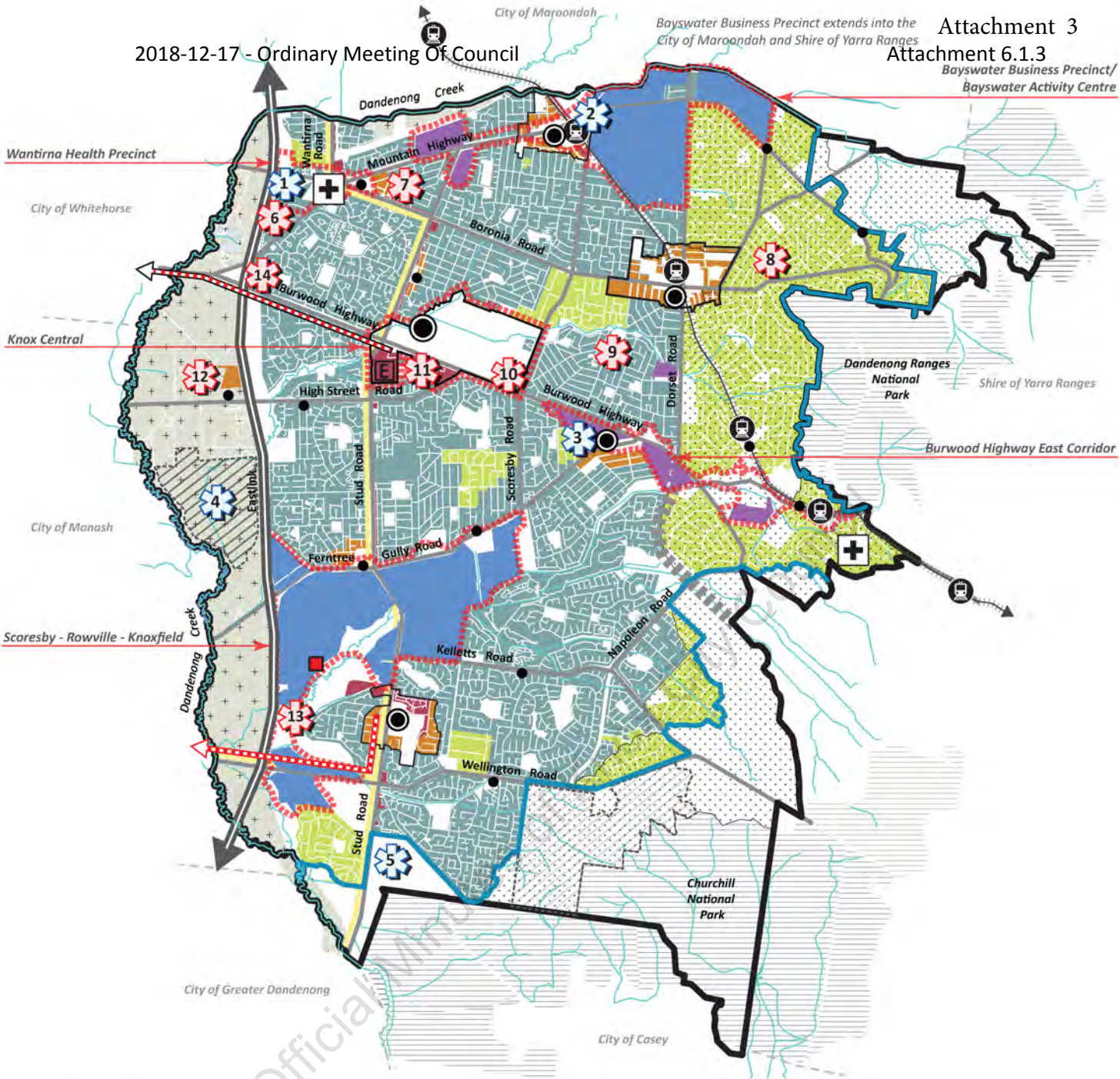
**Reference documents**

...

*Knox Land for Business Directions Plan, Knox City Council, ~~2017~~2018, Urban Enterprise, ~~2017~~ July 2018*

...

Official Minutes of Knox City Council



**LEGEND**

Not to scale

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR / TRAIN STATION
- SMART BUS ROUTE
- ARTERIAL ROAD
- EASTLINK
- URBAN GROWTH BOUNDARY
- CREEK
- ACTIVITY AREA (RESIDENTIAL)
- LOCAL LIVING (RESIDENTIAL)
- KNOX NEIGHBOURHOOD (RESIDENTIAL)
- BUSH SUBURBAN (RESIDENTIAL)
- SIGNIFICANT BUSINESS LOCATIONS
- CORE EMPLOYMENT LAND AREAS
- LOCAL EMPLOYMENT LAND AREAS
- QUARRIES/EXTRACTIVE INDUSTRY
- NEIGHBOURING MUNICIPAL BOUNDARIES
- DANDENONG CREEK VALLEY
- DANDENONG FOOTHILLS
- NATIONAL PARK

- HIERARCHY OF ACTIVITY CENTRES**
- ACTIVITY CENTRE
  - NEIGHBOURHOOD ACTIVITY CENTRE
  - FUTURE NEIGHBOURHOOD ACTIVITY CENTRE
  - ACTIVITY CENTRE BOUNDARY
  - HEALTH PRECINCT
  - EDUCATION ANCHOR
  - POTENTIAL BURWOOD HIGHWAY TRAM EXTENSION
  - FUTURE ROWVILLE RAIL
  - FUTURE DORSET ROAD EXTENSION

- STRATEGIC INVESTIGATION SITES- ECONOMIC BUSINESS LAND FOCUS
- 1 Wantirna Health (706, 750, 750A and 760 Boronia Road, and 251 Mountain Highway, Wantirna)
  - 2 Bayswater Triangle
  - 3 Mountain Gate Triangle
- STRATEGIC INVESTIGATION SITES- RESIDENTIAL
- 4 Boral Quarry (191 George Street, Wantirna South)
  - 5 Waverley Golf Course (and adjoining sites on Stud Road)
  - 6 203 Mountain Highway, Wantirna
  - 7 Wantirna Heights School
  - 8 Boronia Heights College
  - 9 Norvel Road Quarry, Ferntree Gully
  - 10 DPI site (609- 621 Burwood Highway, Knoxfield)
  - 11 Knox Village Retirement Village (Burwood Highway, Wantirna South)
  - 12 Jenkins Orchard (1201-1211 High Street Road, Wantirna South)
  - 13 Kingston Links Golf Course
  - 14 Part of 25 Burwood Highway; 55 Burwood Highway; 56 Mountain Highway and unreserved Crown Land (Parcel 196), Wantirna



# Amendment C164 Clause and zone map changes

## Clause changes

- 21.01 Municipal profile – track change
- 21.02 Vision
- 21.03 Environmental and Landscape Values - track change
- 21.04 Environmental Risks - track change
- 21.05 Built Environment and Heritage -track change
- 21.06 Housing - track change
- 21.07 Economic Development – track change
- 21.08 Community Development - track change
- 21.09 Transport and Infrastructure - track change
- 22.02 Employment Land (new policy)
- 22.03 Non-Residential Uses in Residential Areas - track change
- 22.06 Residential Land Use and Development within the Commercial 1 Zone - track change

## Map change

- Zone Map 5 – rezone 1332 High Street Road, Wantirna South from General Residential Zone Schedule 2 to Commercial 1 Zone

## Amendment Documentation

- Explanatory Report
- Instruction Sheet

## KNOX PLANNING SCHEME

**21.01 MUNICIPAL PROFILE**

28/03/2018

V6146

Proposed C164

**21.01-1**

14/12/2017

C160

Proposed C164

**Snapshot of Knox**

Located in the eastern subregion of metropolitan Melbourne 25 kilometres east of Melbourne, the City of Knox is an established urban municipality that covers 114 square kilometres. The municipality contains the suburbs of Bayswater, Boronia, Ferntree Gully, Knoxfield, Lysterfield (part of), Rowville, Sassafras (part of), Scoresby, The Basin, Upper Ferntree Gully, Wantirna and Wantirna South.

Knox City Council acknowledges the traditional custodians of the City of Knox, the Wurundjeri and the Bunurong people of the Kulin Nation.

The City of Knox is situated between the Dandenong Creek Valley and the Dandenong Foothills: a regionally significant environmental and landscape feature, defining the character and image of Knox. These open spaces, along with the Dandenong Valley Regional Parklands and Lysterfield Hills, provide important recreational, open space and environmental benefits to the broader community.

[Parts of Knox are at risk from bushfire, at the interface between the urban area and the foothills of the Dandenong Ranges and Lysterfield located along the eastern and south-eastern boundary of the municipality.](#)

Knox is renowned for its residential lifestyle, employment opportunities and social and recreational attributes. People in Knox enjoy relatively good levels of health and wellbeing with good access to community and leisure facilities and services.

[In 2016 the estimated resident population of Knox was 160,665 people \(ABS 2016\). From 2016 to 2036 the population of Knox is expected to grow by 24,156 persons to a population of 184,821 with the number of new dwellings forecast to increase by 12,658 \(id, November 2017\).](#)

[In 2015 the resident population of Knox was over 155,681 people \(Id Consulting\). From 2011 to 2031 the population of Knox is expected to grow by 24,575 persons to a population of 179,198 with the number of new dwellings forecast to increase by 14,179 \(Victoria in Future, Department of Environment, Land, Water and Planning, 2015\).](#)

The Knox community is diversifying and ageing. Knox's dominant household type remains families with children, with the number of children (and their parents) forecast to increase over the next 20 years. However, the number of people at post-retirement age is growing quickly and forecast to [nearly double between 2011-2016 and 2031-2036](#). This will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households making up just over half of all households in Knox within 20 years.

With an increase in population and demographic diversity, the City of Knox will continue to play an important role in housing provision and diversity.

Knox is a high employment generator. [In 2016 55,800 people worked in Knox. Over the next twenty years approximately another 15,000 new jobs are anticipated having regard to recent trends in employment and economic activity, population and demographic projections, technology changes and various drivers of employment growth. Over two-thirds of employment is located with Knox's employment land locations \(Industrial Zone and Commercial 2 Zone\) and activity centres, with the largest clusters being the five 'Significant Business Locations' of Scoresby-Rowville-Knoxfield; Bayswater Business Precinct/Bayswater Activity Centre, Knox Central, Burwood Highway East Corridor and Wantirna Health Precinct. The Scoresby-Rowville-Knoxfield cluster Employment Precinct serves a ~~national-regional~~ and local business catchment. The Bayswater ~~Industrial~~ Business Precinct is regionally and locally ~~important~~ significant and spans across three municipalities. The Wantirna Health Precinct ~~will is~~ contributing ~~ge towards~~ as an employment centre and provider of health, community and education services of State significance.](#)

The Knox workforce operates across a diverse range of industry sectors with the highest employment industry sectors being manufacturing, retail trade, wholesale trade and healthcare and social assistance [and professional, scientific and technical services](#).

## KNOX PLANNING SCHEME

~~Parts of Knox are at risk from bushfire, at the interface between the urban area and the foothills of the Dandenong Ranges and Lysterfield located along the eastern and south-eastern boundary of the municipality.~~

The Knox Central Activity Centre will continue to provide a regional retail, entertainment, recreational and civic focus for Knox and ~~foeal point for~~ Melbourne's outer east with significant opportunities for mixed use and residential development. The Bayswater, Boronia and Rowville Activity Centres are a ~~foeus-target~~ for investment and change in retail, office, service and housing provision for the Knox community.

The Knox workforce operates across a diverse range of industry sectors with the highest industry sectors for employment being manufacturing, retail trade, wholesale trade, healthcare and social assistance, education and training and professional, scientific and technical services. Manufacturing has been declining but still provides over one in five local jobs and is expected to remain as Knox's largest industry for employment over the next twenty years. Industries expected to have the most significant employment growth over this same period are: professional, scientific and technical services; health care and social assistance employment; retail trade; construction; and, education and training.

The major arterial road network traversing Knox provides a high level of accessibility for employment and community activity with EastLink facilitating access for commuters from the south-east and providing direct access to and from the city. Although a predominantly car-based municipality, Knox's public transport network includes the Belgrave train line, SmartBus and local bus routes. The expansion of the train line to Rowville and extension of the tram network along Burwood Highway to the Knox Central Activity Centre have been identified by Knox City Council as priority future public transport projects.

21.01-2  
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C164

### Key issues and influences

The following key planning issues and influences form the basis for the subsequent objectives, strategies and means of implementation outlined in Clauses 21.03 to 21.10. These issues cannot be considered in isolation and require a balanced assessment.

The key planning issues and influences affecting the City of Knox are:

#### Environment and landscape values

- Protecting the Dandenong Foothills, Sites of Biological Significance and other areas of significant biological and landscape value from inappropriate development.
- Loss of vegetation, tree canopy and habitat eroding Knox's 'green and leafy' image.
- Habitat fragmentation.

#### Environmental risk

- Risk to life and property from bushfire.
- Increasing climate change effects including urban heat island, flooding and the increased severity of weather events.
- ~~Residential encroachment of key industrial areas, former landfills, quarries, materials recycling and transfer stations.~~ Conflict between incompatible land uses as new development occurs, with encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity.

#### Built environment and heritage

- Requiring high quality architecture, urban design and accessibility standards in development.
- Facilitating a strong City character, identity, sense of place and culture.

**Commented [RR1]:** Change in accordance with Panel Recommendation 1a)

## KNOX PLANNING SCHEME

- Achieving environmentally sustainable development.
- Incorporating safer design principles.
- Places of historic significance and Aboriginal cultural heritage need to be identified, assessed and protected.
- The visual impact of advertising signs.
- Development will be influenced by the *Knox Housing Strategy 2015*, outlining the preferred future character, housing types and design objectives for residential areas.

**Housing**

- A growing population requires increased housing supply in Activity Areas, Local Living areas and some Strategic Investigation Sites outside of the Dandenong Foothills.
- Knox's community is ageing and diversifying, requiring more diverse and accessible housing options.
- Knox's supply of social housing is below the Melbourne Metropolitan average.
- Managing the density and scale of activity centres located in the Dandenong Foothills.

**Economic development**

- ~~The need to strengthen local employment opportunities.~~
- ~~Knox has access to a skilled and available labour force dominant in manufacturing.~~
- ~~Knox is shifting towards a more knowledge-based economy.~~
- ~~Broader changes influencing the industrial and commercial sectors.~~
- The need to maintain a network of viable and accessible activity centres. The need to attract business investment to provide employment opportunities for Knox's and the region's growing population.
- Maintaining an appropriate supply of business land to support a strong Knox economy, including providing new business land opportunities.
- While manufacturing is expected to remain a key industry sector in terms of employment and output, the development of other industries will assist in diversifying the Knox economy and support working locally.
- Changes to technology and its influence on the industrial and commercial sectors.
- The need to maintain a network of viable and accessible activity centres with catchments ranging from local to regional level.

**Community development**

- Enhancing the liveability of Knox.
- Providing a range of community facilities, infrastructure and open space to meet the needs of an increasing and ageing population and to support health and wellbeing.
- Continued development of the Wantirna Health Precinct as a State significant health precinct that will serve a growing and ageing population.
- Minimising harmful social impacts from gaming and licensed premises.

**Transport and Infrastructure**

- Large parts of the municipality are poorly served by public transport.

## KNOX PLANNING SCHEME

- Providing integrated transport options to reduce high rates of private car usage.
- Linking and providing quality infrastructure for walking and cycling.
- Improving accessibility and mobility for people of all abilities.
- The need to fund new or upgraded infrastructure as a result of new development.
- Improving efficiency, reducing the impacts of stormwater run-off and protecting the ecological health of waterways and wetlands with integrated water management solutions.

**References**

*Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)*

*Knox City Plan (incorporating the Council Plan) 2013-17, Knox City Council, 2013 (or as amended)*

*Knox Vision: Our City, Our Future 2013-17, Knox City Council, 2013 (or as amended)*

[Knox Community and Council Plan 2017-2021, Knox City Council \(or as amended\)](#)

[Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, July 2017 & December 2018](#)

*State of Knox Report, Knox City Council, 2016 (or as amended)*

**Commented [RR2]:** Change in accordance with Panel Recommendation 1b), updated to reference Council adoption date.

## KNOX PLANNING SCHEME

**21.02 VISION**

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Proposed  
C164

The *Knox Community and Council Plan 2017-2021* was formulated in partnership with the community and articulates the community and Council's desired future for Knox for 2035 as follows:

*Nestled between the foothills of the Dandenong Ranges and the wetlands of the Dandenong Creek Valley, Knox has a rich natural environment and picturesque landscape, highly valued by residents and visitors alike. Knox encompasses the best of city and suburban living. From the thriving modern city vibe of Knox Central at its heart, plentiful public open spaces, outstanding civic facilities and diverse residential offerings to its leafy suburban centres with abundant space, clean air, excellent schools and good transport links, Knox is the preferred place to live, work and play today and for generations to come.*

The Plan identifies eight key goals and associated strategies forming the framework for progress towards Vision 2035:

- We value our natural and built environment:
  - Protect and enhance our natural environment.
  - Create a greener city with more large trees, indigenous flora and fauna.
  - Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure.
- We have housing to meet our changing needs:
  - Plan for a diversity of housing in appropriate locations.
  - Encourage high quality sustainable design.
  - Support the delivery of a range of housing that addresses housing and living affordability needs.
- We can move around easily:
  - Enable improved transport choices supported by integrated and sustainable transport systems and infrastructure.
  - Improve bike and footpath connectivity, including identifying gaps between existing bike routes, footpaths and key places.
- We are safe and secure:
  - Encourage and support the community to take responsibility for their own safety, and the safety of others.
  - Enhance community connectedness opportunities to improve perceptions of safety.
  - Maintain and manage the safety of the natural and built environment.
  - Protect and promote public health, safety and amenity.
  - Support the provision of emergency services.
- We have a strong regional economy, local employment and learning opportunities:
  - Attract new investment to Knox and support the development of existing local businesses, with a particular focus on Advanced Manufacturing, Health, Ageing and Business Services sectors.
  - Plan for a range of key strategic centres that provide a diversity of employment, services and amenities to support the changing needs of our community.
  - Promote and improve infrastructure and technology within the municipality and enhance strategic employment places for business.

## KNOX PLANNING SCHEME

- Increase and strengthen local opportunities for lifelong learning, formal education pathways and skills development to improve economic capacity of the community.
- We are healthy, happy and well:
  - Mitigate lifestyle risks such as smoking, risky alcohol consumption and drug use, obesity, lack of physical activity and poor nutrition.
  - Support the community to enable positive physical and mental health.
- We are inclusive, feel a sense of belonging and value our identity:
  - Protect and preserve our local cultural heritage.
  - Celebrate our diverse community.
  - Strengthen community connections.
  - Promote and celebrate the contribution of our volunteers.
- We have confidence in decision making:
  - Build, strengthen and promote good governance practices across government and community organisations.
  - Enable the community to participate in a wide range of engagement activities.

The built environment, community health and wellbeing, economic development and environmental sustainability are fundamentally interconnected and need to be considered in an integrated manner. The above integrated key goals and strategies therefore inform the objectives and strategies of Knox's Municipal Strategic Statement.

#### 21.02-1 Strategic Framework Plan

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Proposed  
C164

The Strategic Framework Plan sets out the general pattern for land use development and major strategic directions for the municipality. Key strategic directions for Knox include:

- Creating a network of activity centres, with preferred roles in accommodating retail, employment, housing and civic functions.
- Identifying Strategic Investigation Sites as opportunities to potentially accommodate a range of future housing, retail and employment uses.
- Facilitating a scaled approach to housing growth in line with the *Knox Housing Strategy 2015* with Bush Suburban, Knox Neighbourhood, Local Living and Activity Areas each playing a different role.
- Facilitating employment growth particularly in the five identified Significant Business Locations being the State significant Wantirna Health Precinct, regionally-significant employment locations of Scoresby-Rowville-Knoxfield and the Bayswater Business Precinct/Bayswater Activity Centre, Knox Central and Burwood Highway East Corridor, including maintaining the identified core employment land areas for employment and productive economic uses.
- Protecting major environmental and landscape features, including the Dandenong Foothills, Dandenong Creek Valley Valley and Sites of Biological Significance.
- Improving transport connections and links between the train, bus, bicycle and walking networks, and recognising opportunities for an extension of the train line to Rowville and tram line to Knox Central Activity Centre.

#### References

*Knox Community and Council Plan 2017-2021*, Knox City Council, 2017 (or as amended)

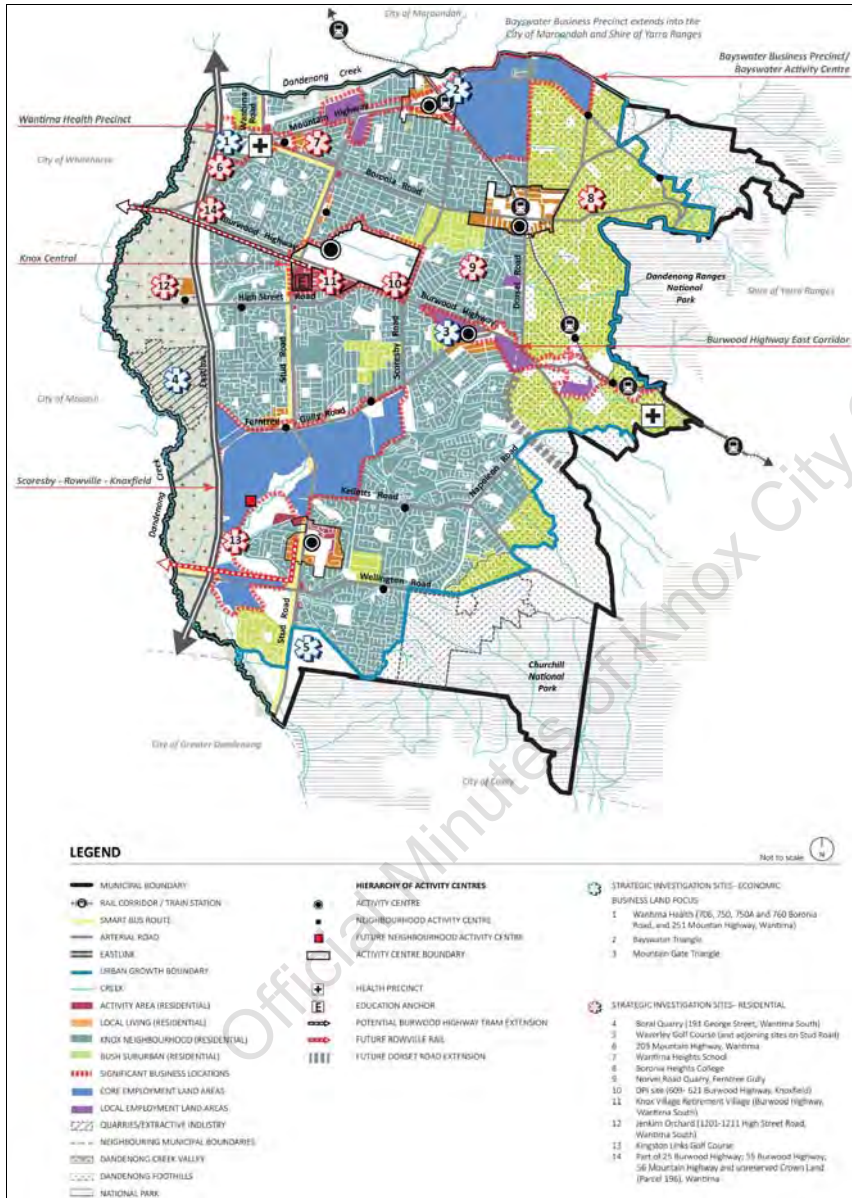
*Knox Land for Business Directions Plan*, Knox City Council, ~~July-December 2017-2018~~, Urban Enterprise, 2018

*State of Knox Report*, Knox City Council, 2016 (or as amended)

**Commented [RR1]:** Change in accordance with Panel Recommendation 1a), updated to reference Council adoption date.

KNOX PLANNING SCHEME

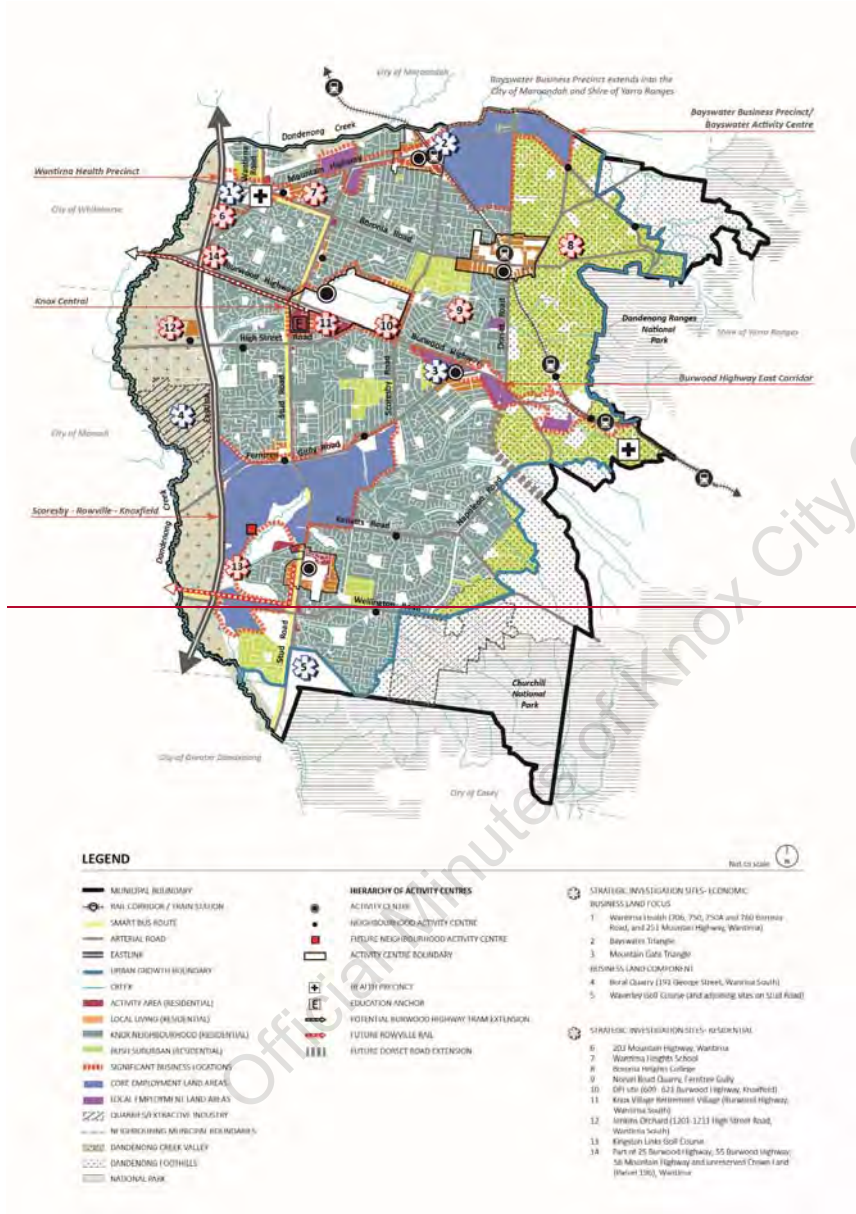
Figure 1: Strategic Framework Plan



**Commented [RR2]:** Change in accordance with Panel Recommendation 2b) revised Figure 1 to correct the Bayswater Business Precinct/Activity Centre Boundary, and update the status of Boral and Waverley Golf Course Strategic Investigation Sites.



KNOX PLANNING SCHEME



## 21.03 ENVIRONMENTAL AND LANDSCAPE VALUES

24/05/2018  
G149  
Proposed  
C164

This clause provides local content to support Clause 11 (Settlement), Clause 12 (Environmental and landscape values) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

### 21.03-1 A treed city

14/12/2017  
C159  
Proposed  
C164

The natural environment provides many and varied values and benefits for the local community, including:

- The intrinsic value of biodiversity to support healthy ecosystems.
- Supporting a diversity of organisms and flora and fauna communities within the municipality and within each patch of habitat.
- Practical ecosystem services, such as climate moderation, erosion control, water purification and carbon sequestration.
- Managing environmental risks, minimising impact of urban heat island effects and providing shade.
- Providing landscape character and a green skyline, particularly along ridgelines and creek valleys, along major views and vistas and as a backdrop to urban and rural areas.
- Benefits to the health and wellbeing of the community, including amenity, recreation, social interaction and health benefits and improved liveability.
- Promoting the value of the natural environment to the community, including the need for environmental sustainability as an integral element of the built form.
- Defining and enhancing the character and image of Knox and its local areas and contributing to a sense of place.

The *Knox City Plan (incorporating the Council Plan) 2013-17 and Integrated City Strategy and Implementation Plan 2015-17 Knox Community and Council Plan* recognise the role of the natural environment with its many values and benefits, and seek to protect and enhance all natural areas in Knox. Preventing the loss of vegetation and enhancing the green and leafy image of Knox is central to its overall vision, reflecting its healthy, liveable communities and its local identity and character.

Canopy trees are an integral component in retaining Knox's natural environments and maintaining its landscape character. Once canopy trees are lost, they are impossible to replace in the short to medium term. With the loss of canopy trees, local habitat and ecosystems are compromised, and the values and benefits of the natural environment are significantly diminished.

The importance of retaining and enhancing vegetation, in particular canopy tree coverage, as part of the planning application process in the face of competing development pressures is therefore a key objective. All trees, even single canopy trees in suburban backyards, contribute to the green skyline and collectively make a contribution to Knox's green and leafy character and its natural environment.

#### Key issues:

- Maintaining and strengthening Knox's 'green and leafy' image and its identifiable landscape character, despite development pressures.
- Recognising the importance of retaining canopy trees as the single most important factor in retaining Knox's landscape character and its natural environment.

## KNOX PLANNING SCHEME

- Improving overall understanding within the planning system of the value of trees in improving the liveability of Knox's communities, mitigating climate change impacts and providing a range of other health and wellbeing benefits.
- Habitat fragmentation.

**Objective 1**

To protect and strengthen treed character and landscape value across all areas in Knox.

**Strategies**

- 1.1 Create a greener and more liveable City with more canopy trees and vegetation in public and private spaces.
- 1.2 Require vegetation to be retained where it contributes to landscape value and character, along ridgelines, waterways, streetscapes, transport corridors, and where it contributes to significant views, vistas and local amenity values.
- 1.3 Ensure new development proposals consider the impact on the health and viability of existing vegetation, and respond to the landscape values of the site and local area.
- 1.4 Incorporate the planting of new vegetation, including canopy trees within development proposals to enhance natural values of the site and of the local area.

**21.03-2 Biodiversity and native vegetation**

14/12/2017  
C150

The Knox community places a high value on the municipality's natural environment and conserving and enhancing remaining natural habitat and biodiversity values.

Knox has many sites of biological significance, including sites of National, State, regional and local significance as identified within the *Sites of Biological Significance in Knox – 2nd Edition, 2010*. These sites contain native vegetation, creeks, water bodies and floodplains, which not only provide attractive and distinctive landscapes, but contain environmentally significant flora and fauna and are at risk of being degraded and lost to development.

Less than 5 per cent of Knox's land area retains native vegetation (not including scattered trees with no understorey). Of this remaining native vegetation, nearly 90 per cent belongs to Ecological Vegetation Classes (EVCs) that are now listed as endangered or vulnerable at the national or bioregional scale. The EVCs which remain are significantly reduced from their original state and are at further risk from inappropriate clearing and fragmentation.

Conservation of native flora in Knox is at a critical stage, and this has grave implications for native fauna in loss of habitat. More than a quarter (and perhaps as much as half) of remaining flora species is estimated to be lost within one or two decades if no preventative action is taken. It is critically important to retain and enhance the remnants of Knox's remaining native vegetation and sites of biological significance. Maintaining the diversity and genetic integrity of indigenous flora and fauna is therefore a priority. Consideration also needs to be given, where appropriate, to responding to the biodiversity needs of a changing climate, to maximise opportunities for survival of indigenous species under climate change.

Biodiversity values are best represented in Knox by the recognised sites of biological significance, and by their indigenous flora, fauna and landscapes. Indigenous flora and fauna outside the recognised sites are also important, and some indigenous fauna are supported by plantings of certain non-indigenous plants.

The intrinsic values of biodiversity across the State are addressed in the application of Clause 52.17 Native Vegetation. In the local context of Knox, implementing native vegetation and biodiversity values also includes the objectives and strategies of this clause, Clause 21.11 Local Areas and relevant schedules to the Environmental Significance Overlay and Vegetation Protection Overlay. Collectively, this local content reflects the context, values and expectations with respect to protecting biodiversity and native vegetation across Knox.

**Key issues**

- Loss of habitat and loss of biodiversity.
- Protecting and enhancing natural environments and native vegetation for all their natural values, particularly in Sites of Biological Significance.
- Minimising any further reduction in indigenous vegetation that is occurring from land use fragmentation and development pressure.
- Controlling and managing pest plants.

**Objective 2**

To retain and enhance native vegetation in Knox, in extent and ecological condition.

**Strategies**

- 2.1 Require land use, development and subdivision to protect and enhance the significance of the natural environment and respond to the environmental and natural values of the local area in an integrated and balanced manner.
- 2.2 Support the retention and enhancement of habitat, ecological and intrinsic values of native vegetation, particularly along creek valleys and linear reserves, in the Dandenong Foothills, parks and reserves and in recognised Sites of Biological Significance.
- 2.3 Ensure that removal or destruction of native vegetation occurs only where it is unavoidable, and then only to the minimum extent necessary.
- 2.4 When native vegetation is lost, compensate the local community and environment through offsets located within Knox.
- 2.5 Incorporate the planting of native vegetation into landscape plans, subject to constraints such as bushfire risk.

**Objective 3**

To protect and enhance the natural values of Sites of Biological Significance.

**Strategies**

- 3.1 Protect and enhance Sites of Biological Significance for their natural values, recognising the strategic role these sites play in overall conservation management and achieving biodiversity outcomes in Knox.
- 3.2 Use Sites of Biological Significance as focal points for projects to create and enhance habitat and natural values, such as offset plantings and seed propagation.
- 3.3 Avoid vegetation removal, development or land uses within or near Sites of Biological Significance, that would fragment habitat, weaken habitat linkages, or diminish the extent or quality of native vegetation, aquatic habitats or floodplain processes.
- 3.4 On land adjacent to or upstream of Sites of Biological Significance, foster land management practices that help to buffer or support the Sites' natural values, and discourage adverse impacts such as habitat fragmentation, noise, altered hydrology, increasing the need to remove vegetation for bushfire protection, visual incompatibility and degrading the natural experiences offered by the Sites.

**Objective 4**

To maintain the diversity and genetic integrity of indigenous flora and fauna within Knox to prevent species from becoming locally extinct.

**Strategies**

- 4.1 In assessing applications for removal of vegetation and in considering replacement planting:

## KNOX PLANNING SCHEME

- Place considerable weight on protecting, managing and planting species whose category of threat of local extinction in Knox is 'Critically endangered' or 'Endangered'.
- Place considerable weight on protection of habitat needed by fauna species that are threatened with extinction at the local or larger scales.
- Avoid planting species or varieties that displace indigenous plants.
- Ensure the provenance of indigenous replacement plants is as close as possible from the planting site (geographically or environmentally).
- Consider adaptive approaches to biodiversity management (where appropriate), to maximise opportunities for indigenous species to adapt to and survive under climate change, in response to new science and recognised industry best-practice.

**21.03-3 Natural corridors**14/12/2017  
C150

Knox is traversed by a series of small creeks, generally running east to west, whose corridors present opportunities for an important system of public spaces. These corridors include drainage easements, floodways, parks and other public reserves. Because of the large areas involved and their relatively uninterrupted extent through the municipality, these spaces have the potential to contribute significantly to Knox's landscape and recreation resources. These corridors present opportunities to create highly valued and amenable open space networks of walking and cycling paths, public spaces, landscape and ecological corridors. There is further scope for improved urban design outcomes to activate the natural corridors and improve the interface and connectivity between public and private spaces.

**Key issues**

- Recognising the multi-faceted role of creek corridors as important environmental, recreation, open space and landscape corridors throughout the City.
- Improving access to and connectivity to creek reserves.
- Improving urban design outcomes along creek reserves.
- Potential bushfire risk associated with natural corridors.

**Objective 5**

To protect and enhance the network of habitat and creek corridors, as key public, landscape and environmental assets.

**Strategies**

- 5.1 Develop and enhance the creek corridor system as a network of paths, public open space, and natural systems with a sense of address.
- 5.2 Support an improved network of habitat corridors and waterways to connect sites of biological significance and other areas of indigenous vegetation.
- 5.3 Support interaction of public and private realms along creek corridors and waterways.
- 5.4 Support and strengthen opportunities for creek corridors being actively used as public spaces, with high levels of connectivity from nearby urban areas, enhancing their role as places for social, recreational, cultural and community activities.
- 5.5 Manage bushfire risks of natural corridors and adjoining land.

**21.03-4 Significant landscapes**14/12/2017  
C150

The most significant landscape characteristic of Knox is its appearance as a suburban area set in a larger natural and rural landscape. Rural and green wedge land in Knox contributes

## KNOX PLANNING SCHEME

to its significant landscapes which play an important role in shaping the overall identity and character of the municipality. This land is predominantly located in the foothills of the Dandenong Ranges, including the Lysterfield Valley. This land is significant at the metropolitan, regional and local levels. It forms part of two regional 'green wedges': the *Yarra Valley and Yarra and Dandenong Ranges* to the north east, and the *Southern Ranges* to the south east. The residential areas located within the Dandenong Foothills also contribute to the significance of this landscape.

Views of the Dandenong Ranges and their foothills are valued highly by the Knox community. The Dandenong Ranges and their foothills also form a backdrop to countless views from across the eastern suburbs of Melbourne, including long range views to and from the Melbourne CBD.

The Lysterfield Valley is classified by the National Trust as "an attractive pastoral landscape which forms part of a 'green wedge' between the suburban areas of Rowville and Dandenong North, and the urbanised Ferntree Gully-Belgrave ridge of the Dandenongs".

The Dandenong Valley Parklands are a series of regionally significant reserves extending 10 kilometres along the Dandenong Creek. A large area of the Parklands are within Knox, with EastLink situated along the eastern edge of the Parklands between the creek and residential areas. It is one of the most highly visited and popular parks in Melbourne.

There are other parcels of land outside these three areas with a current or former rural land use or rural zoning that require further investigation to determine their future role in the broader context of rural and green wedge land in Knox.

The eastern side of Knox forms an important edge and buffer to Melbourne's expanding suburbs. It is here that the built form of the suburbs meets the vegetated hillsides of the Dandenong Ranges, stopping among the folds of the Lysterfield Valley. This edge includes both public land (such as the Dandenong Ranges and Churchill National Parks) and private land, with the Urban Growth Boundary assisting in maintaining the urban edge. The Dandenong Valley Parklands provide a similar edge and landscape buffer to suburban development to the west of the municipality.

### Key issues

- Maintaining the unique landscape character, amenity and natural values of Knox's significant landscapes, including the Dandenong Foothills, Lysterfield Valley and the Dandenong Creek Valley, despite development pressures and managing bushfire risk.
- The impact of new development on the landscape character of rural and green wedge land.
- Fragmentation of land.
- Lack of current information about the productivity (including potential food production) and economic role of agricultural land in Knox.
- Lack of current strategic directions for rural and green wedge land that consider all of its existing and potential values.
- The opportunity in the Dandenong Valley Parklands to consolidate the many disjointed component parklands and reserves since the construction of EastLink.

### Objective 6

To protect and enhance the role of Knox's significant landscapes.

### Strategies

- 6.1 Maintain an urban edge that reflects the significance, on a metropolitan level, of the Dandenong Foothills, rural valleys, and natural landscapes along the eastern and western edges of Knox.
- 6.2 Protect and enhance the views of the Dandenong Foothills as vegetated hillsides.
- 6.3 Protect and enhance the views of the Lysterfield Valley as a pastoral landscape.

## KNOX PLANNING SCHEME

- 6.4 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.
- 6.5 Protect and enhance 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.
- 6.6 Limit development within the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley that may compromise their landscape and environmental significance.

**Objective 7**

To protect existing and potential aesthetic, biodiversity, landscape, amenity, cultural and agricultural values of rural and green wedge land.

**Strategies**

- 7.1 Limit urban development in rural and green wedge land.
- 7.2 Support the consolidation, and avoid further fragmentation of lots.
- 7.3 Support the non-urban values of rural and green wedge land by:
  - Retaining existing agricultural uses in rural and green wedge land.
  - Avoiding non-agricultural land uses that would adversely affect the operation of existing and/or future agricultural activities.
- 7.4 Ensure that new use and development protects and complements the established landscape character and scenic qualities of rural and green wedge land.
- 7.5 Minimise the visual dominance of development in:
  - Rural and green wedge land.
  - Along the Dandenong Creek Valley.

**21.03-5**

24/05/2018  
C149  
Proposed  
C164

**Implementation****Policy guidelines**

- Apply Clause 22.01 (Advertising Signs local policy) to applications for the display of advertising signs on Bush Boulevards to protect significant landscapes.
- Apply Clause 22.02 (~~Industrial and Restricted Retail Sales Areas Design~~ Employment Land local policy) to applications for land in an Industrial 1 Zone or Commercial 2 Zone to ensure development provides high quality landscaping and visual amenity ~~in industrial and restricted retail~~ employment land areas.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to facilitate more sustainable landscapes and natural habitats.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to facilitate residential development that contributes to the strong 'green and leafy' character of Knox.
- ~~Apply Clause 22.08 (Scoresby Rowville Employment Precinct local policy) to land within the high amenity employment precinct to ensure development responds positively to existing environmental and landscape features.~~
- Request applications for use or development in or adjoining parks and waterways to provide information on whether the proposal would impact vegetation, air, water and soil quality of the park or waterway, as appropriate.

**Application of zones and overlays**

- In and adjacent to Sites of Biological Significance, avoid zoning changes that would conflict with the Sites' environmental and landscape values.

## KNOX PLANNING SCHEME

- Apply the Neighbourhood Residential Zone – Schedule 1 to the Dandenong Foothills area to ensure development protects and enhances Knox's distinctive environmental and biological values.
- Apply the Public Conservation and Resource Zone to public conservation and recreation areas.
- Apply the Public Park and Recreation Zone to public open space areas.
- Apply the Environmental Significance Overlay to Sites of Biological Significance, significant indigenous remnant vegetation and the Dandenong Ranges buffer area to protect areas of environmental significance.
- Apply the Vegetation Protection Overlay to areas of significant remnant overstorey vegetation, significant exotic and non-indigenous native trees and areas with significant canopy trees for protection.
- Apply the Significant Landscape Overlay and the Design and Development Overlay to land in the Dandenong Foothills and Lysterfield Valley to ensure development and vegetation removal respects the environmental and landscape significance of the area.
- Apply the Design and Development Overlay and the Development Plan Overlay to protect natural values where required, as part of the desired built form outcomes.

**Further strategic work**

- Review the application of overlays to ensure all significant vegetation is afforded appropriate protection.
- Investigate further opportunities to take into account the local values of vegetation, including amenity and health and wellbeing values, in considering applications for vegetation removal.
- Complete an assessment of agricultural land in rural and green wedge areas to better understand its productivity (including potential food production) and economy.
- Complete an assessment of and provide strategic directions for all rural and green wedge land that consider its aesthetic, biodiversity, landscape, amenity, cultural and agricultural values.
- Work with State Government agencies and neighbouring municipalities to strategically plan for, consolidate and improve the recreational activities and landscape characteristics of the Dandenong Valley parklands, and to address interface issues between parkland and urban development.
- Review planning strategies and zoning in the area surrounding the Dandenong Valley Parklands to ensure consistency with objectives for development of the park.
- In partnership with Melbourne Water, develop a masterplan for Lewis Park and the Blind Creeek Corridor.

**Reference documents**

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

Dandenong Valley Parkland Future Directions Plan, Parks Victoria, 2006

Genetic Integrity Policy, Knox City Council, 2015

~~*Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)*~~

*Knox Central Structure Plan*, Knox City Council, October 2017



~~*Knox City Plan (incorporating the Council Plan) 2013-17, Knox City Council, 2013 (or as amended)*~~ [\*Knox Community and Council Plan 2017-2021, Knox City Council, 2017 \(or as amended\)\*](#)

*Knox Urban Design Framework 2020, Planisphere, 2003*

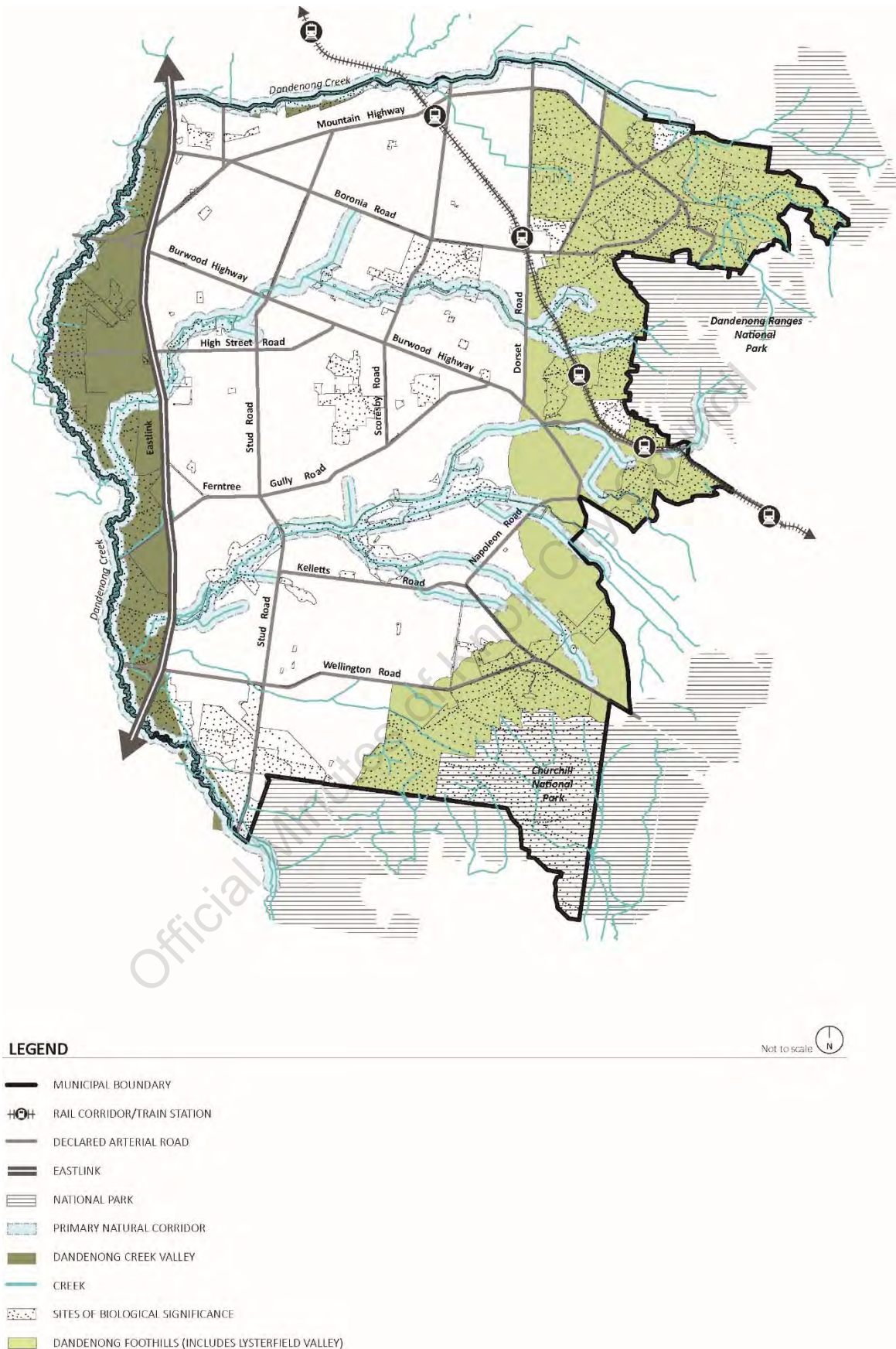
National Trust Register No. 355 – Lysterfield Valley and Yarra Ranges Landscape

Sites of Biological Significance in Knox - 2nd Edition, G.S. Lorimer, 2010

Official Minutes of Knox City Council

KNOX PLANNING SCHEME

Figure 1: Environmental and Landscape Values Map



## KNOX PLANNING SCHEME

**21.04 ENVIRONMENTAL RISKS**

14/12/2017  
 C460  
 Proposed  
 C150

This clause provides local content to support Clause 13 (Environmental Risks), Clause 17 (Economic development) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

**21.04-1 Bushfire**

14/12/2017  
 C150

Areas susceptible to bushfire in Knox are predominantly focused on the interface between urban development and the foothills of the Dandenong Ranges and bushland in Lysterfield and are shown in Figure 1 below. Land use and development planning in these areas must minimise the risk to life, property and the environment by applying the precautionary principle in decision-making. It must also consider the appropriateness of the intensity and location of any use and/or development in the context of bushfire risk, directing new development to lower risk areas where appropriate.

Vegetation in the Dandenong Foothills and Lysterfield is particularly important for biological and landscape purposes. Development in these areas may be limited to both minimise bushfire risk and protect significant vegetation. Consideration may need to be given to tailored site specific responses to mitigate bushfire risk whilst also achieving protection of landscape and biodiversity values.

**Key issues**

- Identifying areas prone to bushfire.
- Managing development to minimise risk to life, property and the environment.
- Limiting new development in the Dandenong Foothills and Lysterfield where vegetation removal for bushfire management would affect significant vegetation.

**Objective 1**

To ensure that new development responds to bushfire risk to life and property.

**Strategies**

Where land is affected by a Bushfire Management Overlay:

- 1.1 Implement appropriate bushfire protection measures to reduce any risk of bushfire to an acceptable level.
- 1.2 Limit further subdivision and rezoning of land for urban purposes.
- 1.3 Require consideration of the location, nature and intensity of the use and/or development, including the number of additional persons that will be associated with the proposal, and the level of associated bushfire risk.
- 1.4 Direct new development to locations of lower bushfire risk where appropriate.
- 1.5 Require development to meet the requirements of the relevant fire authority in respect to fire fighting, water supply and emergency vehicle access.

**Objective 2**

Limit development in areas at high risk from bushfire where there is also significant vegetation of high biological and/or landscape value and where planned bushfire protection measures may be incompatible with the natural environment, landscape and biodiversity values.

**Strategies**

Where land is affected by a Bushfire Management Overlay:

## KNOX PLANNING SCHEME

- 2.1 Discourage the intensification of urban development in areas at high risk from bushfire events and which also have high biological and/or landscape values, particularly in the Dandenong Foothills and Lysterfield.
- 2.2 Limit new development where the extent of vegetation removal, required for bushfire management, would adversely affect the environmental or landscape values of land within the Dandenong Foothills and Lysterfield.
- 2.3 In areas of high landscape and biodiversity value, consider tailored defensible space and vegetation management responses that mitigate the bushfire risk to an acceptable level whilst retaining areas of highest biodiversity and landscape value.

**21.04-2 Land use conflicts**14/12/2017  
C150

Exports from the manufacturing and wholesale trade account for a large proportion of the total gross revenue in Knox. In ~~2013~~ 2015/16, manufacturing and wholesale trade made up ~~40-56~~ per cent of the \$19-20 billion of gross revenue from Knox industry. It is important to maintain the viability of ~~industrial-employment~~ land, particularly ~~core employment land areas~~, by protecting it from the encroachment of ~~commercial~~ residential, sensitive and other sensitive uses that do not give support to industry and a production economy. Conversely, in considering new industrial development, it is important to consider potential adverse impacts the development might have on surrounding sensitive uses, like noise and air emissions (odour and dust).

There are three active quarry sites within Knox as shown in Figure 1 below. The active George Street Quarry in Wantirna South is a Strategic Investigation Site. The other two quarry sites are both in Wellington Road, Lysterfield and provide a regionally significant source of hard rock, clay and clay shale aggregates for building and construction for the Greater Melbourne region.

It is important to manage the interfaces between sensitive or commercial land uses and the active quarries, the Knox Transfer Station and other heavy industrial sites, in order to support ongoing operation of these facilities without exposing residents to adverse effects.

**Key issues**

- There are sensitive land uses and development sites in proximity to quarries and a waste transfer station;
- Encroachment of industry and quarries by sensitive uses and some commercial and other uses can impact industry operations and their viability;
- Protecting the environment, human health and the amenity of sensitive uses from residual air and noise emissions, land and water contamination and landfill gas emissions.

**Objective 3**

To prevent conflict between commercial or sensitive uses with industry, waste recovery and natural resource extraction.

**Strategies**

- 3.1 Consider the need provide and maintain suitable separation distances between the following facilities and commercial or sensitive uses which may harm industry viability and to protect the amenity of sensitive uses:
  - Lysterfield Quarry, Wellington Road.
  - George Street Quarry in Wantirna South.
  - Cathies Lane Transfer Station, George Street, Wantirna South.
- 3.2 Require applications for new industrial developments to consider the proximity and interface with existing commercial or sensitive uses, along with minimising the impacts of noise, odour, dust and traffic and implement siting, engineering and design features which will mitigate against negative health and amenity

Commented [RR1]: Change in accordance with Panel Recommendation 3a),

## KNOX PLANNING SCHEME

impacts such as noise, vibration, air emissions, odours and land and water contamination.

- 3.3 Maintain the viability and purpose of Knox's industrial land by minimising encroachment from non-industrial uses that are not complementary to the primary industrial use.

**Commented [RR2]:** Change in accordance with Panel Recommendation 3b),

**21.04-3**  
14/12/2017  
C150

#### Closed landfills

Knox has two closed landfills (Llewellyn Park Landfill and Cathies Lane Landfill) in Wantirna South, shown in Figure 1. In accordance with the Environment Protection Authority's (EPA) Publication 788.3 – *Best Practice Environmental Management: Siting, design, operation and rehabilitation of landfills*, August 2015 (Landfill BPEM), both closed landfills are categorised as Type 2 landfills as they contained putrescible waste. Use and development of these sites and land within proximity to these sites must consider environmental risks including land contamination and gas migration.

#### Key issues

- There are sensitive land uses and development sites located within the EPA recommended buffer distances from closed landfills.
- Proposed development and works within the recommended landfill buffer can pose a safety risk by potentially providing pathways for landfill gas migration and other adverse amenity impacts.

#### Objective 4

To manage the potential for adverse impacts associated with closed landfills, including gas migration.

#### Strategies

- 4.1 Implement the Environment Protection Authority recommended buffer distances included in Landfill BPEM (or as amended) for the closed landfills at Cathies Lane and Llewellyn Park, Wantirna South.
- 4.2 Where a proposed use and/or development encroaches into the Environment Protection Authority recommended buffer distances, have regard to Section 8.2.2 (Buffer distances and encroachment) of Landfill BPEM (or as amended).

**21.04-4**

14/12/2017  
C150

#### Climate change resilience

Global environmental issues can affect Knox at a local scale; these include air quality, greenhouse gas emissions and energy efficiency, noise, water quality and catchment management, land development and the loss of vegetation and waste management. Through responsible planning these issues can be better managed and mitigated.

Land use planning and development can have regard to climate change resilience by managing intensification of high-risk areas; encouraging sustainable design in all developments; reducing demand for the private car; and greening our urban areas, which are reflected in objectives and strategies throughout the Knox Municipal Strategic Statement.

Climate change can have major impacts on the environment and people and exacerbates environmental risks such as drought, changes in temperature, the urban heat island effect, and increased storm, flooding and bushfire events. Planning for land use and development should consider these with the view to mitigating the potential future impacts of climate change.

#### Key issues

- Adapting the built environment to mitigate the impacts of climate change.
- Increased temperatures in urban areas as a result of extensive hard surfaces.

## KNOX PLANNING SCHEME

- Increased severity and frequency of extreme weather events as a result of climate change.

**Objective 5**

To create an urban environment that is resilient to the impacts of climate change, in particular the urban heat island effect, heatwaves, droughts and storm events.

**Strategies**

- 5.1 Promote greater use of vegetation, including canopy trees and surface grasses, green roofs and other drought-tolerant green infrastructure in development.
- 5.2 Support the use of appropriate materials, colours and heat-reflective surfaces to buildings and permeable pavements and reduce sealed surfaces.
- 5.3 Support development that mitigates increased flood risk as a result of expected changes in storm and rainfall patterns from climate change.
- 5.4 Consider the impact of a changing climate on the Knox community and built environment when evaluating land use and development proposals.

**21.04-5 Potentially contaminated land**

14/12/2017  
C150

Land contamination can be a result of past land uses associated with industry, mining, agriculture and the handling, storing and disposal of waste or chemicals. In some circumstances, there is also the potential for off-site or groundwater contamination from neighbouring land uses and fill made up of contaminated imported soil. There are a number of potentially contaminated sites within Knox that may be redeveloped to a sensitive use. These sites require identification, testing and remediation where appropriate to ensure land is of a standard suitable for the intended new use or development.

**Objective 6**

To avoid harm to human health and the environment from contaminated land.

**Strategies**

- 6.1 Require applicants to provide an environmental site assessment, from a suitably qualified professional, where there is potential for contamination or the land use history is unclear, to determine if an environmental audit is necessary.

**21.04-6 Implementation**

14/12/2017  
C150

**Policy Guidelines**

- Apply State Environment Protection Policies in relation to siting and separation distances to industrial uses in consultation with the Environment Protection Authority.
- Apply Clause 22.02 (~~Industrial and Restricted Retail Sales Area Design~~ [Employment Land](#) local policy) to [applications for](#) land in an Industrial 1 Zone or Commercial 2 Zone to manage siting, landscape buffers and visual amenity issues at the interface with residential land.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to improve the environmental sustainability of buildings to reduce greenhouse gas emissions and urban heat island effects.

**Application of zones and overlays**

- Apply a Bushfire Management Overlay to areas of high bushfire risk.
- Apply the Environmental Audit Overlay to potentially contaminated land that is rezoned to allow for a sensitive use.
- Apply the Vegetation Protection Overlay and Environmental Significance Overlay to significant environments and vegetation to protect and enhance

## KNOX PLANNING SCHEME

existing vegetation to minimise climate change effects including the heat island impact.

**Further strategic work**

- Mitigate bushfire risk when planning for the redevelopment of key investigation sites or other large sites that are in a Bushfire Prone Area or in proximity to Lysterfield Park, Churchill National Park and Dandenong Ranges National Park.
- Investigate application of the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.

**Reference documents**

[\*Knox Council and Community Plan 2017-2021, Knox City Council, 2017 \(or as amended\)\*](#) [\*Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 \(or as amended\)\*](#)

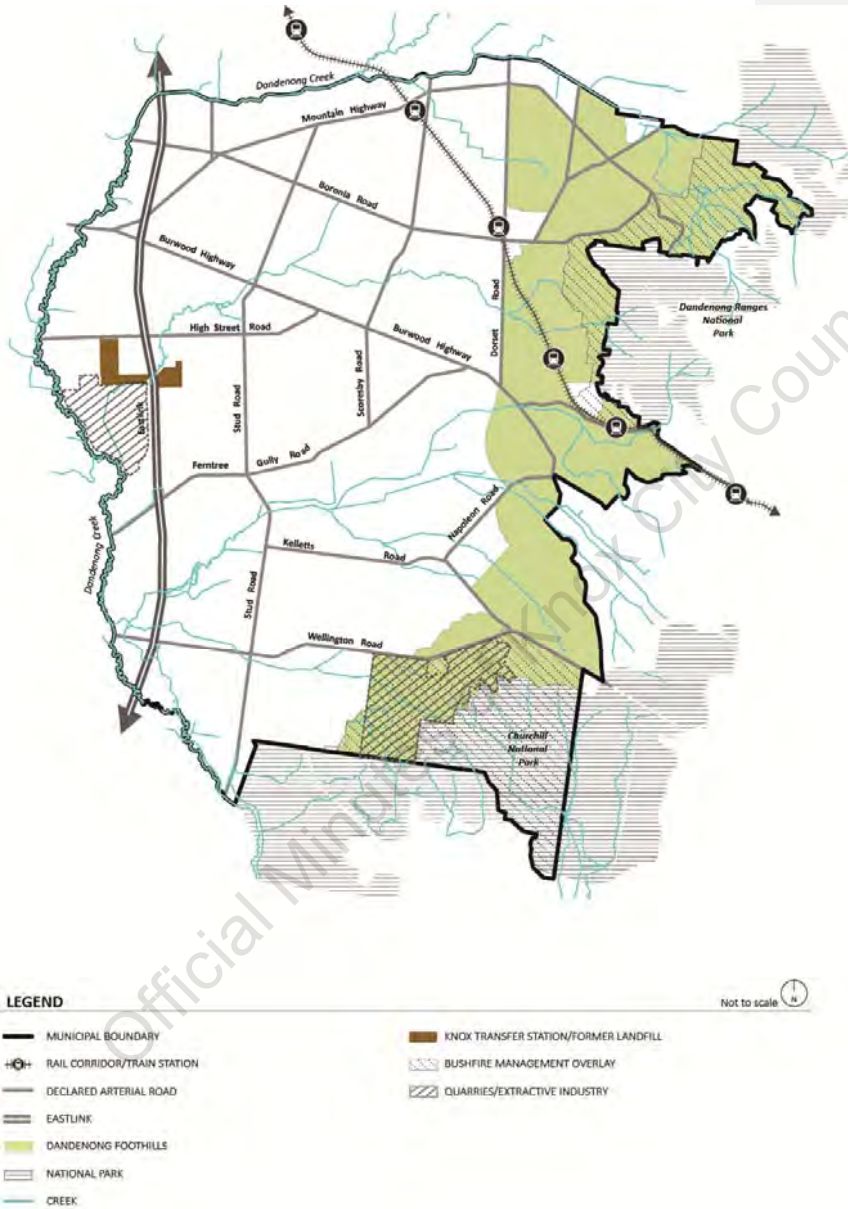
[\*Knox City Plan \(incorporating the Council Plan\) 2013-17, Knox City Council, 2013 \(or as amended\)\*](#)

*Municipal Emergency Management Plan 2016-19, Knox City Council, 2016*

*Municipal Fire Management Plan 2015-18, Knox City Council, 2015*

KNOX PLANNING SCHEME

Figure 1 - Environmental Risks Map





## 21.05 BUILT ENVIRONMENT AND HERITAGE

14/12/2017  
**C150**  
 Proposed  
 C164

This clause provides local content to support Clause 11 (Settlement) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

### 21.05-1 Local character, identity and sense of place

14/12/2017  
 C150

A vibrant City is one that is made up of liveable communities and neighbourhoods that have a strong identity and local character, reinforcing our sense of place. The creation of place facilitates the expression of diversity and identity in local areas. This includes urban design, landscape, historic and cultural elements, and physical and social infrastructure. These combined factors contribute to prosperity in local communities through new investment, infrastructure, services and facilities.

Knox City Council is committed to an integrated place-based approach to the planning and delivery of development, infrastructure, services and activities for local areas of strategic and community importance. This approach considers not only the physical and economic determinants of a local area, but also the social, cultural, community, and health and wellbeing attributes that help define a place and contribute to its liveability.

The place-based approach empowers stakeholders by fostering partnerships between Council and the community, local businesses and other key stakeholders, improving understanding and ownership within the community and facilitating outcomes that meet community aspirations.

#### Key issues

- Improving understanding of the value of an integrated place-based approach to local area planning across all stakeholders, including local businesses, residents and government agencies.
- Raising the profile of considering social, cultural and community health and wellbeing issues during the planning processes.
- Empowering local communities to contribute to and have ownership of the outcomes of local area planning initiatives.
- Facilitating social and economic activity in activity centres and other key local areas.

#### Objective 1

To create vibrant local areas with a strong character, identity and sense of place.

#### Strategies

- 1.1 Apply a place-based approach to development, infrastructure and land use planning to connect the delivery of services, programs and activities with measurable outcomes in local areas.
- 1.2 Develop and implement local area plans, including structure plans, in partnership with local communities, local businesses and other key stakeholders.
- 1.3 Support the development of arts and cultural facilities and assets that are distinctive to local areas.

### 21.05-2 Urban design

14/12/2017  
**C150**  
 Proposed  
 C164

There is increasing demand by the Knox community for higher quality architectural design and more liveable and sustainable outcomes for built form and public spaces, as important contributors to the local character, identity and image of Knox.

The *Knox Urban Design Framework 2020* (2003) provides a ‘whole of city’ vision and framework for the creation of liveable and sustainable environments, with further potential to capture and enhance social, economic and environmental opportunities.

As the population and local areas change, development should be accessible, sustainable and adaptable to meet existing and future community needs. The City’s future urban form will need to play a much stronger role in developing and respecting local character and identity.

### Key issues

- Protecting and strengthening Knox’s distinctive landscape characteristics.
- Facilitating leading edge, high quality and sustainable urban design outcomes for new development.
- Facilitating design that addresses the public realm and improves public amenity.
- Facilitating design that prioritises the needs of pedestrians and cyclists.
- Addressing the needs of changing commercial and residential markets and household structures.

### Objective 2

To create high quality, well-designed places that respect and strengthen the local context and landscape qualities of Knox.

### Strategies

- 2.1 Require development to be high quality and to respect and positively respond to the site and local context.
- 2.2 Require development to use articulation and materials to present visual interest and to present appropriate scale and detail to the street frontage.
- 2.3 Require development to include landscape as an integral part of the overall design.
- 2.4 Require development on corner sites to maximise the prominence of the location through scale, activation of frontages and building orientation.
- 2.5 Require development to minimise the visual impact of service areas, access and parking.
- 2.6 Require development to protect and enhance the vistas to the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley.
- 2.7 Support residential development that makes a positive contribution to the preferred future character of the local area consistent with the local policy at Clause 22.07 (Development in Residential Areas and Neighbourhood Character).
- 2.8 [Support mixed use development with ground floor retail and upper storey compatible commercial and/or residential within designated activity centres](#)
- 2.9 Require new development with an immediate proximity to the EastLink freeway corridor to be designed to respond to the freeway interface, having regard to site layout, setbacks, urban design, lighting, fencing, landscaping, drainage, advertising signs, access arrangements and acoustic attenuation, as required.

### Objective 3

To create places that are accessible and adaptable to changing community needs.

### Strategies

- 3.1 Support development that considers flexible and adaptable design for potential future uses to address changing markets and household structures.
- 3.2 Support development that can be accessed by people of all ages and abilities.

### Objective 4

To create high quality public spaces with infrastructure for recreation, social interaction and cultural expression.

#### Strategies

- 4.1 Provide for attractive public space opportunities within activity centres, as identified in local area planning, such as structure plans.
- 4.2 Require development to provide opportunities for community activity and social interaction in communal or shared spaces and at interfaces between the public and private realm.
- 4.3 Require building facades to maximise visual connectivity between the public and private realms.
- 4.4 Facilitate public art and landscape treatments in public spaces in activity centres, public open space areas and along major road networks to reflect cultural identity and improve the amenity of the public realm.
- 4.5 Support opportunities for the expression of visual art in new development.
- 4.6 Require development to contribute to a pedestrian-friendly environment.
- 4.7 Require multistorey development along public spaces and creek corridors to front those public areas or, where this is not possible, to provide high quality, articulated facades which provide passive surveillance.
- 4.8 Require development adjoining public open space to provide accessible pedestrian links.

### 21.05-3

14/12/2017  
C150

#### Bush Boulevards and gateways

The views presented to visitors and residents at the City's entry points and passing along main roads help to define its image and character. These gateways and road corridors accentuate the green and leafy landscape character of Knox with attractive tree-lined avenues and bush landscapes.

Knox has a series of significant road corridors that are identified as 'Bush Boulevards' and 'Paths into the Hills' (shown on Figure 1 to this clause). 'Bush Boulevards' are arterial roads with wide reservations running east-west through Knox (except Stud Road, which runs north-south) that are planted with informal avenues of native trees. As 'Bush Boulevards' extend eastwards into the Foothills they become 'Paths into the Hills' that have roadside verges containing significant understorey and canopy vegetation. Buildings along these roads generally contribute to this character with setbacks from the street and canopy tree planting. These attractive road corridors link the suburbs of Knox to the landscape character of the Dandenong Foothills. They also have various environmental benefits such as supporting local biodiversity, providing wildlife corridors, enhancing native remnant bushland values and mitigating the effects of climate change.

'Gateways' in Knox are landscape-dominant entry points into the City that intersect with the natural significant landscapes of the Dandenong Foothills, the Lysterfield Valley and the Dandenong Creek Valley.

'Dandenong Creek Valley Gateways' (shown in Figure 1 to this clause) are located at entry points along the western and northern boundaries of Knox, where main roads pass through Dandenong Creek Valley's broad corridor of green space separating Knox from adjoining municipalities. These gateways welcome visitors to Knox with a sense of openness and views into the creek valley, promoting the City's green landscape identity.

'Tourist Gateways' (shown in Figure 1 to this clause) are integrated built form and landscape entry points near the eastern boundary of Knox that are on the tourist route for visitors to the Dandenong Ranges.

The two northern-most 'Tourist Gateways' located at The Basin and Upper Ferntree Gully neighbourhood activity centres are entry points to the Dandenong Ranges and provide convenience retail and other services, supporting tourism in the wider area. Opportunities

exist to strengthen the arrival experience at these gateways to capitalise on their Foothills setting and local character by integrating built form and landscape outcomes.

The 'Tourist Gateway' of Lysterfield, located to the south-east of Knox, is an entry point to both the City and the Lysterfield Valley and Lysterfield Hills, comprised of a landscape transition with no built form function. This landscape-dominant gateway is a key transition point between the pastoral landscape and the environmental qualities of the Lysterfield Valley and Lysterfield Hills and the significant environmental landscape of the Dandenong Ranges beyond.

### Key issues

- Creating attractive road corridors that link the suburbs with the landscape of the Dandenong Foothills.
- Inconsistent landscape outcomes along major road corridors.
- Integrating built form and landscape outcomes along Bush Boulevards and 'Paths into the Hills'.
- Enhancing landscape-dominant gateways that uniquely identify the City of Knox.

### Objective 5

To enhance the landscape character of the City's 'Bush Boulevards', 'Paths into the Hills' and 'Gateways' and link them to the significant landscapes of the Dandenong Foothills, the Lysterfield Hills and Valley and the Dandenong Creek Valley.

### Strategies

#### 5.1 Along 'Bush Boulevards':

- Protect and enhance existing native vegetation within road reservations and minimise crossovers and impacts to street trees.
- Protect and emphasise views to the Dandenong Ranges.
- Outside of activity centres, require development to integrate with the surrounding landscape with substantial setbacks from the road planted with a natural arrangement of native canopy trees.
- Within activity centres, maintain a continuous setback that is planted with a native tree canopy and formal landscaping to reflect the role and context of the activity centre and to support active and pedestrian-friendly street frontages and public spaces.

#### 5.2 Along 'Paths into the Hills':

- Support a built form that does not dominate landscape character.
- Protect and enhance existing native trees and understorey planting and minimise crossovers and impacts to street trees.
- Outside of activity centres and high bushfire risk areas require development to be setback and screened with a thick buffer of native vegetation and canopy trees, minimising visibility from the road.

#### 5.3 Within 'Gateways':

- Create a sense of arrival and departure at 'Gateways' by integrating natural landscape treatments and public art.
- Protect view lines to significant landscapes.
- Protect and enhance existing native vegetation.
- Support planting of natural arrangements of trees and shrubs.

## KNOX PLANNING SCHEME

- 5.4 Within 'Dandenong Creek Valley Gateways', support lower-scale built form that does not dominate landscape character, is well setback and screened with canopy trees to maintain a sense of openness along the gateway corridor.
- 5.5 Within 'Tourist Gateways' located at The Basin and Upper Ferntree Gully, support lower-scale built form that respects the village character, Foothills setting and maintains public realm view lines to the Dandenong Ranges.

**21.05-4**  
14/12/2017  
C150

### Design for safety

All people in Knox should feel and be safe. Applying design for safety principles reduces the fear and incidence of crime and improves quality of life and wellbeing. Designing for safety aims to:

- Maximise visibility and casual surveillance opportunities of the public realm, exterior of buildings and within sites.
- Provide safe movement, good connections, clear sightlines and access.
- Provide public lighting and way finding infrastructure.
- Maximise activity in public spaces.
- Clearly define private and public realm responsibilities.
- Manage public space to be attractive and well used.
- Achieve required fire safety outcomes of buildings and spaces.

### Key issues

- Addressing community perceptions of poor safety in areas such as public transport interchanges, on or near public transport stations or stops, and after dark in public spaces.
- Incorporating Safer Design Principles and Crime Prevention Through Environmental Design (CPTED) in development.

### Objective 6

To create places that increase personal safety and perceptions of safety, and reduce opportunities for crime and antisocial behaviours.

### Strategies

- 6.1 Require development to incorporate Safer Design Principles and CPTED principles.
- 6.2 Support appropriate street trade and outdoor dining to enhance street activity and public realm surveillance.
- 6.3 Support development that provides legible and safe walking and cycling routes.
- 6.4 Support legible and safe walking, cycling and vehicle access to public transport interchanges.
- 6.5 Require development to provide good lighting, visibility and surveillance of car parks and internal access ways.
- 6.6 Require development to provide opportunities for passive surveillance to road frontages, creek corridors and public open space.
- 6.7 Require buildings to maximise opportunities for passive surveillance and visual connectivity between the public and private realms at ground and podium levels.
- 6.8 Support development that avoids solid fences to maximise visibility and facilitate passive surveillance.
- 6.9 Require development to avoid blind corners and entrapment points.

### Objective 7

To require all new development to make a positive contribution to fire safety in Knox.

## Strategies

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

21.05.5  
14/12/2017  
C150

## Environmentally Sustainable Development

The spatial development of Knox since the 1960s has predominantly comprised low-density built form that has led to a car dependent city. This has resulted in an increased use of resources, a rise in air pollution and reduced amenity levels for Knox residents.

There is a need to reduce greenhouse gas emissions and improve air quality, minimise water use, protect important vegetation and waterways, and reduce waste. Facilitating sustainable land use and development is critical to achieving these sustainability goals.

The consideration of environmentally sustainable design (ESD) principles at the planning approval stage of development will help to achieve Knox's sustainability and liveability objectives.

## Key issues

- Adopting technology and practices in energy efficiency and alternative energy sourcing to achieve ESD outcomes.
- Improving housing liveability and amenity for occupants by supporting indoor environment quality (such as access to daylight, sunlight and ventilation, and reducing noise levels).
- Efficient use of urban water runoff and the quality of stormwater entering waterways.
- Development responding positively to the public realm, including existing and proposed open space and waterway corridors.
- Energy-performing development that reduces reliance on non-renewable resources.
- Minimising car dependency and improving use of sustainable transport modes.
- Reducing waste and pollution during all stages of the construction process.
- Safeguarding environmentally sustainable landscapes and natural habitats.
- Minimising the urban heat island effect.
- Reducing maintenance and utility costs.

## Objective 8

To achieve environmentally sustainable development that contributes to a more liveable and sustainable Knox.

## Strategy

- 8.1 Require new development (not including single dwellings or buildings or additions with a floor area of less than 500 square metres) to incorporate best practice environmentally sustainable design measures in the following areas: energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology.
- 8.2 Support innovative technology, design and processes in all development, including the use of energy efficient devices and alternative energy sources that positively influence the sustainability of buildings and development.
- 8.3 Facilitate environmentally sustainable development by assessing applications against Clause 22.04 (Environmentally Sustainable Development local policy).

21.05-6

## Heritage

14/12/2017  
C150

Local heritage is an integral part of the evolution of land use in Knox and contributes to the diverse cultural heritage and identity of the City. The *City of Knox Heritage Study* (1993)

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identifies many known heritage places in the municipality, however it is not a comprehensive record of all places of historic and cultural significance in Knox.

The challenge is to identify, protect and enhance all places of historic, social and cultural significance in Knox and to recognise their contribution to a sense of place and identity. This includes Aboriginal cultural heritage, which is a significant part of the heritage of all Australians. There is a need to protect and better reflect the significance of places of Aboriginal cultural heritage in built and natural environments.

Two Aboriginal clans are recognised by Knox City Council as the Traditional Owners of land within Knox; the Boon Wurrung People and the Wurundjeri People of the Kulin Nation. Significant cultural places of historic significance known to exist include the Dandenong Police Paddocks in Rowville, Dandenong Creek and views towards Mount Corhanwarrabul, which are of spiritual significance. Many other places of Aboriginal cultural heritage are yet to be identified, and some may not be until new development is proposed. Areas of Aboriginal cultural heritage sensitivity are primarily located along waterways and around Lysterfield Park and are subject to requirements under the *Aboriginal Heritage Act 2006*.

Land use and development approval processes for places of historic and cultural significance must acknowledge their importance and consider potential impacts on their heritage value. Appropriate uses need to be identified or retained to help preserve these places and their heritage values into the future.

### Key issues

- Outdated and inadequate identification, assessment and protection of all places of historic and cultural significance in Knox.
- Recognising the need to improve knowledge, understanding of and respect for Aboriginal cultural heritage sites within Knox and to better reflect their significance in the built and natural environment.
- Loss of places of historic and cultural significance from inappropriate development.
- Ensuring land use and development approval processes recognise and protect places of historic and cultural significance.

### Objective 9

To identify, protect and enhance places and areas of historic, cultural and social significance.

#### Strategies

- 9.1 Promote the identification and assessment of all places and areas of historic, cultural and social significance.
- 9.2 Promote the protection, enhancement and management of all places and areas of historic, cultural and social significance.
- 9.3 Facilitate land use and development that is respectful of the heritage values and character of the place and surrounding area, and does not adversely affect the significance of the place.
- 9.4 Support viable uses which recognise the importance of identified places of heritage significance and their adaptive re-use.
- 9.5 Require an application to demolish a building (or part of a building) or carry out works in a Heritage Overlay to be accompanied by a report justifying the proposal.

### Objective 10

To identify and protect significant places of Aboriginal cultural heritage to better reflect Aboriginal values and perspectives in our built and natural environments.

## Strategies

- 10.1 Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.
- 10.2 Support development that reflects Aboriginal values and perspectives in the built and natural environment.

## 21.05-7 Advertising signs

14/12/2017  
~~C150~~  
 Proposed  
 C164

Advertising signs provide important information relating to local businesses and services and support economic growth, however they can have detrimental impacts on the visual amenity of local areas. The challenge is to ensure that advertising signs are able to adequately and appropriately identify local businesses and services whilst taking into account their visual impact on the built form, streetscape and local amenity.

### Key issues

- Excessive signs and visual clutter, which dominate streetscapes.
- Managing the visual impact of signs on the views and vistas towards, from and within the Dandenong Foothills, Lysterfield Valley and hills, and Dandenong Creek Valley ~~parklands~~.
- Managing the impact of large format signs, such as sky signs, promotion signs and promotion panel signs.

### Objective 11

To ensure advertising signs meet the advertising needs of businesses on the land, without causing visual clutter or having detrimental streetscape or amenity impacts.

### Strategies

- 11.1 Support advertising signs which are compatible with the scale of the building and/or site, the surrounding streetscape and landscape character of the area, and the size and nature of other signs in the area.
- 11.2 Avoid advertising signs which will impact on views to significant landscapes, create visual clutter, or adversely impact on residential amenity.
- 11.3 Assess applications for advertising signs in accordance with the Advertising Signs local policy at Clause 22.01.

## 21.05-8 Implementation

14/12/2017  
~~C150~~  
 Proposed  
 C164

### Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to applications for the display of advertising signs to ensure advertising signs meet advertising needs of businesses on the land, without causing visual clutter or having detrimental streetscape or amenity impacts.
- Apply Clause 22.02 (~~Industrial and Restricted Retail Sales Area~~ ~~Design~~ ~~Employment Land~~ local policy) to ~~applications for~~ land in an Industrial + ~~Zone~~ or Commercial 2 Zone to ensure ~~the design of industrial and restricted retail sales~~ development maintains and enhances the appearance ~~and amenity of industrial and restricted retail~~ ~~employment land~~ areas.
- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential uses and development in residential areas to ensure the design is attractive and protects the residential character of the area.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to facilitate environmentally sustainable design outcomes.



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- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to residential and mixed use development in the Commercial 1 Zone to ensure development has a high standard of visual appearance and is of an appropriate scale.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to development in residential zones to ensure the design of development responds to the preferred future character of residential areas.
- ~~Apply Clause 22.08 (Scoresby Rowville Employment Precinct local policy) to land in the precinct to ensure development maintains high design and amenity standards.~~
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals, as appropriate.

### Application of zones and overlays

- Apply the Design and Development Overlay as appropriate, to achieve specific design, built form and landscape outcomes for local areas, including activity centres.
- Apply the Design and Development Overlay and the Significant Landscape Overlay to land in the Dandenong Foothills to ensure development and vegetation removal respects the environmental and landscape significance of the area.
- Apply the Development Plan Overlay, as appropriate, to provide for the integrated and orderly development of local areas, including shopping centres and residential development sites to ensure appropriate lot size and layout, landscaping, design principles and heritage outcomes.
- Apply the Development Plan Overlay to the Scoresby-Rowville Employment Precinct (also known as the Caribbean Park and Enterprise Park (part of) employment land areas and Stamford Park parklands and homestead) to provide for the integrated and orderly development of the area, including high amenity design requirements ~~for a high amenity precinct.~~
- Apply the Development Plan Overlay to the Wantirna Health Precinct (part of) to provide for the integrated and orderly expansion of the Knox Private Hospital to facilitate a State-significant health precinct.
- Apply the Heritage Overlay to areas and buildings of historical, cultural and social significance to protect heritage places, precincts and vegetation.

### Further strategic work

- Review the *Knox Urban Design Framework 2020* (2003).
- Prepare a local area plan for the Burwood Highway ~~commercial e~~ East Corridor.
- Prepare a new Heritage Study for the City of Knox, to provide a comprehensive record of historic, social and culturally significant places and areas in Knox, including Aboriginal cultural heritage, and to implement its recommendations into the Planning Scheme.

### Reference documents

*City of Knox Heritage Study*, McInnes, M, 1993

~~*Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)~~

*Knox Arts and Cultural Plan 2012-22*, Knox City Council, 2012

*Knox City Council Mobility Study*, Knox City Council, 2011

~~*Knox City Plan (incorporating the Council Plan) 2013-17*, Knox City Council, 2013~~ *Community and Council Plan 2017-2021*, Knox City Council, 2017 (or as amended)

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*Knox Community Safety Plan 2013-2017, Knox City Council, 2013*

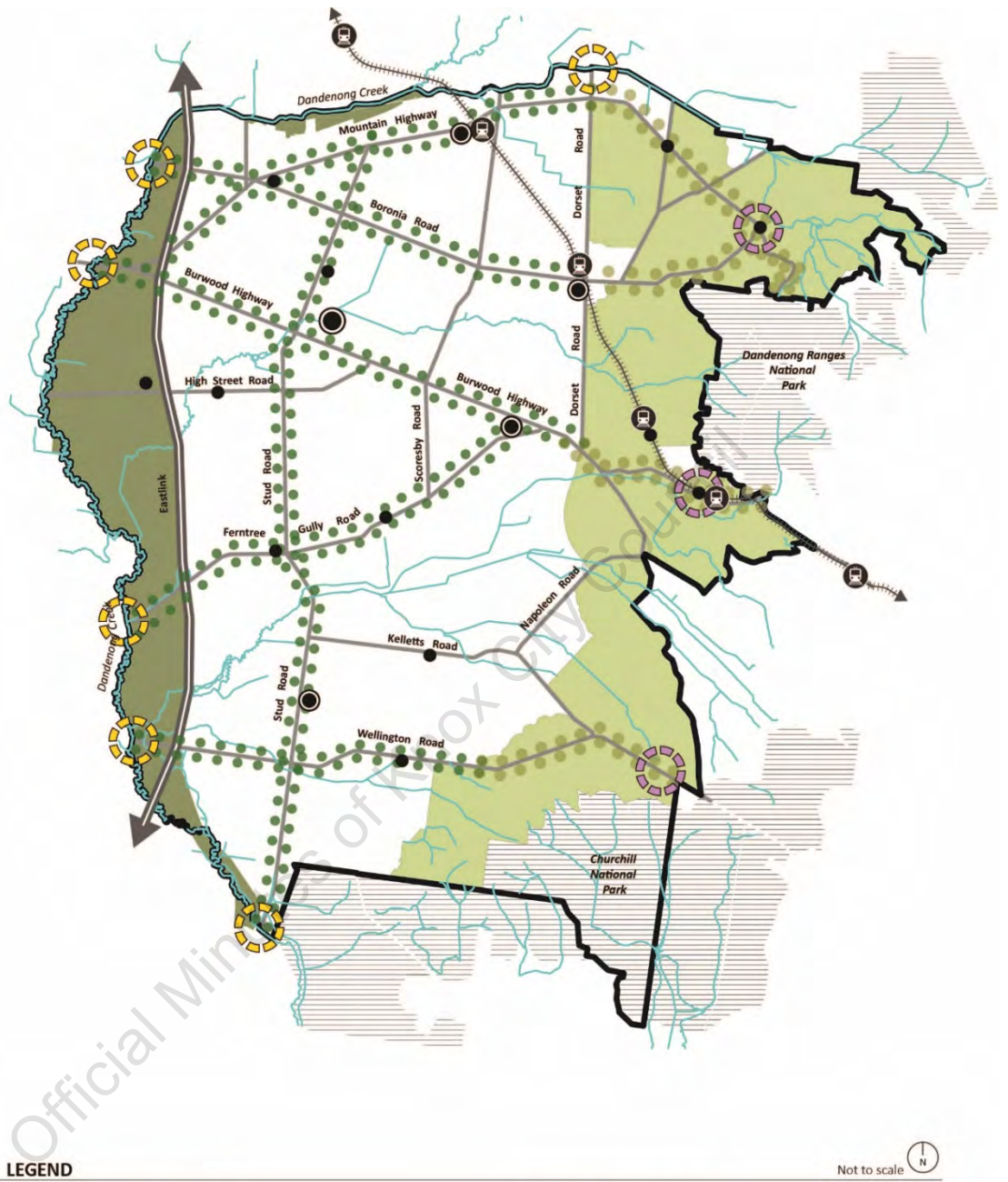
*Knox Liveable Streets Plan 2012 -2022, Knox City Council, 2012*

*Knox Urban Design Framework 2020, Planisphere, 2003*

Official Minutes of Knox City Council

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Figure 1 - Bush Boulevards and Gateways Map



LEGEND

Not to scale

- RAIL CORRIDOR / TRAIN STATION
- MUNICIPAL BOUNDARY
- DECLARED ARTERIAL ROAD
- EASTLINK
- TOURIST GATEWAY
- DANDENONG CREEK VALLEY GATEWAY
- BUSH BOULEVARD
- PATHS INTO THE HILLS
- CREEK
- FOOTHILLS
- DANDENONG CREEK VALLEY
- NATIONAL PARK

- HIERARCHY OF ACTIVITY CENTRES:**
- ACTIVITY CENTRE
  - NEIGHBOURHOOD ACTIVITY CENTRE

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**21.06 HOUSING**

24/05/2018  
C449  
Proposed  
C164

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

**21.06-1 Scaled approach to residential development**

14/12/2017  
C450  
Proposed  
C164

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

The *Knox Housing Strategy 2015* identifies four distinct residential areas that support the scaled approach to residential development as shown in Figure 1 to this clause (Housing Framework Plan). The four areas are:

- Bush Suburban
- Knox Neighbourhood
- Local Living Areas
- Activity Areas

Within each area, a different level of change is anticipated to respond to the City's current and future housing needs.

**Strategic Investigation Sites**

Strategic Investigation Sites are generally sites not currently used for residential purposes, such as quarries, schools and golf courses. They are sites where the 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), including a component of social housing. Strategic Investigation Sites are indicated in Figure 1 to this clause and Figure 1 to Clause 21.07 (Economic Development). [The land use\(s\) proposed should accord with the Strategic Investigation Site designation.](#) Strategic guidance for these sites is provided in the *Knox Housing Strategy 2015* and the *Knox Affordable Housing Action Plan 2015-2020* [and the Knox Land for Business Directions Plan \(2018\), applied by Clause 21.07](#). Where Strategic Investigation Sites have already been subject to investigation processes and have been rezoned to facilitate future residential development, additional strategic guidance may also be found in the relevant zone and overlay schedules which apply to the land.

Commented [RR1]: Change in accordance with Panel Recommendation 4a),

**Key Issues**

- Responding to the City's changing housing needs.
- Limited availability of land within the municipality, which increases pressure for infill development within established suburbs.
- Protecting sensitive areas from overdevelopment.
- Directing new residential development to preferred locations.

**Objective 1**

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

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**Strategies**

- 1.1 Support residential development that is consistent with preferred dwelling typologies for each area as shown in Figure 1 – Housing Framework Map.
- 1.2 Direct growth away from Bush Suburban and Knox Neighbourhood areas.
- 1.3 Direct housing growth toward Local Living and Activity Areas.
- 1.4 Support residential development, where appropriate, on Strategic Investigation Sites (in whole or in part).
- 1.5 Support residential development and mixed use development with a residential component in the Commercial 1 Zone, consistent with the local policy at Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone).
- 1.6 Support residential development on large development sites located within a Design and Development Overlay or a Development Plan Overlay, consistent with the provisions of those overlays and the underlying zone that applies.
- 1.7 [Support residential development within the Wantirna Health Precinct which supports and complements the health, education and community and other employment generating activities of the precinct and provides accessible housing options not in conflict with or constraining to the strategic directions of the precinct as specified in Clause 21.07.](#)

**21.06-2 Diversity of housing choice**14/12/2017  
C150

The Knox community is diversifying and ageing. Knox's dominant household type remains families with children, with the number of children (and their parents) forecast to increase over the next 20 years as the population grows. However, the number of people at post-retirement age is growing quickly and forecast to double between 2011 and 2031. This will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households making up just over half of all households in Knox within 20 years.

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. However, the current sizes and types of housing overall are inadequate to respond to the increasing demand for smaller dwellings, particularly from sole and older person 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.

Affordability is declining as growth in median household income has failed to match the growth in house prices. There is an undersupply of affordable housing the City, which has contributed to high levels of mortgage stress within some parts of the municipality. Several northern suburbs of Knox hold top-10 status for the highest number of households in Melbourne experiencing housing stress and above average mortgage default rates. Typical rental properties in Knox are not affordable for lower income households. The supply of social housing is below the Melbourne metropolitan average, with an additional 860 dwellings needed by 2036 to meet minimum requirements.

**Key Issues**

- Lack of diverse housing choices.
- Directing different housing styles, types, forms and sizes to preferred locations.
- Lack of diverse housing choices for older Knox residents.
- Declining housing affordability with a lack of housing at a range of price points.
- Limited supply of social housing to meet the required needs.

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**Objective 2**

To support a diversity of housing choices (styles, types, forms and sizes) to cater for the Knox community's current and future needs, in appropriate locations.

**Strategies**

- 2.1 Support a diverse range of housing, including smaller dwellings.
- 2.2 Support developments of three or more dwellings in Activity Areas and Local Living areas that include a mix of sizes (including 1 and 2 bedroom dwellings).
- 2.3 Support development that includes social housing, particularly in Activity Centres, Strategic Investigation Sites and other large-scale sites.
- 2.4 Support social housing on Council-owned sites.
- 2.5 Avoid the development of villa units, townhouses and apartments in Bush Suburban areas.
- 2.6 Avoid the development of townhouses and apartments in Knox Neighbourhood areas.

**Objective 3**

To provide residential development that allows people to 'age-in-place'.

**Strategies**

- 3.1 Support smaller scale dwellings that cater for older people.
- 3.2 Support new residential aged care facilities, except in Bush Suburban areas within the Dandenong Foothills or in a Site of Biological Significance.
- 3.3 Support the diversification of existing aged care facilities to provide a range of housing and care levels on-site.

**21.06-3**

14/12/2017  
C150

**Design and character**

The strong 'green and leafy' landscape character is the unifying element of the neighbourhood character of Knox. The scaled approach to residential development adopted in each of the four residential areas will contribute to this "Knox" character and develop a distinct neighbourhood character. This character 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 desired future character or 'vision' for each of these areas is:

**Bush Suburban**

Bush Suburban Areas include 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

## KNOX PLANNING SCHEME

local shops and public transport. Medium scale residential development that contributes to the green and leafy character of the area is encouraged within these areas.

The Orchards in Wantirna South is also included in Local Living Areas, with its future character represented in Schedule 10 to the Development Plan Overlay.

**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.

**Key Issues**

- Strengthening the unifying 'green and leafy' character of Knox across all residential areas.
- Strengthening the neighbourhood character of each of the four residential areas.
- Improving the quality of residential design.

**Objective 4**

To support high quality housing design that responds to the City's 'green and leafy' character, local character and creates a strong sense of place.

**Strategies**

- 4.1 Support residential development which enhances the City's 'green and leafy' landscape character.
- 4.2 Support residential development that makes a positive contribution to the preferred future character of the local area consistent with the local policy at Clause 22.07 (Development in Residential Areas and Neighbourhood Character).
- 4.3 Support residential development that is innovative, accessible and site responsive.
- 4.4 Support environmentally sustainable residential development consistent with the local policy at Clause 22.04 (Environmentally Sustainable Development).

**21.06-4 Areas with significant landscape and environmental values**

14/12/2017  
C150

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 directs growth out of these significant areas and towards the City's activity areas and other locations better located to public transport, shopping, employment and community services.

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.

**Key issues**

- Protecting Bush Suburban areas (the Dandenong Foothills and Sites of Biological Significance) from overdevelopment.
- Ensuring new residential development responds to bushfire issues.

**Objective 5**

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

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**Strategies**

- 5.1 Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation in the Foothills.
- 5.2 Direct significant growth in housing stock to locations outside of the Bush Suburban areas.
- 5.3 Require residential development to preserve natural landscape features.
- 5.4 Require development in areas that have been identified as Sites of Biological Significance to retain indigenous vegetation and create habitat.
- 5.5 Require residential development in neighbourhood centres in the Dandenong Foothills to demonstrate a positive contribution to local character.
- 5.6 Require the height of residential development in the Dandenong Foothills to sit below the dominant tree canopy height.

**Objective 6**

To reduce the risk and impacts of bushfire in the high risk areas of the Foothills of the Dandenong Ranges and Lysterfield.

**Strategies**

- 6.1 Limit development, subdivision and rezoning of land for urban purposes.
- 6.2 Site, design, construct and manage development to meet the requirements of the relevant fire authority to minimise the impact of ember attack, radiant heat and direct flame contact from a bushfire.

**21.06-5 Non-residential uses in residential areas**

14/12/2017  
G469  
Proposed  
C164

It is policy to support local employment opportunities and reduce dependence upon car based travel by encouraging non-residential uses to generally locate in and around activity centres and other commercial precincts.

Despite these broader objectives, it is recognised that residential areas require some complementary non-residential uses for the convenience of residents [and provide some local employment opportunities.](#) These uses can include medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship.

Care must be taken in siting and designing non-residential uses in residential areas to avoid any negative impact on the residential amenity of an area and to avoid inappropriate development of defacto commercial precincts.

**Key issues**

- Accommodating complementary non-residential uses for the convenience of local residents, where appropriate.
- Siting and designing non-residential uses to avoid negative impacts on residential amenity and creating defacto commercial precincts.

**Objective 7**

To support some non-residential uses in appropriate residential areas without impacting on residential amenity or creating defacto commercial precincts.

**Strategies**

- 7.1 Support some non-residential uses in appropriate residential areas without impacting on residential amenity or creating defacto commercial precincts by assessing applications against the local policy at Clause 22.03 (Non-Residential Uses in Residential Areas).



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**21.06-6 Implementation**

24/05/2018  
C149  
[Proposed](#)  
[C164](#)

**Policy guidelines**

- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential development in residential areas to ensure development is appropriately located, well designed and protects residential amenity.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to ensure new housing meets appropriate environmental design standards.
- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to residential and mixed use development in the Commercial 1 Zone to ensure development has a high standard of visual appearance and is of an appropriate scale.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to development in residential zones to ensure the design of development responds to the preferred future character of residential areas.
- Apply any relevant structure plans, built form guidelines and urban design frameworks, in the assessment of residential development proposals in the area.
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals, as appropriate.

**Application of zones and overlays**

- Apply residential zones to be consistent with the *Knox Housing Strategy 2015*.
- Apply the Neighbourhood Residential Zone – Schedule 1 to the Bush Suburban - Dandenong Foothills Area.
- Apply the General Residential Zone – Schedule 1, or other zone as appropriate, to Strategic Investigation Sites (Residential) and other large residential development sites located within a Design and Development Overlay or a Development Plan Overlay.
- Apply the General Residential Zone – Schedule 2 to Knox Neighbourhood Areas.
- Apply the General Residential Zone – Schedule 3 to Local Living Areas.
- Apply the General Residential Zone – Schedule 5 to the Other Bush Suburban Areas.
- Apply the Residential Growth Zone – Schedule 1 to Activity Areas, where no other guidance applies.
- Apply the General Residential Zone – Schedule 4 and the Residential Growth Zone – Schedule 2 to Bayswater and Boronia Major Activity Centres.
- Apply the Commercial 1 Zone within activity centres to encourage increased residential densities.
- Apply the Mixed Use Zone to allow for residential and commercial mixed use development in appropriate locations.
- Apply the Design and Development Overlay, as appropriate, to achieve specific design, built form and landscape outcomes for local areas, including activity centres and Strategic Investigation Sites.
- Apply the Development Plan Overlay, as appropriate, to provide for integrated and orderly development of larger sites (including Strategic Investigation Sites) and achieve appropriate lot size, density and layout outcomes.
- Apply the Design and Development Overlay, the Significant Landscape Overlay and the Environmental Significance Overlay to land in the Dandenong Foothills to ensure development and vegetation removal respects the environmental significance of the area.

## KNOX PLANNING SCHEME

- Apply the Bushfire Management Overlay to areas identified as being of high bushfire risk.

**Further strategic work**

- Investigate the application of Development Contributions Plan Overlays for Activity Centres, Strategic Investigation Sites and other areas to contribute towards the cost of service and infrastructure improvements needed to support the additional population resulting from a development.
- Prepare and implement local area plans (structure plans or built form guidelines) for smaller Activity Centres in the Dandenong Foothills and centres that do not currently have locally specific guidance to address their future housing needs.
- Review the Boronia Activity Centre Structure Plan and associated planning controls to address their future housing needs.
- Review the Bayswater Activity Centre Structure Plan with key stakeholders and associated planning controls to address their future housing needs.
- Investigate obligatory contributions to affordable housing on larger scale development through inclusionary zoning if the Victorian Government provides legislative support for such measures.

**Reference documents**

*Knox Affordable Housing Action Plan 2015-2020*, Knox City Council, 2015

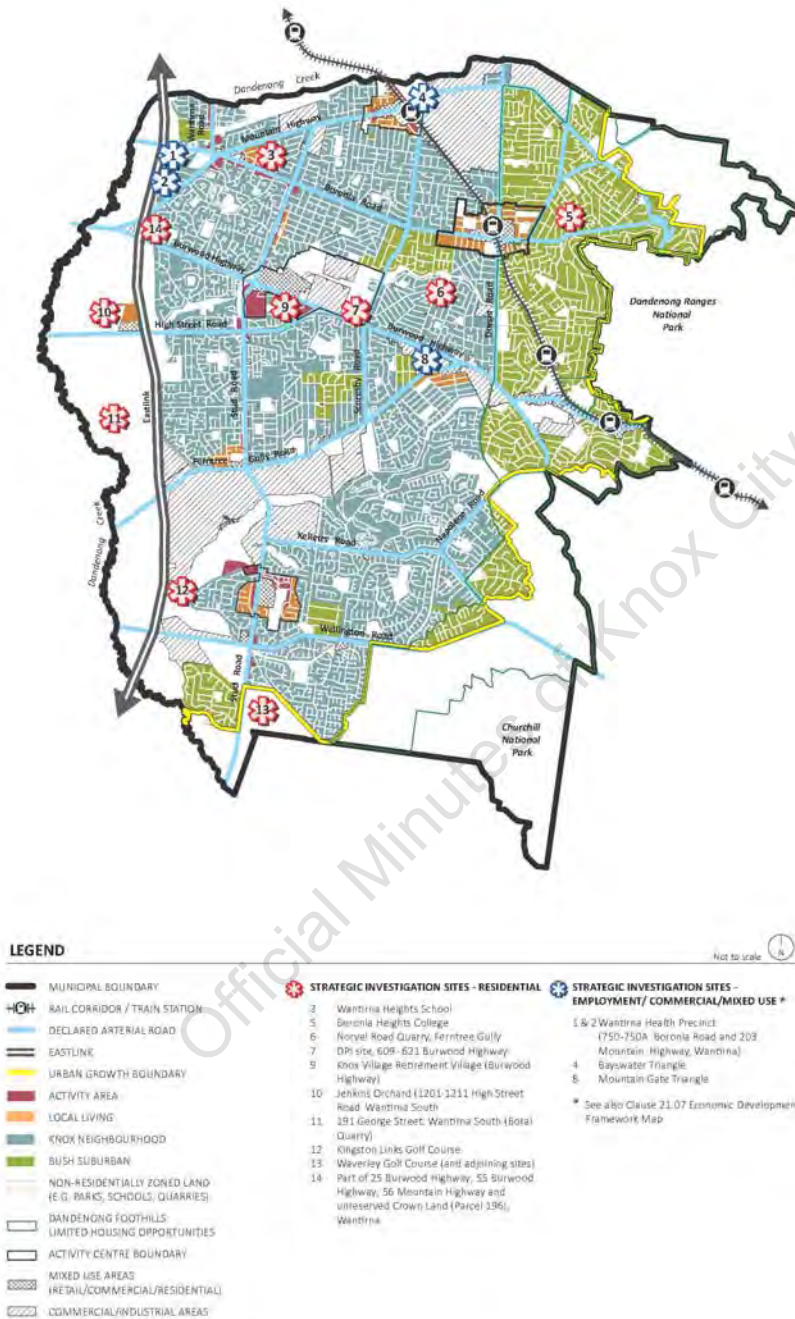
*Knox Housing Strategy 2015*, Knox City Council, 2015

[Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, 2017 July December 2018](#)

**Commented [RR2]:** Change in accordance with Panel Recommendation 4b), updated to reference Council adoption date.

KNOX PLANNING SCHEME

Figure 1 – Housing Map



## KNOX PLANNING SCHEME

**21.07 ECONOMIC DEVELOPMENT**

24/05/2018  
C149  
Proposed  
C164

This clause provides local content to support Clause 11 (Settlement) and Clause 17 (Economic Development) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

**21.07-1 Economic growth and employment**

14/12/2017  
C150  
Proposed  
C164

~~Knox is a major contributor to the regional and broader Melbourne economies, with exports largely dependent on the manufacturing and wholesale trade sectors. Recent jobs growth in health care and social assistance and professional, scientific and technical services, with a small decline in manufacturing suggest a shift towards a knowledge-based economy.~~

~~Knox enjoys a reputation as a high employment generator, with steady, higher than average levels of workplace participation and lower than average unemployment rates. The highest employment industry sectors are manufacturing, retail trade, wholesale trade and healthcare and social assistance.~~

~~Knox has a skilled workforce, which makes it an attractive place to locate for business. Knox has a range of significant employment precincts, as well as a network of smaller commercial and industrial hubs, as shown in Figure 1 to this clause. Both the Bayswater Industrial Precinct and the Scoresby-Rowville Employment Precinct have significant investment and employment opportunities. The Wantirna Health Precinct is recognised in Plan Melbourne 2017-2050 as a State significant health precinct, and will also be a major employment centre for health, community and education services.~~

~~Knox has around 13,000 businesses operating within it, employing a workforce in excess of 55,000 people. Just over 9 per cent of land in Knox is specifically zoned for industrial or commercial purposes.~~

~~In Knox, 28 per cent of working residents are employed within the municipality and 56 per cent of businesses are registered as 'non-employing', which suggests home-based business is an important source of employment.~~

~~The supply of land for primary industry in Knox is mostly located outside the Urban Growth Boundary. Knox enjoys a reputation as a high employment generator, with steady, higher than average levels of workplace participation and lower than average unemployment rates.~~

~~Knox has a workforce in excess of 55,000 people employed by some 13,000 businesses that operate in the municipality. The majority (97%) of these businesses employ less than 20 people.~~

~~The skilled workforce within Knox and the broader east of Melbourne is one of the reasons Knox is an attractive place to locate for business. Knox businesses support local employment opportunities with 37 per cent of jobs undertaken by Knox residents, 43 per cent by residents of neighbouring municipalities and the remainder from further afield.~~

~~Knox is a major contributor to the regional and broader Melbourne economies, with exports largely dependent on the manufacturing and wholesale trade sectors.~~

~~While manufacturing is expected to remain a key industry in terms of employment and economic output, the development of other industries is diversifying the local economy to a more knowledge intensive economy. Recent economic output and value added growth between 2011 and 2016 has been in the industry sectors of: professional, scientific and technical services; construction; rental, hiring and real estate; and health care and social assistance.~~

~~The following terms of 'Propulsive Industry Sectors', 'Significant Business Locations', 'Core Employment Land Areas' and 'Local Employment Land Areas' have the same meanings as that used in the Knox Land for Business Directions Plan, 2017-2018 and the focus proposed for these sectors and locations implement land use and development directions and actions of the plan.~~

Commented [RR1]: Updated to reference Council adoption date.

## KNOX PLANNING SCHEME

Propulsive industry sectors provide the biggest economic benefit and are the key drivers of an economy in terms of flow-on benefits of regional exports, employment, value-added and local expenditure of goods and services. Knox's propulsive industry sectors are: construction; wholesale trade; manufacturing; other services; and health care and social services. Within manufacturing the key propulsive industry subsectors for Knox include: professional, scientific, computer and electronic equipment manufacturing; human pharmaceutical product manufacturing; and specialised and other machinery and equipment manufacturing. Supporting Knox's propulsive industry sectors will leverage local opportunities and advantages.

Council recognises that having sufficient and suitable land available for business is important for a strong regional economy, local employment and the wellbeing of the local community.

Approximately 9 per cent of land in Knox is specifically zoned for industrial or commercial purposes and accounts for around 85 per cent of Knox's jobs. Knox has a range of employment locations, including five 'Significant Business Locations', designated Activity Centres and a network of smaller commercial and industrial areas.

The Knox Land for Business Directions Plan 2017/2018 anticipates that additional industrial, commercial and retail floorspace will be required over the next 20 years to meet future demand for employment and economic output generating land uses. This will be achieved through development of the small amount (approximately 7%) of vacant industrial and commercial zoned land, the creation of new industrial and commercial land opportunities as they may become available, and more efficient utilisation of existing land. The use of 'core employment land areas' for low level economic output and/or employment uses such as places of worship and recreation centres needs to be appropriately managed to ensure sufficient land is retained and available for core employment and production related uses that generate greater employment and economic activity.

The largest concentrations of employment in Knox (77%) are located within Knox's five 'Significant Business Locations' as identified in Figure 1 to this Clause: Scoresby-Rowville-Knoxfield, Bayswater Business Precinct/Bayswater Activity Centre, Knox Central Activity Centre, Wantirna Health Precinct and Burwood Highway East Corridor. These locations have significant investment and employment opportunities and are of key importance in maintaining Knox's economic viability into the future.

Bayswater Business Precinct/Bayswater Activity Centre and Scoresby-Rowville-Knoxfield are Knox's largest 'Significant Business Locations' in terms of employment numbers, economic output and land. Within these employment locations there are two major land concentrations of employment and economic activity that should be protected from encroachment from other land uses given their strategic and economic value to the local and regional economy. These 'core employment land areas' are identified in Figure 1 to this Clause.

The Wantirna Health Precinct is recognised in *Plan Melbourne 2017-2050* as a State significant health precinct. This precinct will also be a major employment centre for health, community and education services.

Capacity building and growth of local businesses and workforce to adapt to global change and disruptive technologies is recognised as a priority for the Bayswater Business Precinct.

A number of 'local employment land areas' provide important services to Knox residents and businesses in relation to availability of land to support smaller industrial businesses, provides services to local communities and provide local business opportunities. Considerations for these areas are managing interfaces with nearby uses and encouraging an ongoing mix of employment uses.

Fifteen per cent of jobs are located outside industrial and commercial zones, suggesting that home based business within residential areas are an important source of self-employment, with a high number of businesses registered as 'non-employing'.

Many of Knox's employment land areas have a good standard of design and amenity which offers businesses, employees and visitors a high quality environment. However there are some employment locations which require renewal or refurbishment in order to attract new business investment and employees.

Commented [RR2]: Updated to reference Council adoption date.

## KNOX PLANNING SCHEME

There are three extractive quarries in Knox, with two of these located outside the Urban Growth Boundary, producing hard rock, clay and clay shale. The extractives give support to Greater Melbourne's construction industry. Identifying and protecting extractive resources important for Melbourne's future needs is a specific policy of *Plan Melbourne*.

**Key issues**

- Maintaining a strong and sustainable local economy.
- Strengthening local employment opportunities.
- Building the local workforce's capabilities to support local employment opportunities.
- Advancing Knox as a premier destination for high quality businesses and investment.
- ~~Strengthening the Knox image for high quality business areas.~~
- Responding to broader changes in the industrial and commercial sectors.
- Pressure for smaller land allotment sizes.
- Erosion of Knox's employment and industrial capacity by intrusion of non-employment uses in 'core employment land areas' and more affordable employment land options on Melbourne's fringe.
- Limited opportunities to increase the supply of land for higher employment and higher economic output outcomes.
- Pressure to support or rezone industrial and commercial land for land use that has low local employment and low local economic output outcomes.

**Objective 1**

To create a strong and sustainable local economy and facilitate local employment opportunities.

**Strategies**

- ~~1.1 Support the development of local businesses with a focus on advanced and high value manufacturing, health, ageing and business services.~~
- ~~1.2 Support appropriate home-based business, having regard to local amenity considerations.~~
- ~~1.3 Support development that accommodates emerging business trends.~~
- ~~1.4 Support the formation of industry clusters and networks.~~
- ~~1.5 Support restricted retail development in highway locations and on the periphery of activity centres.~~
- ~~1.6 Avoid alternative use of economically viable primary industry sites.~~
- ~~1.7 Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.~~
- ~~1.8 Facilitate infill development of vacant commercial and industrial sites and innovative development of underutilised land to support new employment and achieve active frontages.~~
- 1.1 Support the development of local businesses with a focus on Knox's propulsive industry sectors, including advanced and high value manufacturing, health care, construction, wholesale trade and professional services.
- 1.2 Support the formation of industry clusters and business networks which encourage collaboration, innovation and ideas sharing within the area and region.
- 1.3 Support a broad range of employment opportunities by catering for different types of business in association with the 'Significant Business Locations', 'core employment land areas', 'local employment land areas' and Activity Centres.

## KNOX PLANNING SCHEME

- 1.4 [Support restricted retail development on main road locations in commercial zones within the Burwood Highway East Corridor 'Significant Business Location'.](#)
- 1.5 [Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.](#)
- 1.6 [Facilitate infill development of vacant commercial and industrial sites, improvements to public realm spaces and efficient development of underutilised land to support new and ongoing employment opportunities within Knox.](#)
- 1.7 [Support appropriate home-based business, having regard to local amenity considerations.](#)
- 1.8 [Avoid alternative use of economically viable extractive industry sites.](#)
- 1.9 [Support tourism opportunities for activity centres located at gateways to the Dandenong Ranges.](#)
- 1.10 [Support industry sectors associated with providing for an aging community.](#)

**Objective 2**

To ensure sufficient land is available for ~~industrial~~ employment and production economy-related uses.

**Strategies**

- 2.1 ~~Avoid non-industrial uses on industrial land that will compromise the supply and viability of the land for industrial and productive economy related uses.~~
- 2.2 ~~Facilitate site consolidation and redevelopment of under-utilised sites in industrial areas.~~
- 2.3 ~~Avoid fragmentation of industrial sites and buildings.~~
- 2.4 ~~Support industrial development with compact internal arrangements that provide for efficient land use.~~
- 2.1 [Support high generating employment and high economic output uses, including Knox's key propulsive industries in 'core employment land areas' as shown in Figure 1 to this Clause by only fostering uses in these areas which directly support the employment and production economy role of the Significant Business Location. Other uses can be considered for buildings fronting main roads taking into account existing uses and development and main road access and exposure requirements.](#)
- 2.2 [Facilitate a mix of employment and other land uses in 'local employment land areas' and in other employment locations outside 'core employment land areas' which are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses and to optimise amenity improvements ~~do not~~ adversely affect the amenity of nearby land.](#)
- 2.3 [Facilitate site consolidation and redevelopment of under-utilised sites in industrial and commercial areas.](#)
- 2.4 [Support industrial development with internal arrangements that provide for efficient land use, including multi-storey development.](#)
- 2.5 [Support development of Strategic Investigation Sites as shown in Figure 1 to this Clause with a business land focus or business land component.](#)
- 2.6 [Encourage the location of restricted retail premises along Burwood Highway in the Burwood Highway East Corridor 'Significant Business Location'.](#)

**Commented [RR3]:** Change in accordance with Panel Recommendation 5c).

**Objective 3**

To provide a local amenity that makes it attractive to work and do business in Knox.

**Strategies**

- 3.1 [Create and maintain a high standard of amenity in industrial, ~~and~~ commercial areas, ~~and restricted retail sales areas.~~](#)

## KNOX PLANNING SCHEME

- 3.2 Support ~~industrial, commercial and restricted retail~~ development that provides a high quality built form and well-planted setbacks along declared arterial road frontages.
- 3.3 Protect key public realm views to the Dandenong Ranges in Activity Centres.
- 3.4 Support building renewal and quality built form in existing industrial and commercial areas.
- 3.5 Support opportunities to improve amenity of industrial and commercial areas for employees.
- 3.6 Improve the integration of industrial and commercial land with good transport links, including advocating for better public transport.

**Objective 4**

To facilitate development and investment and support economic growth of the ‘Significant Business Locations’ at Scoresby-Rowville-Knoxfield, Bayswater Business Precinct/Bayswater Activity Centre, Knox Central Activity Centre, Burwood Highway East Corridor and the Wantirna Health Precinct, as identified in Figure 1 to this Clause.

~~To facilitate development and support the growth of key employment precincts, including the Scoresby-Rowville Employment Precinct, Bayswater Industrial Precinct and the Wantirna Health Precinct.~~

**Strategies**

- ~~4.1 Support a transition towards knowledge-based industries in areas traditionally dominated by manufacturing, particularly in the Bayswater Industrial Precinct.~~
- ~~4.2 Facilitate development of the Scoresby-Rowville Employment Precinct as a regional employment and national and international business attractor for technologically advanced industry (including hi-tech and bio-tech industries) that provide high amenity and lifestyle options.~~
- ~~4.3 Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and community employment uses.~~
- ~~4.4 Support residential development within the Wantirna Health Precinct which supports and complements the health, education and community activities of the precinct and provides accessible housing options.~~
- ~~4.5 Support a collaborative approach to planning for the Bayswater Industrial Precinct across the Knox, Maroondah and Yarra Ranges Councils.~~
- 4.1 Support land use and development in ‘Significant Business Locations’ commensurate with their role, function and strategic directions outlined in Table 1 to this Clause.
- 4.2 Facilitate development and investment in the Scoresby-Rowville-Knoxfield ‘Significant Business Location’ as a high quality employment destination of state standing, providing high amenity and lifestyle options.
- 4.3 Support development and investment in Knox Central Activity Centre as a major commercial and employment focus for the municipality as part of a diverse precinct serving a regional base.
- 4.4 Support the diversification and attraction of innovative, adaptive and knowledge based businesses in ‘Significant Business Locations’ which are aligned with Knox’s and the region’s key propulsive industries, particularly in Scoresby-Rowville-Knoxfield, Bayswater Business Precinct and Wantirna Health Precinct.
- 4.5 Facilitate a collaborative approach to support planning, development and investment in the Bayswater Business Precinct across the Knox, Maroondah and Yarra Ranges Councils.
- 4.6 Support improved integration and connection between the Bayswater Business Precinct and the Bayswater Activity Centre.



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- 4.7 [Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and community and other complementary employment generating uses.](#)
- 4.8 [Support development and investment in the Burwood Highway East Corridor to strengthen its role as a Significant Business Location.](#)

**Table 1 – Knox Significant Business Locations table**

<b>Scoresby-Rowville-Knoxfield</b>	
<p><b><u>Role and function</u></b></p> <p><a href="#">This location includes Industrial and Commercial 2 zoned land, as well as the Scoresby Village Neighbourhood Activity Centre.</a></p> <p><a href="#">This location is important for investment and employment in Knox and is recognised as a regionally significant employment cluster. It contains the highest number of jobs within any 'Significant Business Location' in Knox.</a></p> <p><a href="#">Part of the industrial zoned land forms one of two 'core employment land areas' in Knox, which need to be protected from encroachment from non-employment uses, given the strategic and economic value of this land to the local and regional economy.</a></p> <p><a href="#">This location is expected to be in high demand for new business, given its locational advantages with good access to Eastlink and, by extension, to the National Employment Innovation Clusters of Monash and Dandenong, availability of greenfield sites, high levels of amenity and proximity to other established businesses.</a></p> <p><a href="#">The location will need to provide flexible lot size options to accommodate broader changes in the industrial sector, by facilitating a transition away from large format manufacturing towards more technical and advanced forms of manufacturing. This includes the propulsive manufacturing industry subsectors of professional, scientific, computer and electronic equipment manufacturing; human pharmaceutical product manufacturing; and specialised and other machinery and equipment manufacturing.</a></p> <p><a href="#">Public transport improvement opportunities include a future Rowville rail link.</a></p> <p><a href="#">There is an opportunity for a new neighbourhood centre in Caribbean Park to service the needs of local businesses and employees in this business location. Restricted retail premises are to be discouraged in this centre.</a></p>	<p><b><u>Strategic directions</u></b></p> <p><a href="#">Facilitate and support the development of this location as a high amenity key employment destination, of state standing.</a></p> <p><a href="#">Support the transition from larger format sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors.</a></p> <p><a href="#">Discourage non-employment uses within 'core employment land areas'.</a></p> <p><a href="#">Discourage restricted retail use except in Commercial 1 Zone.</a></p> <p><a href="#">Advocate for the future Rowville rail link, to improve accessibility to the location, improve sustainability and provide development opportunities for businesses.</a></p> <p><a href="#">Support a centrally located neighbourhood centre to service the needs of businesses and employees in this location, and which responds positively to surrounding natural features.</a></p> <p><a href="#">Support development which maintains high standards of built form and open space design and landscaping, and which enhances the high amenity standards of this location.</a></p> <p><a href="#">Maximise opportunities to integrate development with surrounding open space and natural areas and ensure environmental and heritage character, views and vistas are maintained.</a></p> <ul style="list-style-type: none"> <li>▪ <a href="#">Support land use and development within this location to be consistent with:</a></li> <li>▪ <a href="#">The strategic directions outlined in Table 2 to this Clause in relation to the Scoresby Village Activity Centre</a></li> <li>▪ <a href="#">Clause 22.02 (Employment Land local policy)</a></li> <li>▪ <a href="#">Clause 43.04 – Schedule 6 to the Development Plan Overlay (Scoresby-Rowville Employment Precinct) – also known as Caribbean Park and Enterprise Park (part of) employment land areas and Stamford Park parklands and homestead.</a></li> <li>▪ <a href="#">Any other relevant local policy, zone, overlay and particular provisions.</a></li> </ul>
<b>Knox Central Activity Centre</b>	
<p><b><u>Role and function</u></b></p> <p><a href="#">The premier activity centre in Knox provides a major commercial and employment focus for the municipality, as part of a diverse precinct serving a regional</a></p>	<p><b><u>Strategic directions</u></b></p> <p><a href="#">Support a diverse range of mixed uses within industrial, commercial and mixed use zones to reflect the regional role of the activity centre.</a></p> <p><a href="#">Facilitate and support opportunities to improve</a></p>

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<p><u>base.</u>  <u>Significant residential opportunities for medium to high density housing throughout the activity centre will go hand in hand with the strengthened role of the centre as a business and employment location.</u>  <u>The activity centre offers opportunities for redevelopment of existing sites over the short to medium term, which can improve diversity of employment generating uses, result in significant amenity improvements, improve site utilisation and facilitate reinvestment in existing businesses.</u>  <u>There are significant opportunities to diversify existing industrial and commercial areas, and to improve integration of employment uses with nearby open space and with the retail core of the activity centre.</u></p>	<p><u>integration of employment generating uses with residential uses, open space and the retail core of the activity centre.</u>  <u>Advocate for the potential Burwood Highway tram extension, to improve accessibility for the location, improve sustainability and provide development opportunities for businesses.</u>  <u>Support land use and development within the precinct to be consistent with:</u></p> <ul style="list-style-type: none"> <li>▪ <u>The strategic directions outlined in Table 2 to this Clause;</u></li> <li>▪ <u>Clause 21.10-2 (Local Areas – Knox Central Activity Centre);</u></li> <li>▪ <u>Clause 22.02 (Employment Land local policy)</u></li> <li>▪ <u>Clause 43.02 – Schedule 13 to the Design and Development Overlay (Knox Central Activity Centre);</u></li> <li>▪ <u>Clause 43.04 – Schedule 2 to the Development Plan Overlay (Knox Central Commercial Core Precinct Westfield Knox); and,</u></li> <li>▪ <u>Any other relevant local policy, zone, overlay and particular provisions.</u></li> </ul>
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**Bayswater Business Precinct/Bayswater Activity Centre**

<p><b><u>Role and function</u></b>  <u>This location includes a significant area of Industrial 1 zoned land, as well as the Bayswater Activity Centre.</u>  <u>The broader Bayswater Business Precinct also includes industrial and commercial zoned land across the Shire of Yarra Ranges and City of Maroondah.</u>  <u>It is the largest significant business location in Knox in terms of area of land, while the entire Bayswater Business Precinct covers an area of approximately 800 hectares.</u>  <u>The Bayswater Business Precinct is important for investment and employment in Knox and the neighbouring municipalities and is recognised as a regionally significant employment cluster. In response to a significant amount of land use transition in recent years a strategic partnership project has been formed by the three Councils with Swinburne University and key industry groups to improve the precinct's economic and employment performance, physical design and function.</u>  <u>The Bayswater Business Precinct will need to provide flexible lot size options to accommodate broader changes in the industrial sector, by facilitating a transition away from large format manufacturing towards a mix of formats and more technical and advanced forms of manufacturing. This includes the propulsive manufacturing industry subsectors of professional, scientific, computer and electronic equipment manufacturing; human pharmaceutical product manufacturing; and specialised and other</u></p>	<p><b><u>Strategic directions</u></b>  <u>Facilitate and support the development of this location as a key employment destination, of national significance.</u>  <u>Support the transition from larger format employment land sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors.</u>  <u>Support industrial uses within the Bayswater Business Precinct, reinforcing the importance of this precinct to the production economy in Knox.</u>  <u>Discourage non-employment uses within 'core employment land areas'.</u>  <u>Discourage restricted retail use except in Commercial 1 zoned land.</u>  <u>Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the Bayswater Activity Centre.</u>  <u>Support land use and development within the location to be consistent with:</u></p> <ul style="list-style-type: none"> <li>▪ <u>The strategic directions outlined in Table 2 to this Clause in relation to land within the Bayswater Activity Centre;</u></li> <li>▪ <u>Clause 21.10-4 (Local Areas – Bayswater Activity Centre)</u></li> <li>▪ <u>Clause 22.02 (Employment Land local policy)</u></li> <li>▪ <u>Clause 43.02 – Schedule 6 to the Design and Development Overlay (Bayswater Major Activity Centre); and,</u></li> <li>▪ <u>Any other relevant local policy, zone, overlay and particular provisions.</u></li> </ul>
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KNOX PLANNING SCHEME

<p><a href="#">machinery and equipment manufacturing.</a>  <a href="#">Vacant or underutilised land will provide redevelopment opportunities to improve site utilisation, increase floor area for employment generating uses, and facilitate reinvestment for businesses reinventing themselves.</a>  <a href="#">Part of the Bayswater Business Precinct forms one of two 'core employment land areas' identified for Knox, which need to be protected from encroachment from low employment and/or low economic output uses, given the strategic and economic value of this land to the local and regional economy.</a>  <a href="#">Grade separation of the railway lines and station upgrade in Bayswater Activity Centre has provided opportunities for improved accessibility and amenity outcomes, and new redevelopment opportunities for both the Activity Centre and the Bayswater Business Precinct.</a>  <a href="#">Opportunities exist to better integrate the Bayswater Business Precinct with the activity centre to encourage a mix of employment types, amenity improvements and reinvestment in commercial and industrial floorspace, including the Bayswater Triangle Strategic Investigation Site. Redevelopment of the Bayswater Triangle Site should be guided by the Bayswater Triangle Masterplan 2011 and the endorsed Option C and should principally provide a business land focus.</a></p>	
<p><a href="#">Burwood Highway East Corridor</a></p>	
<p><b><a href="#">Role and function</a></b>  <a href="#">This location consists of land in industrial and commercial zones which abut Burwood Highway, and includes the Mountain Gate Activity Centre.</a>  <a href="#">The precinct provides a range of employment opportunities in primarily small-medium sized businesses which serve the needs of the local community.</a>  <a href="#">The location offers opportunities for redevelopment of existing sites over the short to medium term, which can improve diversity of employment generating uses, result in significant amenity improvements, improve site utilisation and facilitate reinvestment in existing businesses.</a>  <a href="#">Development outcomes will benefit from strategic land use and design guidance for the precinct.</a>  <a href="#">Opportunities for the precinct include its proximity to the Ankliss Hospital precinct and the potential Dorset Road extension.</a>  <a href="#">Redevelopment of the Mountain Gate Triangle Site which consists of a number of sites in different ownership has potential for a mix of commercial uses, subject to a strategic master planning process.</a></p>	<p><b><a href="#">Strategic directions</a></b>  <a href="#">Support restricted retail uses along Burwood Highway.</a>  <a href="#">Support opportunities to improve integration of employment generating uses with open space, residential uses, the Mountain Gate Activity Centre and neighbourhood centres.</a>  <a href="#">Strengthen the strategic planning and urban design outcomes for the precinct in light of the future preferred character as a likely strategic business expansion area</a>  <a href="#">Advocate for the Dorset Road extension.</a>  <a href="#">Support land use and development within the location to be consistent with:</a></p> <ul style="list-style-type: none"> <li>▪ <a href="#">The strategic directions outlined in Table 2 to this Clause in relation to land within the Mountain Gate Activity Centre;</a></li> <li>▪ <a href="#">Clause 22.02 (Employment Land local policy)</a></li> <li>▪ <a href="#">Any other relevant local policy, zone, overlay and particular provisions.</a></li> </ul>

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**Wantirna Health Precinct**

**Role and function**

This precinct is a health precinct of State significance, consisting of land in residential, commercial and public use zones.

The precinct includes the Knox Private Hospital, Wantirna Health Hospital and the Wantirna Mall Activity Centre.

This precinct is expected to be in high demand as a business and employment precinct, given its locational advantages with good access to Eastlink, location on a smart bus route, and proximity to existing major health providers.

Anticipated high levels of land use change and investment opportunities in this precinct will stimulate further business and employment growth.

The primary focus of the precinct will be to support and strengthen employment generating uses, primarily in the health, community and education sectors. This will include technology and research and development land uses to support existing and future business investment. There will also be significant opportunities for medium to high density housing as part of an integrated mixed use precinct.

The Knox Housing Strategy 2015 identifies two Strategic Investigation Sites within the precinct, which have some residential development opportunities identified to support employment generating uses within the precinct.

Some medical centres and allied health facilities non-residential uses are expected to be established in residential areas in and around the precinct to support the major health facilities.

The precinct will require a collaborative approach to support and facilitate future structure planning and investment, with a range of government and private sector stakeholders.

**Strategic directions**

Engender a collaborative approach to investment and strategic planning direction for the precinct to facilitate outcomes commensurate with its importance as a State significant health precinct.

Focus on new employment generating uses which support and strengthen the health, education and community sectors.

Consider employment-generating uses on all sites, as part of an integrated health-based precinct.

Ensure residential opportunities support the employment-generating land uses with high levels of complementary integration and accessible connections. Ensure residential developments are integrated with employment generating land uses.

Require new residential development to manage sensitive interfaces with existing and future employment generating uses, to avoid future amenity impacts affecting the economic viability and competitive strengths of the precinct.

Support opportunities to improve integration of employment generating uses with open space, residential uses and the Wantirna Mall Neighbourhood Activity Centre.

Allow for non-residential uses within residential areas which support the major health providers in the precinct, where location and amenity considerations are met.

Support development which creates high standards of built form and landscaping design and amenity standards.

Support land use and development within the precinct to be consistent with:

- The strategic directions outlined in Table 2 to this Clause in relation to land within the Wantirna Mall Activity Centre;
- Clause 22.02 (Employment Land local policy);
- Clause 22.03 (Non-Residential uses in residential areas local policy);
- Clause 43.04 – Schedule 11 to the Development Plan Overlay (Knox Private Hospital Expansion); and
- Any other relevant local policy, zone, overlay and particular provisions.

**Commented [RR4]:** Change in accordance with Panel Recommendation 5d).

21.07-2  
24/05/2018  
C149

**Activity centres**

Activity centres in Knox offer a range of retail, commercial, employment, recreational, residential and social activities to support living locally.

The Knox Land for Business Directions Plan 2017 anticipates that Knox will generate demand for additional retail floorspace, the majority of this being within activity centres. Given competing demands from office and residential uses within activity centres, it is important to limit residential at the ground level in the Commercial 1 Zone to meet future retail demand and to maintain vibrancy of activity centres.

**Commented [RR5]:** Updated to reference Council adoption date.

## KNOX PLANNING SCHEME

~~The *Integrated City Strategy Implementation Plan 2015-17* seeks to foster viable and accessible activity centres (commensurate with their role and function), in order to support business and employment growth.~~

The role and function of activity centres across Knox has been set out in Table 1 to this clause, which also sets out strategic directions and development opportunities. [It seeks to foster viable and accessible activity centres \(commensurate with their role and function\), in order to support business and employment growth.](#)

More detailed land use, development and design considerations for some activity centres are also contained within Clause 21.10 - Local Areas and relevant zone and overlay schedules.

**Key Issues**

- ~~Out of centre retail activity is weakening the role and the viability of existing and designated activity centres.~~
- ~~Activity centres with low levels of activity and vitality.~~
- ~~Avoiding inappropriate out of centre retail activity.~~
- ~~Revitalising activity centres by facilitating a mix of uses.~~
- Poor amenity, accessibility and connectivity to and within activity centres.
- An increasing demand for housing within activity centres is changing the traditional nature and role of activity centres.

**Objective 5**

To establish a network of viable activity centres that provide access to a wide range of goods and services commensurate with their role and function.

**Strategies**

- 5.1 Facilitate land use and development in activity centres commensurate with their role, function and strategic directions outlined in the Table 1 to this clause.
- 5.2 Support business growth across activity centres to meet community needs.
- 5.3 Consolidate retail development into [existing and designated](#) activity centres, ~~close to railway stations and other transport nodes~~, and avoid out-of centre retail development.
- 5.4 Direct large entertainment and retail uses serving a regional catchment into Knox Central, Bayswater, Boronia, and Rowville activity centres.
- 5.5 Promote mixed uses and higher density housing in activity centres [generally above ground level](#) to increase local living opportunities and the vitality of centres, consistent with structure plans and the *Knox Housing Strategy 2015*.
- 5.6 Support appropriate non-residential uses in residential areas on the periphery of activity centres, where they can provide a buffer between business and residential uses [that minimise off site amenity impacts](#).
- 5.7 Discourage non-residential uses which operate until late at night in residential areas where late night commercial activity does not currently exist.
- ~~5.8 Support active ground floor employment uses in activity centres.~~
- ~~5.8~~ [Require active frontages of buildings in activity centres.](#)
- ~~5.9~~ [Avoid residential development at ground level on the Commercial 1 Zone.](#)
- ~~5.10~~ Support grade separation of level crossings within activity centres, and facilitate new development and community outcomes as a result which will improve amenity, accessibility and economic viability of the centre.
- ~~5.11~~ [Advocate for new and improved public transport infrastructure to improve the viability, sustainability and vitality of the activity centres.](#)

**Table 1 – Knox activity centres hierarchy table**

KNOX PLANNING SCHEME

<b>Knox Central Activity Centre</b>	
<p><b>Role and function</b></p> <p>Knox Central serves as the civic, commercial, community, entertainment, leisure and employment focus for the municipality, with Westfield Knox Shopping Centre being a retail base for the outer eastern region of Melbourne.</p> <p>Knox Central has access to a major bus interchange, with multiple bus routes including a Smart Bus route along Stud Road.</p> <p>The potential exists for an extension of the tram network along Burwood Highway to the Knox Central Activity Centre.</p> <p>Housing opportunities comprise medium to high density residential development, including apartments and mixed use development.</p>	<p><b>Strategic directions</b></p> <p>Intensify the level of activity throughout the area, with a particular focus on achieving higher density residential and employment uses on land adjacent to the Westfield Knox Shopping Centre.</p> <p>Support the retail expansion of the Westfield Knox Shopping Centre to retain its role as a regional shopping destination.</p> <p>Support the diversification of business and employment opportunities in existing industrial areas.</p> <p>Support development of under-utilised land for a mix of medium to high density, institutional, employment and residential uses.</p> <p>Support development that activates the interface to the Lewis Park and Blind Creek Corridor.</p> <p>Support land use and development within the Knox Central Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> <li>▪ Clause 21.10-2 (Local Areas – Knox Central Activity Centre);</li> <li>▪ Clause 43.02 – Schedule 13 to the Design and Development Overlay (Knox Central Activity Centre)</li> <li>▪ Clause 43.04 – Schedule 2 to the Development Plan Overlay (Knox Central Commercial Core Precinct); and,</li> <li>▪ Any other relevant local policy, zone, overlay and particular provisions.</li> </ul>
<b>Boronia Activity Centre</b>	
<p><b>Role and Function</b></p> <p>Boronia is a major centre with a broad range of retail, commercial, office and community uses that serve a large residential community. The centre is set amongst the foothills of the Dandenong Ranges.</p> <p>The centre has access to a public transport interchange including a train station and multiple bus routes.</p> <p>Housing opportunities include villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p><b>Strategic Directions</b></p> <p>Increase the scale and level of activity, while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. This includes protecting views towards the Dandenong Ranges.</p> <p>Support a broad range of retail, commercial and community uses within the centre to service the local area, which respects its landscape setting and character including height.</p> <p>Provide opportunities for residential and mixed-use activity within the commercial environs.</p> <p>Support land use and development within the Boronia Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> <li>▪ Clause 21.10-3 (Local Areas – Boronia Activity Centre);</li> <li>▪ Clause 43.02 – Schedule 7 to the Design and Development Overlay (Boronia Structure Plan Area); and,</li> <li>▪ Any other relevant local policy, zone, overlay and particular provisions.</li> </ul>
<b>Bayswater Activity Centre</b>	

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<p><b>Role and function</b></p> <p>Bayswater is a major centre that provides a broad range of retail and commercial activities, including Mountain High Shopping Centre, the Knox Community Arts Centre, offices and light industrial uses, serving a large residential and industrial community.</p> <p>The centre has access to a public transport interchange that includes a train station and multiple bus routes.</p> <p>Housing opportunities include villa units, townhouses with a number of sites suitable for apartments or mixed use development. Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p><b>Strategic directions</b></p> <p>Support a broad range of retail, commercial and community uses within the centre to service the local area.</p> <p>Support retail activity within the core and office, showroom, entertainment and community uses outside the retail core, with education and bulky goods uses east of the railway.</p> <p><b>Limit Avoid</b> industrial uses locating within the activity centre.</p> <p><a href="#">Maximise the opportunities for integration and improved amenity provided by the railway level crossing removal at Bayswater Railway Station.</a></p> <p>Increase the building scale and level of activity within the centre, while ensuring views towards the Dandenong Ranges are protected.</p> <p>Support land use and development within the Bayswater Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> <li>▪ Clause 21.10-4 (Local Areas – Bayswater);</li> <li>▪ Clause 43.02 – Schedule 6 to the Design and Development Overlay (Bayswater Major Activity Centre); and,</li> <li>▪ Any other relevant local policy, zone, overlay and particular provisions.</li> </ul>
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**Rowville Activity Centre**

<p><b>Role and function</b></p> <p>Rowville is a major centre that serves a large residential community.</p> <p>The commercial core of the activity centre includes the Stud Park Shopping Centre, a municipal centre, library, fast food restaurants, an office and retail building and a number of shops along the north side of Fulham Road.</p> <p>The centre has access to a bus interchange and multiple bus routes including a SmartBus route along Stud Road.</p> <p>Public transport improvement opportunities include a future Rowville rail link.</p> <p>Housing opportunities include villa units, townhouses with a number of sites suitable for apartments or mixed use development.</p> <p>Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p><b>Strategic directions</b></p> <p>Support a more diverse mix of activities, services, retail, dining and entertainment options and public spaces in the commercial core.</p> <p>Support a variety of shops, cafes and outdoor dining with high pedestrian amenity on Fulham Road.</p> <p>Improve opportunities for local jobs and life-long learning.</p> <p><a href="#">Advocate for the extension of the Railway line to Rowville.</a></p> <p>Accommodate the changing service needs of an ageing population.</p> <p>Support land use and development within the Rowville Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> <li>▪ Clause 21.10-5 (Local Areas Rowville Activity Centre);</li> <li>▪ Clause 43.02 – Schedule 9 to the Design and Development Overlay (Rowville Commercial Core including Stud Park Shopping Centre); and,</li> <li>▪ Any other relevant local policy, zone, overlay and particular provisions.</li> </ul>
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**Mountain Gate Activity Centre**

<p><b>Role and function</b></p> <p>Mountain Gate is an activity centre that includes Mountain Gate Shopping Centre, providing a diverse range of shops and services which meet the everyday needs of</p>	<p><b>Strategic directions</b></p> <p>Support a broad range of retail activities, cafes, restaurants and community facilities to service the local area.</p> <p>Consolidate retail uses within the retail core of</p>
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<p>the local community.</p> <p>The centre also comprises a mix of highway bulky goods, restricted retail uses, small scale offices and light and service industry.</p> <p>Development at Mountain Gate will be limited due to poor access to public transport with the centre being only served by local bus routes.</p> <p>Housing opportunities within the activity centre include villa units and townhouses <a href="#">outside the Commercial 1 Zone</a>. <a href="#">Apartments opportunities also exist above active ground floor uses</a>, and <del>apartments</del> in the Commercial 1 Zone.</p>	<p>the centre.</p> <p>Support land use and development within the Mountain Gate Activity Centre to be consistent with any relevant local policy, zone, overlay and particular provisions.</p>
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**Wantirna Mall, Studfield and Scoresby Village Neighbourhood Activity Centres**

<p><b>Role and function</b></p> <p>The larger neighbourhood activity centres of Wantirna Mall, Studfield and Scoresby Village provide convenience retail and commercial activities, along with a variety of cafes and restaurants to serve the needs of the local community.</p> <p>These centres have access to a SmartBus Route and a number of local bus routes.</p> <p>Housing opportunities within the centres include villa units and townhouses, with a number of sites suitable for apartments or mixed use development along arterial roads, <del>and apartments</del>. <a href="#">Apartments opportunities also exist above active ground floor</a> in the Commercial 1 Zone.</p>	<p><b>Strategic directions</b></p> <p>Support a broad range of retail activities, cafes, restaurants and community facilities to service the local area.</p> <p>Consolidate retail uses within the retail core of the centre.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with any relevant local policy, zone, overlay and particular provisions.</p>
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**Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield Neighbourhood Activity Centres**

<p><b>Role and function</b></p> <p>The neighbourhood activity centres of Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield provide convenience retail and commercial activities that serve the daily needs of the local community.</p> <p>Most of these centres have access to at least one local bus route.</p> <p>Housing opportunities include <del>dual occupancy, villa unit development, and</del> apartments <a href="#">above active commercial uses</a> in the Commercial 1 Zone.</p>	<p><b>Strategic directions</b></p> <p>Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with:</p> <ul style="list-style-type: none"> <li>▪ Clause 43.04 – Schedule 4 to the Development Plan Overlay (Wellington Village); and,</li> <li>▪ Any other relevant local policy, zone, overlay and particular provisions.</li> </ul>
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**Neighbourhood Activity Centres in the Dandenong Foothills: Ferntree Gully Village, Upper Ferntree Gully, Alchester Village, The Basin, Dorset Road/Landscape Drive and Burwood Highway Corridor (east of Dorset Road between Newton Street & Forest Oak Drive),**

<p><b>Role and function</b></p> <p>These neighbourhood activity centres are located in the Dandenong Foothills where development will need to positively respond to the landscape and environmental sensitivities of the area, including bushfire risk.</p> <p>Ferntree Gully Village and Upper Ferntree Gully have access to a train station and local bus routes. The other centres have access to at least one local bus route.</p> <p>Housing opportunities include dual occupancy</p>	<p><b>Strategic directions</b></p> <p>Support appropriate, well designed development which respects landscape setting, environmental sensitivities and local character.</p> <p>Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.</p> <p>Support land use and development within these neighbourhood activity centres within the Dandenong Foothills to be consistent with:</p> <ul style="list-style-type: none"> <li>▪ Clause 21.10-1 (Local Areas – Dandenong</li> </ul>
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<p>development <a href="#">outside the Commercial 1 Zone and Mixed Use Zone</a> and apartments in the Commercial 1 Zone <a href="#">and Mixed Use Zone</a>, subject to landscape and environmental sensitivities and the interface with sensitive uses.</p>	<p>Foothills);</p> <ul style="list-style-type: none"> <li>▪ Clause 21.10-6 (Local Areas – Ferntree Gully Village);</li> <li>▪ Clause 43.02 – Schedule 8 to the Design and Development Overlay (Ferntree Gully Village);</li> <li>▪ Clause 43.02 – Schedule 10 to the Design and Development Overlay (Interim Neighbourhood Centre Height Control);</li> <li>▪ Clause 43.02 – Schedule 11 to the Design and Development Overlay (The Basin and Alchester Village Neighbourhood Activity Centres); and,</li> <li>▪ Any other relevant local policy, zone, overlay and particular provisions.</li> </ul>
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**The Orchards (North-west corner of High Street Road and Eastlink) Wantirna South Neighbourhood Activity Centre**

<p><b>Role and function</b></p> <p>This land was rezoned to enable a neighbourhood activity centre to be established in this location.</p> <p>The centre has access to local bus routes.</p>	<p><b>Strategic directions</b></p> <p>Development will need to provide a high quality and sustainable urban form in a landscape setting that complements its setting within the Dandenong Creek Valley and adjoining Dandenong Valley Parklands.</p> <p>Support land use and development within this neighbourhood activity centre to be consistent with:</p> <ul style="list-style-type: none"> <li>▪ Clause 43.04 – Schedule 10 to the Development Plan Overlay; and,</li> <li>▪ Any other relevant local policy, zone, overlay and particular provisions.</li> </ul>
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**Other Neighbourhood Activity Centres: Anne Road/Kathryn Road, Boronia Road/ Scoresby Road, Burwood Highway (west of Dorset Road/east of Westley Street), Cavell Street/Armin Street, Glenfern Road/Mason Street, Manuka Drive/Loretto Avenue, Mountain Highway/ Kumala Road, Stud Bay (Stud Road, north of Leonard Street), Lewis Road/Coleman Road and Harcrest Boulevard**

<p><b>Role and function</b></p> <p>These commercial centres contain a limited range of shops and/or services which serve the convenience needs of the local community.</p> <p>These commercial areas have access to local bus routes.</p> <p>Housing opportunities include apartments <a href="#">above active commercial ground floor uses</a> in Commercial 1 Zone <a href="#">and Mixed Use Zone</a>, however this is limited by the smaller role and function of these centres and their interface with sensitive land uses.</p>	<p><b>Strategic directions</b></p> <p>Support convenience retail within shopping strips.</p> <p>Discourage further expansion of these centres.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with:</p> <ul style="list-style-type: none"> <li>▪ Clause 43.04 – Schedule 8 to the Development Plan Overlay (Re-development of Austral Bricks Site, 525 Stud Road, Scoresby); and,</li> <li>▪ Any other relevant local policy, zone, overlay and particular provisions.</li> </ul>
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**21.07-3 Implementation**

24/05/2018  
C448  
[Proposed C164](#)

**Policy guidelines**

- Apply Clause 22.01 (Advertising Signs local policy) to ensure applications for the display of advertising signs meet advertising needs of businesses on the land without causing visual clutter or having detrimental impacts.

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- Apply Clause 22.02 (~~Employment Land Industrial and Restricted Retail Sales Area Design~~ local policy) to land in an Industrial ~~1~~ Zone or Commercial 2 Zone to ensure design and subdivision is functional to the needs of industry and business.
- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential use and development in residential areas to ensure development is appropriately located, well designed and protects residential amenity.
- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to Commercial 1 Zone land to guide appropriate mixed-use development for commercial areas with no adopted Structure Plan or Urban Design Framework.
- ~~Apply Clause 22.08 (Scoresby-Rowville Employment Precinct local policy) to guide land use and development in the precinct and to facilitate a Neighbourhood Activity Centre to serve the precinct.~~

**Application of zones and overlays**

- Apply the Commercial 1 Zone within the core retail areas of activity centres to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Commercial 2 Zone to office areas and highway retail.
- ~~Apply the Industrial 1 Zone to industrial areas.~~
- Apply the Industrial 1 Zone or Industrial 3 Zone to industrial areas, with the Industrial 3 Zone utilised as appropriate to protect the amenity of surround sensitive uses
- Apply the Mixed Use Zone to allow for residential and commercial mixed use development in appropriate locations.
- Apply the Design and Development Overlay, as appropriate, to achieve specific local design outcomes, including for activity centres.
- Apply the Development Plan Overlay, as appropriate, to provide for the integrated and orderly development of local areas, including for shopping centres and redevelopment sites.
- Apply the Development Plan Overlay to the Scoresby-Rowville Employment Precinct (land also known as Caribbean Park and Enterprise Park (part of employment land areas to provide for the integrated and orderly development of the area, including a Neighbourhood Activity Centre to serve the ~~precinct~~ Significant Business Location.
- Apply the Development Plan Overlay to the Wantirna Health Precinct to provide for the integrated and orderly expansion of the Knox Private Hospital to facilitate a State-significant health precinct.

**Further strategic work**

- Investigate opportunities across the municipality suitable for commercial and industrial land uses to ensure sufficient land is available and appropriately zoned to meet ongoing employment and business land needs into the future.
- ~~Prepare a Land for Business strategy which includes a review of employment, industrial and commercial needs and land requirements across Knox.~~
- Investigate application of the Industrial 1 Zone to land known as Scoresby Industrial (not including land fronting Stud and Ferntree Gully Roads) in the Scoresby-Rowville-Knoxfield 'Significant Business Location' to ensure and support its ongoing industrial role-
- Investigate inclusion of adequate land for employment purposes as part of an integrated redevelopment of land at 181-191 George Street, Wantirna South

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~~(Boral Quarry) Strategic Investigation Site to support Knox's ongoing land for business needs.~~

- Investigate possible inclusion of land for employment purposes at the Stud Road frontage within any redevelopment of the Waverley Golf Club (and adjoining sites on Stud Road) Strategic Investigation Site to support Knox's ongoing land for business needs.
- Investigate development and design guidelines to encourage appropriate mixed use developments of higher densities in activity centres and neighbourhood centres with commercial and retail and above ground residential.
- Investigate opportunities to encourage and attract industries that are propulsive industries for Knox.
- Investigate application of the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.
- Review rural and green wedge areas to provide strategic guidance for land use and development for land outside the urban growth boundary.
- Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning and investment guidance, in collaboration with other key stakeholders.
- ~~Prepare a local area plan for the Burwood Highway commercial corridor.~~
- Prepare a local area plan for the Burwood Highway East Corridor 'Significant Business Location' to provide strategic guidance on its future development, investment and design.
- Review the Boronia Activity Centre Structure Plan and associated planning controls to ensure that they are achieving their intended purpose and remain relevant to decision-making in this centre.
- Review the Bayswater Activity Centre Structure Plan and associated planning controls to ensure that they are achieving their intended purpose and remain relevant to decision-making in this centre.
- Investigate rezoning of land to support a business-focussed neighbourhood centre in Caribbean Park, including the appropriateness of applying Clause 22.02 Employment Land.

**Commented [RR6]:** Change in accordance with Panel Recommendation 5a), address corrected to 191 George Street, Wantirna South

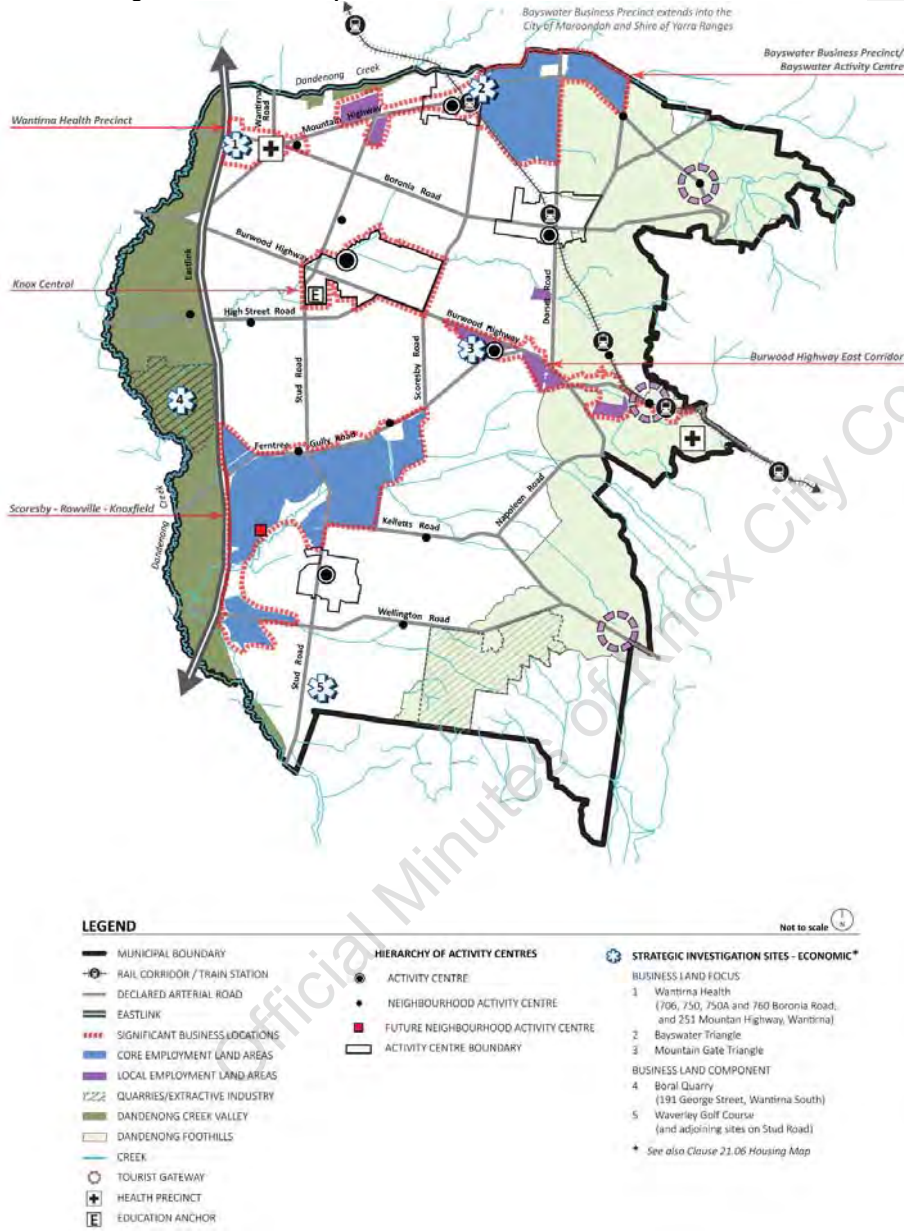
#### Reference documents

*Bayswater/Bayswater North Industrial Area Strategy*, Spiller Gibbins Swan Pty Ltd, 2003  
*Bayswater 2020 - Bayswater Activity Centre Structure Plan*, Knox City Council, 2005 and addendum dated March 2012  
*Boronia Structure Plan*, Knox City Council, 2006 and addendum dated March 2012  
*Ferntree Gully Village Structure Plan*, Planisphere, June 2014  
*Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)  
*Knox Community and Council Plan 2017-2021*, Knox City Council, 2017 (or as amended)  
*Knox Central Structure Plan*, Knox City Council, October 2017  
*Knox Housing Strategy 2015*, Knox City Council, 2015  
*Knox Land for Business Directions Plan*, Knox City Council, 2017, Urban Enterprise, 2017 December 2018  
*Knox Urban Design Framework 2020*, Planisphere, 2003  
*Seoresby/Rowville Industrial Area Review*, Spiller Gibbins Swan Pty Ltd, 2000  
*The Rowville Plan 2015*, Knox City Council, 2015

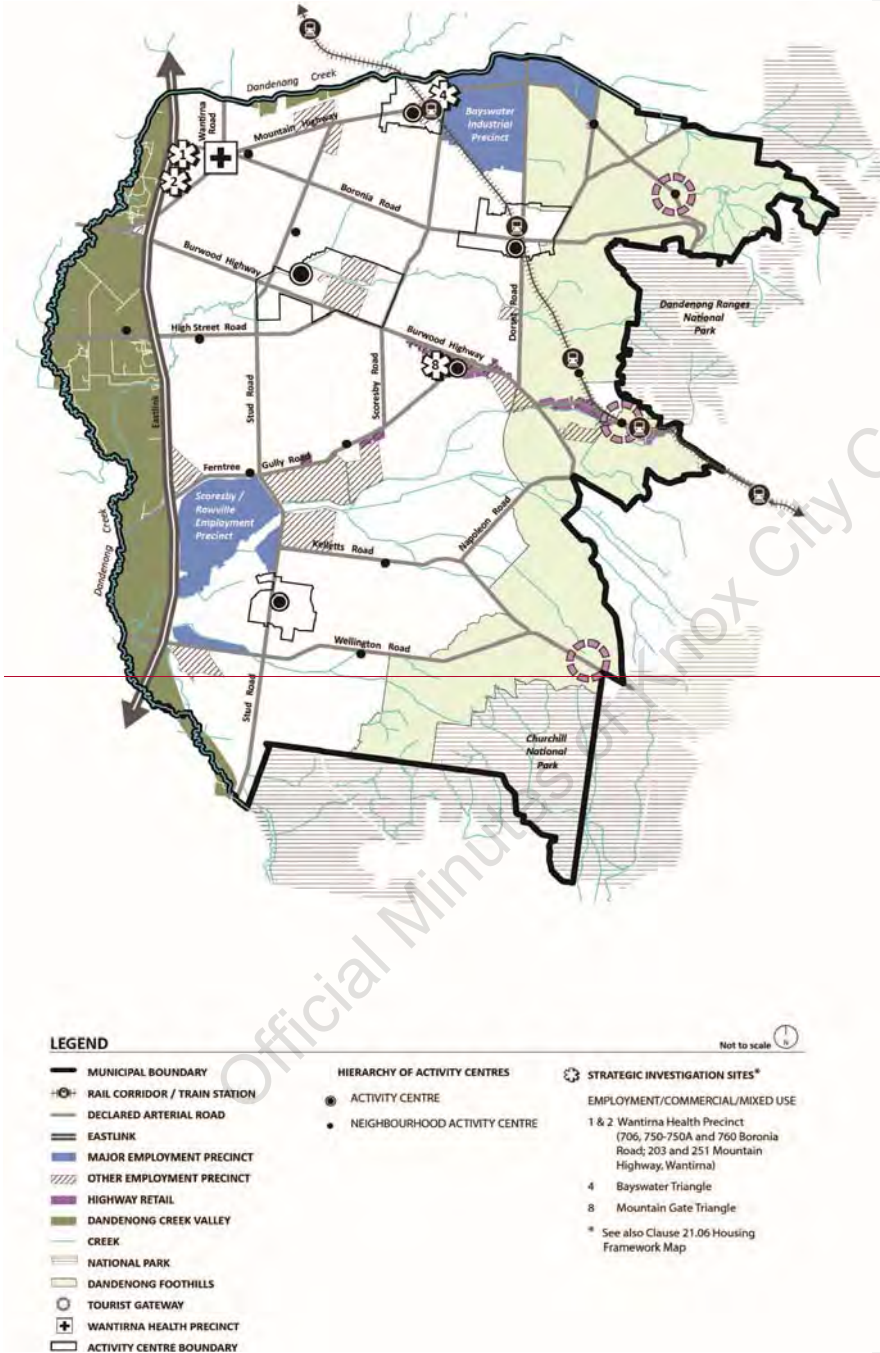
**Commented [RR7]:** Change in accordance with Panel Recommendation 5e), updated to reference Council adoption date.

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Figure 1: Economic Map



KNOX PLANNING SCHEME



## 21.08 COMMUNITY DEVELOPMENT

24/05/2018  
C149  
Proposed  
C164

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

### 21.08-1 Liveability

14/12/2017  
C150  
Proposed  
C164

The way we plan and manage our neighbourhoods affects community health and wellbeing by shaping places that people live in and identify with. By integrating a range of factors that improve community health and wellbeing, planning can facilitate liveable neighbourhoods that are healthy, vibrant and inclusive. A liveable community is one that:

- is safe with good access and mobility;
- has a sense of place or identity;
- is attractive with a green and leafy environment;
- is vibrant with a range of shops and services;
- has access to health, education, recreational and cultural facilities;
- has diverse and affordable housing options;
- has local and good access to employment opportunities; and
- has convenient and efficient public and active transport options.

Promoting liveable neighbourhoods in Knox will enhance community and social equity benefits by facilitating living and working locally, active transport, increased social interactions and will better cater for an ageing and more diverse demographic forecast.

#### Key issues

- Knox has high levels of car dependency and poor walkability of neighbourhoods.
- Some areas of Knox have rates of obese and overweight people that are higher than the State average.
- The Knox population is increasing, ageing and diversifying, creating a need to ensure equitable access to community facilities, along with mobility and accessibility.
- Some parts of the community are vulnerable to social isolation.

#### Objective 1

To provide for communities that are walkable, accessible, safe and attractive to support the health and wellbeing of the community.

#### Strategies

- 1.1 Support development that promotes a more compact, connected, efficient and accessible urban form.
- 1.2 Require land use and development in Strategic Investigation Sites and on other large development sites to maximise walkability and incorporate landscaped pedestrian and bicycle paths and links to open space and community facilities.
- 1.3 Support development that contributes to vibrant, well-serviced and accessible activity centres, with a range of shops and services and community, cultural and recreational facilities that meet the daily needs of communities and provide for some local business and employment opportunities.

- 1.4 Support development that is attractive, well landscaped, pedestrian friendly and promotes opportunities for social interaction, recreation and enjoyment of the arts.
- 1.5 Support opportunities for healthy food options, including the provision of private or shared garden space for healthy food production, in larger residential and mixed use developments and around health, education and community uses, including roof top and vertical gardens.

## 21.08-2 Open space and recreation

24/05/2018  
C149  
Proposed  
C164

Nestled between the Dandenong Creek Valley Corridor and the foot of the Dandenong Ranges and Lysterfield Hills, the City of Knox features high quality regional open space. Knox has over 890 hectares of open space distributed amongst some 887 areas. This equates to one of the highest levels of active and passive open space in the eastern subregion of Melbourne.

Knox's open space network links with an extensive shared pathway system, make an important contribution to the city's character, outdoor lifestyle and the health and wellbeing of the community. Knox's open space is also important for vegetation provision, which contributes many values and benefits for the local community, including shade, amenity values, landscape character, natural and ecological functions and helping to mitigate the impacts of climate change, including the urban heat island effect.

Whilst Knox is generally well served with open space, some areas are underprovided in terms of either open space provision or access to open space (with physical barriers such as major roads restricting access). Opportunities exist to significantly improve the functionality and design of Knox's open space areas to improve both the quality and diversity of open space and recreation activities and services to meet changing community needs. With a growing population and changing demographics, Knox's recreation needs will become more diverse with greater opportunities for passive and active recreation to promote social interaction for people of all age groups, all abilities and cultural backgrounds.

### Key issues

- Providing appropriate types of open space with enhanced levels of service, amenity and functionality to meet the needs of the community.
- Sustaining the 'green and leafy' image and identity of Knox and contributing to community wellbeing and social interaction.
- Promoting Knox as a desirable place to live, work and play.
- Providing opportunities through the provision of open space to support biodiversity, improved stormwater quality, reducing the heat island effect and impacts of climate change.

### Objective 2

To provide a safe, accessible, linked and functional open space network which meets community needs.

### Strategies

- 2.1 Provide active and passive open space in new and existing communities to meet the needs of a changing population.
- 2.2 Require the planning for new development to provide for safe, accessible and linked open space while protecting and enhancing its natural landscape and environmental values.
- 2.3 Require open space to be integrated with surrounding development.
- 2.4 Require active street frontages and community surveillance to open space areas.
- 2.5 Support the use and development of open space that is compatible with the desired purpose and function of the open space area.

- 2.6 Require new subdivisions to contribute to the provision and/or improvement of public open space.
- 2.7 In partnership with Melbourne Water, develop a masterplan for Lewis Park and the Blind Creek corridor.

### 21.08-3 Community facilities

14/12/2017  
C150

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 community activity, social connectedness and cohesion.

Residents, workers, and visitors across all age and needs spectrums, require a range of services and facilities. These services include family, children youth and ageing support services, libraries and education services, community support and information services, civic and cultural services, employment services, shopping precincts, and services for people with disabilities and cultural specific services.

New community facilities should be accessible, ideally located close to existing public transport networks and hubs of activity that provide essential goods and services, and providing opportunities for integration with surrounding uses.

#### Key issues

- Ensuring equitable access to community facilities and services.
- Opportunities for flexible and multipurpose facilities and community hubs to accommodate changing community needs.
- The need to maximise and diversify utilisation and improve access to community facilities.

#### Objective 3

Facilitate community infrastructure that is accessible and meets the existing and future needs of the community.

#### Strategies

- 3.1 Support community facilities that are co-located, integrated and/or multipurpose to service a range of activities.
- 3.2 Support accessible community facility hubs as focal points for community activity.
- 3.3 Direct community facilities and services, particularly those providing essential services such as education, employment, and health care to be visible, accessible and located near nodes of activity and public transport routes.
- 3.4 Direct community, health and education facilities that have a municipal or regional catchment to be located within the Knox Central Activity Centre or the Wantirna Health Precinct.
- 3.5 Support key community development proposals that provide active, secure and safe public realm opportunities.
- 3.6 Provide and support a range of community infrastructure and services that serve individuals and families throughout their life cycle.
- 3.7 Support the design of community facilities to be flexible and adaptable to accommodate a variety of uses through the building lifespan.

### 21.08-4 Health and education facilities

14/12/2017  
C150

People in Knox have relatively high levels of personal health and wellbeing which is fundamental to enjoying a good quality of life. Provision of and accessibility to local health and education facilities are important for a growing and ageing population.

There are three hospitals in Knox. The Wantirna Health Precinct is a State significant precinct identified in Plan Melbourne which provides a significant opportunity for the



## KNOX PLANNING SCHEME

further clustering of not only health services, but also education and community services, to improve service availability and quality and convenience for users across the region.

Knox has a wide range of education facilities, both public and private, and a tertiary institution campus (Swinburne University of Technology in Wantirna). There are also a wide range of other learning opportunities provided through libraries, registered training organisations, community houses and other corporate education and training providers. There is a continuing need for further education facilities to serve a growing and diverse population, including skills based training opportunities.

It is important that lifelong learning options provide opportunities for further education and positive employment outcomes and are locally accessible.

### Key issues

- A growing and ageing population which will increase pressure on the capacity health and medical facilities.
- Knox has a lower than average levels of access to general practitioners in medical clinics compared with Metropolitan Melbourne and the State.
- Knox has consistently lower than average school completion and post-school education rates compared to Metropolitan Melbourne.
- Need for the continued development of Wantirna Health Precinct to serve the growing population of the region.

### Objective 4

To provide health and education facilities that are accessible, adaptable and meet community needs.

### Strategies

- 4.1 Support the co-location of primary, secondary and tertiary health services and human services, particularly in the Wantirna Health Precinct.
- 4.2 Support the establishment of new medical and health facilities in and around activity centres and close to public transport.
- 4.3 Support retention and expansion of education and training facilities, including lifelong learning opportunities, in accessible locations across the municipality, to service the needs of residents and workers.
- 4.4 Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and other community uses.

## 21.08-5

14/12/2017  
C150

### Social impacts

Large development can cause impacts on the social environment, including the capacity of services and community facilities, access to a range of housing, shopping, recreational or leisure activities, and effects on the amenity, safety and health and wellbeing of the community.

As a metropolitan municipality Knox's population and demand for housing is forecast to increase, along with significant demographic shifts over the coming years that will see a diversified and ageing population. Knox City Council supports the assessment of social impacts as part of an integrated process for considering significant land use planning and development proposals, to help better inform decision making and achieve social benefits and sustainable outcomes to meet the needs of its growing and changing population.

### Objective 5

To minimise adverse social impacts from new development and land uses.

### Strategies

- 5.1 Require a social impact assessment for use or development proposals that meet one or more of the following criteria:

## KNOX PLANNING SCHEME

- Strategic Investigation Sites and larger residential development sites; or
- where requested by the responsible authority for land use and development where the form and scale has not been reasonably anticipated by the planning scheme.

**21.08-6 Gaming**14/12/2017  
C150

Gaming machine gambling is a legitimate form of recreation that can bring social and economic benefits to the community, but it also has the potential to cause harm in the form of problem gambling to some individuals, their families and the broader community. Knox City Council seeks to minimise harm by appropriately locating and managing electronic gaming machines and venues.

**Key issues**

- Knox has a higher than average gaming machine density and gaming machine loss per capita compared to Metropolitan Melbourne.

**Objective 6**

To minimise harm associated with gaming.

**Strategies**

- 6.1 Require applications for electronic gaming machines to provide a social and economic impact assessment.
- 6.2 Discourage gaming machines in areas with a high density of gaming machines or in areas of relative socio-economic disadvantage.
- 6.3 Locate gaming machines in appropriate areas and sites to minimise convenience gambling.
- 6.4 Assess applications to use land for the purpose of a gaming premises or to install or use a gaming machine against the local policy at Clause 22.05 (Gaming).

**21.08-7 Licensed premises**14/12/2017  
C150

Licensed premises bring important economic, social and cultural benefits to Knox, contributing towards the vitality and image of activity centres and providing entertainment and leisure opportunities for residents, workers and visitors. However, these types of premises also have the potential for detrimental amenity and public safety impacts if not located and managed appropriately.

**Key issues**

- Adverse amenity impacts on sensitive uses from occurrences of increased noise and disturbance.
- Social harm to a community relating to real or perceived threats to safety from anti-social behaviour.
- Potential social harm impacts arising from the cumulative impact of packaged liquor outlets.

**Objective 7**

To minimise adverse social and amenity impacts from licensed premises.

**Strategies**

- 7.1 Consider potential adverse social and amenity impacts arising from licensed premises.
- 7.2 Discourage the concentration of late trading licensed venues, including packaged liquor outlets, where residential amenity is a consideration.

**21.08-8 Implementation**

14/12/2017  
 G150  
 Proposed  
 C164

**Policy guidelines**

- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to ensure community facilities in residential areas are appropriately located, well designed and protect residential amenity.
- Apply Clause 22.05 (Gaming local policy) to applications for electronic gaming machines and venues to ensure the location and design of the venue minimise harm.
- Require a public open space contribution for subdivision to be utilised in accordance with the *Knox Open Space Plan 2012-2012* and the *Knox Play Space Plan 2013-2023*
- Ensure land use and development responds to the social needs of the community, including health and wellbeing.
- When making decisions on the provision of infrastructure to service new development, consider relevant structure plans, social impact assessments and infrastructure plans, as required.
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals as appropriate.

**Application of zones and overlays**

- Apply the Public Park and Recreation Zone to recognise, protect and appropriately manage public areas for recreation and open space.
- Apply the Public Use Zone to identify land required for public uses, services and facilities.
- Apply the Development Plan Overlay as appropriate, to deliver specific community and open space outcomes for Strategic Investigation Sites.
- Apply the Design and Development Overlay, as appropriate, to deliver community development outcomes as part of the desired built form outcomes.

**Further strategic work:**

- Identify future community infrastructure needs for Knox as part of an Infrastructure Plan.
- Investigate opportunities and develop a Development Contributions Plan and/or Infrastructure Contributions Plan to fund and upgrade community facilities and other community infrastructure in accordance with the Infrastructure Plan.
- Develop Social Impact Assessment Guidelines to guide the scope, methodology and quality of social impact assessments.
- Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning guidance for the precinct, in collaboration with other key stakeholders.

**Reference documents**

*Community Facilities Planning Policy*, Knox City Council, 2016

*Electronic Gaming Policy*, Knox City Council, 2016

*Gaming Policy Direction Paper*, Knox City Council, 2016

~~*Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)~~

*Knox City Council Mobility Study*, Knox City Council, 2011

[\*Knox Community and Council Plan 2017-2021\*, Knox City Council, 2017 \(or as amended\)](#)

KNOX PLANNING SCHEME

*Knox Community Safety Plan 2013-2017, Knox City Council, 2013*  
*Knox Leisure Plan 2014-2019, Knox City Council, 2014*  
*Knox Liquor Licensing Accord 2015-2017, Knox City Council, 2015*  
*Knox Open Space Plan 2012-2022, Knox City Council, 2012*  
*Knox Play Space Plan 2013-2023, Knox City Council, 2013*

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## KNOX PLANNING SCHEME

**21.09 TRANSPORT AND INFRASTRUCTURE**

24/05/2018  
C449  
Proposed  
C164

The clause provides local content to support Clause 11 (Settlement), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management), Clause 18 (Transport) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

**21.09-1 Integrated and sustainable transport**

14/12/2017  
C450  
Proposed  
C164

Knox historically grew around the rail corridor and local bus routes, however development in recent years has created low-density suburbs resulting in a dependence on cars for mobility. This has led to increasing use of resources, air pollution, traffic congestion and reduced amenity levels for Knox residents. Knox currently benefits from an extensive network of transport corridors and bicycle and pedestrian paths, however significant opportunities exist to improve linkages and overall transport infrastructure in the region and to facilitate further transit-oriented development so that Knox grows in a more sustainable manner.

An integrated transport system aims to connect various transport modes for greater efficiency, integrate land use with transport infrastructure for more sustainable development and promote sustainable active travel, such as walking, cycling, safety and accessibility improvements. Achieving a more integrated transport system will support local living and economic vitality in activity centres and ~~key employment precincts~~ 'Significant Business Locations', improved health and wellbeing of the community, create more efficient transport, safer travel and lower transport emissions, while improved transport infrastructure increases business access to local and global markets, supports access to jobs and attracts investment.

Future opportunities for significant public transport improvements exist with the expansion of the Dandenong train line to Rowville and the potential for an extension of the tram network along Burwood Highway to Knox Central Activity Centre (see Figure 1 below).

**Key issues**

- Integrating land-use and transport planning.
- The transport network, including Knox's network of footpaths and shared paths, needs to be better linked to create greater efficiencies and reduce travel times.
- An increasing population will put strain on existing transport infrastructure.
- Providing convenient alternative transport choices to a private car.
- The need for greater accessibility and mobility for pedestrians.
- Poor pedestrian amenity on busy arterial roads that fragment activity centres.
- Advocating for a future train extension to Rowville and a tram extension to Knox Central.
- Providing good access to Knox's 'Significant Business Locations' to support business and job access.

**Objective 1**

To provide for the transport needs of existing and future populations in an integrated and sustainable manner.

**Strategies**

- 1.1 Focus population and housing density in and around activity centres and locations with frequent and reliable public transport facilities and services.
- 1.2 Consolidate commercial and retail activities into areas close to railway stations and other reliable public transport nodes.

## KNOX PLANNING SCHEME

- 1.3 Require the redevelopment of shopping centres and Strategic Investigation Sites to integrate public transport facilities within the development.
- 1.4 Maintain and upgrade transport infrastructure to meet existing and future transport needs of the community, [including access to business locations](#).

**Objective 2**

To encourage development that contributes towards an active, safe and accessible transport network.

**Strategies**

- 2.1 Require new development to provide footpaths and/or cycle paths to complement the existing path network and improve safety, connectivity and accessibility for people of all abilities.
- 2.2 Enhance walking and bicycle routes between activity centres, [employment areas](#) and surrounding neighbourhoods ~~and employment precincts~~.
- 2.3 Improve pedestrian infrastructure and prioritise pedestrian movements, including minimising new vehicle crossovers.
- 2.4 Enhance pedestrian accessibility, mobility and amenity to and around public transport facilities to encourage the use of public transport.
- 2.5 Provide access for people with limited mobility in all streets in activity centres, Strategic Investigation Sites and public and commercial buildings.
- 2.6 Encourage installation of end of trip facilities including cycle parking, change rooms and shower facilities in businesses for employees.

**21.09-2 Providing and maintaining infrastructure**

14/12/2017  
C150

The provision of infrastructure in Knox requires an integrated approach to land use planning and the efficient, equitable and timely maintenance, replacement and upgrade of infrastructure. This is particularly important in the more established areas of Knox which have ageing infrastructure assets, and where maintenance and/or replacement is a priority. There is also a need to address infrastructure needs in areas of accelerated usage due to population growth and/or an increased employment base.

It is important that any new development is adequately serviced with developers and servicing agencies contributing towards the provision of new and upgraded social and physical infrastructure on a fair and reasonable basis.

**Key issues**

- Infrastructure nearing the end of intended lifespan.
- Increased demand from new development impacting on the function, efficiency and lifespan of existing infrastructure.
- Funding new or upgraded infrastructure as a result of new development.

**Objective 3**

To ensure that infrastructure is able to accommodate existing and new development and contributes positively to urban amenity.

**Strategies**

- 3.1 Maintain the efficiency of existing infrastructure by requiring the upgrade and maintenance of infrastructure as a result of new development.
- 3.2 Facilitate an integrated approach to land use planning and infrastructure provision.
- 3.3 Require a contribution (where a need has been identified) towards infrastructure provision and upgrade through the implementation of Development Contributions Plans or Infrastructure Contributions Plans.

## KNOX PLANNING SCHEME

**21.09-3 Integrated water management**14/12/2017  
C150

Council has adopted an integrated water management approach that seeks to manage all water sources (for example greywater, stormwater, surface water, and groundwater) as a potential resource. This approach considers Knox's context in an urban environment traversed by a series of waterways, drainage easements, floodways, parks and other public reserves, with a view to managing water resources in a more efficient, equitable and sustainable manner. Integrated water management aims to provide benefits by reducing the burden on limited potable (drinking) water supply, reducing wastewater discharges to the bay and reducing stormwater runoff and flooding impacts through harvesting and fit-for-purpose reuse.

The integrated water management approach also seeks to protect waterways with water sensitive urban design that improves the quality of stormwater entering Knox's waterways and mitigates flooding by incorporating water-related social and ecological objectives into designs that optimise the urban water balance.

Parts of Knox are prone to flooding, including in existing urban areas where natural overland flow paths have been lost over time. Flooding is a natural hazard that will be exacerbated by climate change, causing extensive harm to the built environment and community safety. Careful planning and management of floodplains and overland flow paths can reduce the risk to community safety, the environment and the damage and costs associated with flood events.

Achieving an integrated approach to water management will facilitate efficient and adaptive infrastructure to provide a safer and more resilient, liveable and sustainable city.

**Key issues**

- Relieving pressure on existing infrastructure networks.
- Protecting the ecological health of waterways from urban impacts.
- Development pressures on land subject to existing flooding and inundation issues.
- Managing the flood risk of an increased frequency of intense storms associated with climate change.
- Increasing use of alternate water sources, such as stormwater, to reduce reliance on potable water and reduce stormwater runoff.
- Mitigating increased pollutant loads from urban runoff associated with increased development by improving stormwater quality.
- Wide availability of tools and technologies to capture, store, filter, and reuse water at both the site and precinct level.
- Constructing water assets that respond to population and climate change to improve Knox's water security and resilience.

**Objective 4**

To support the efficient and sustainable use of water by requiring development to adopt an integrated approach to water management and infrastructure provision.

**Strategies**

- 4.1 Support innovative design approaches for the provision, use and management of water infrastructure, including water sensitive urban design and integrated water management.
- 4.2 Support the use of technologies and best practice that minimise water consumption, including the installation of water saving devices in new development.
- 4.3 Support development that harnesses and utilises stormwater as a resource, including the installation of water tanks plumbed directly to households in all new development.

## KNOX PLANNING SCHEME

- 4.4 Support development that recycles water, including on-site treatment and fit-for-purpose reuse of grey water or wastewater.

**Objective 5**

To minimise the risk to people, property and the environment as a result of flooding.

**Strategies**

- 5.1 Require development to mitigate the risk of flood to people, property and the environment.
- 5.2 Avoid development on land prone to flooding that will increase the risk of flooding.
- 5.3 Require all proposals to accord with the capacity of available infrastructure to accommodate changes in run-off (including on-site detention) and/or contribute to the improvement of infrastructure off-site where this is appropriate.
- 5.4 Ensure new development can accommodate overland flowpaths.

**Objective 6**

To protect the ecological health of waterways and wetlands from the impact of development.

**Strategies**

- 6.1 Require new development to achieve a 'no net increase' in the rate, volume and pollutant load of stormwater entering the municipal drainage system and waterways.
- 6.2 Require new development to apply best practice environmental management to be used in the design, construction and operation of drainage systems to reduce impacts on surface water and ground water in accordance with the *Urban Stormwater - Best Practice Environmental Management Guidelines (CSIRO, 2006)*.
- 6.3 Require development to minimise the amount of impervious surfaces on a site.
- 6.4 Require preparation of Stormwater Management Plans for development of sites larger than one hectare and smaller sites as appropriate.
- 6.5 Support development in high value catchment areas that protect and rehabilitate waterways towards pre-development characteristics of the original ecosystem.

**21.09-4**

24/05/2018  
C149

**Implementation****Policy Guidelines**

- ~~Apply Clause 22.08 (Scoresby-Rowville Employment Precinct local policy) to development in the precinct to guide specific access and connectivity requirements.~~
- Apply the objectives of the *Knox Integrated Transport Plan, A Transport Vision for Knox 2015-2025*.
- Implement local structure plans that include transport, access and mobility objectives for activity centres.
- Take into account Traffic Impact Assessments in considering applications which will result in significant increases in traffic, as required by the responsible authority.
- When making decisions on the provision of infrastructure to service new development, consider relevant structure plans and infrastructure plans, as required.



## KNOX PLANNING SCHEME

**Applying zones and overlays**

- Apply the Public Use Zone to identify land required for the provision of public uses, services and facilities.
- Apply the Urban Flood Zone to areas affected by flooding.
- Apply the Special Building Overlay to areas affected by overland flows from the local drainage system and Melbourne Water assets in storm events.
- Apply the Land Subject to Inundation Overlay or Floodway Overlay to land affected by flooding along watercourses.
- Apply the Design and Development Overlay to areas requiring specific transport and infrastructure design outcomes.
- Apply the Development Plan Overlay as appropriate, to provide for the integrated and orderly development of local areas, including for roads, pedestrian and bicycle paths and car parking requirements.
- Apply the Public Acquisition Overlay to all land required for the future provision of public uses, services and facilities.

**Further strategic work**

- Identify future infrastructure needs for Knox as part of an Infrastructure Plan
- Investigate opportunities and develop a Development Contributions Plan and/or Infrastructure Contributions Plan to fund and upgrade infrastructure in accordance with the Infrastructure Plan.
- Develop precinct parking plans to support the implementation of the *Knox Integrated Transport Plan, A Transport Vision for Knox, 2015-2025*
- Develop a Principal Pedestrian Network Plan for the municipality.
- Review the current Knox Bicycle Plan and develop a new Cycling Plan.
- Develop guidelines on mobility for transport infrastructure.
- Develop a Green Travel Plan policy and accompanying planning framework for sustainably managing movement in and around high trip generating sites within Knox.
- Advocate to VicRoads for the extension of the Route 75 tram along Burwood Highway to Knox Central Activity Centre and transport interchanges at key locations.
- Work with the Country Fire Authority to determine and plan for the need for fire fighting infrastructure.
- Collaborate with Melbourne Water to update existing and apply new Special Building Overlays based on the results of Melbourne Water mapping and the Knox Flood Mapping and Modelling Project.
- Develop a strategic approach to managing High Value Catchment areas in Knox, including mapping, setting targets for water quantity and pollutant loads in stormwater runoff and determining an appropriate planning implementation response.
- Develop a strategic approach to managing directly connected impervious surfaces in Knox, including mapping and policy objectives and strategies.
- 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.

**Reference documents**

*Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)*

KNOX PLANNING SCHEME

*Knox Bicycle Plan Review*, Knox City Council, 2008

*Knox City Council Mobility Study*, Knox City Council, 2011

[\*Knox Community and Council Plan 2017-2021\*, Knox City Council, 2017 \(or as amended\)](#)

*Knox Integrated Transport Plan, A Transport Vision for Knox 2015-2025*, Knox City Council, 2015 (or as amended)

[\*Knox Land for Business Directions Plan\*, Knox City Council, Urban Enterprise, ~~2017~~December 2018](#)

*Knox Liveable Streets Plan 2012-2022*, Knox City Council, 2012

*Urban Stormwater - Best Practice Environmental Management Guidelines*, CSIRO, 2006

*Water Sensitive Urban Design (WSUD) Policy*, Knox City Council, 2015

*Water Sensitive Urban Design (WSUD) Procedure*, Knox City Council, 2012

*Water Sensitive Urban Design & Stormwater Management Strategy*, Knox City Council, 2010

Commented [RR1]: Updated to reference Council adoption date.

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KNOX PLANNING SCHEME

Figure 1: Integrated Transport Map



**22.02 EMPLOYMENT LAND**DD/MM/YYYY  
Proposed C164

This policy applies to all planning applications for land in an Industrial Zone or Commercial 2 Zone.

**22.02-1 Policy basis**DD/MM/YYYY  
Proposed C164

This policy gives effect to Clause 15 (Built Environment and Heritage) and Clause 17 (Economic Development) in the State Planning Policy Framework and Clause 21.05 (Built Environment and Heritage) and Clause 21.07 (Economic Development) of the MSS.

Knox's propulsive industry sectors of construction, wholesale trade, manufacturing, other services and health care and social services will be the key drivers for the Knox economy and are encouraged within the employment land areas (Industrial and Commercial 2 Zone).

Knox's 'Significant Business Locations', together with local employment land areas are important for a strong economy and a range of employment opportunities. The 'core employment land areas' of the Bayswater Business Precinct and Scoresby-Rowville-Knoxfield 'Significant Business Locations' are particularly important for industry and employment generating uses, including propulsive industry sectors and supply chain links. It is appropriate to protect Knox's 'core employment land areas' from encroachment from other types of uses which will not contribute sufficiently to the strategic and economic value of these important areas. There are other employment land areas, outside of the 'core employment land areas', better suited to uses that have a lower employment or economic output.

The availability of land for business in Knox will rely heavily on the release of land and the provision of supporting infrastructure and high amenity within key locations. The largest land availability has been identified within Caribbean Park. The attractiveness of this particular location to potential businesses and employees will be further supported by the establishment of a business focussed neighbourhood centre within it.

Much of Knox's industrial and commercial land development has occurred under detailed design controls which continue to provide a highly quality and distinct urban character. Design guidelines are important in reinforcing the design elements which have contributed to the success of these areas.

A high standard of design for development can encourage further industrial and service business activity, enhance Knox's image as a business and residential location, encourage local employment generation as well as maintain the amenity of nearby land. Good design is also important in achieving more efficient utilisation of limited land while maintaining high levels of functionality and amenity.

**22.02-2 Objectives**DD/MM/YYYY  
Proposed C164

- To maintain 'core employment land areas' as identified in Figure 1 to this Clause for industry and employment generating uses, providing the clustering of supply chains.
- To attract business investment and facilitate growth in employment by ensuring that the design of industrial and commercial development maintains and enhances the appearance of employment land areas.
- To ensure that development in employment land areas improve the surrounding streetscape and landscape character, with particular attention to enhancing or complementing adjoining built form and protecting the amenity of nearby land.
- To promote built form and subdivision designs which are functional to the needs of business, integrate with the surrounding areas and are of high amenity, including landscaping, access and public open space.
- To encourage and support the diversification and attraction of innovative, adaptive and knowledge-based businesses within the 'Significant Business Locations' which are aligned with the key propulsive industries for Knox and

the region, in particular advanced manufacturing and related supply chain businesses.

- To facilitate the development of a business focussed neighbourhood activity centre that is sited centrally within Caribbean Park and incorporates commercial activities that complement and services the needs of business and employees in the Scoresby-Rowville-Knoxfield 'Significant Business Location'.

### **22.02-3 Policy**

DD/MM/YYYY  
Proposed C164

It is policy to:

#### **Use**

- Support high generating employment and high economic output land uses establishing in 'core employment land areas' as identified in Figure 1 to this Clause by only fostering uses in these areas which directly support the industrial and production economy role of the 'Significant Business Location' it is located. Other uses can only be considered in 'core employment land areas' for buildings fronting main roads taking into account existing uses and development and main road access and exposure requirements.
- Support a range of uses outside 'core employment land areas' consistent with any strategic direction for the location.

#### **Subdivision**

- Support large lots on main road frontages to enable landscaping and sensitive building siting.
- Support smaller internal lots to those on the road frontages of the site providing there is a smooth transition in size from the larger lots along the road frontages.

#### **Access and Connectivity**

- Encourage integration and connectivity within and to employment land areas of road, pedestrian and bicycle access.

#### **Siting**

- Encourage buildings be set back from roads to enhance visual amenity.
- Facilitate the protection of amenity of nearby residential land or land used for open space purposes by siting industrial and commercial buildings appropriately.
- Locate carparking outside of the front setback to ensure this area is available for landscaping.
- Screen unsightly areas and works from external view.

#### **Landscaping**

- Ensure landscape plantings and treatment:
  - Promote the green and leafy character of Knox and softens and screens development from adjacent land.
  - Consist of high quality landscape treatments for road frontages (including road sideages) of the development.
  - Include landscaping along accessways to soften the appearance of paved surfaces where it is visible external of the site.
  - Include additional trees for the nature strip of adjoining road reserves.

## KNOX PLANNING SCHEME

- Retain existing vegetation where practical.
- Limit high fencing to unobtrusive areas of the site.
- Provide visually permeable low fences or no fencing along the main road frontage.
- Limit fencing to metal colour-coated materials (i.e. not exposed wire or uncoated timber).

**Architectural quality**

- Support external design treatment of large buildings that minimise the apparent visual bulk of the buildings.
- Support building design that incorporate design elements that add visual interest.
- Encourage office components of building to be set forward in relation to any warehousing and/or manufacturing.
- Encourage car parking to minimise the use of impervious surfaces, have integrated landscaping and provide safe pedestrian paths throughout.
- Support building design that is of a high quality that makes a positive contribution to the amenity of the employment land area.
- Encourage front facades of main buildings to face the main road frontage.

**Neighbourhood Activity Centre – Caribbean Park**

- Encourage the built form environment of the neighbourhood centre to have its own identity and respond positively to any existing natural features.
- Encourage and integrate urban art, sculpture and water fountains into the public realm design.
- Encourage the design and layout of buildings to face and reinforce the public realm as well as provide passive surveillance.
- Support buildings being designed to accommodate a range of uses that serve the needs of businesses and employees in the Scoresby-Rowville-Knoxfield Significant Business Location and are complementary to the Significant Business Location.
- Support the design of a safe pedestrian environment to complement business activity of the neighbourhood centre.

**Public Space**

- Public spaces to be designed to contribute to amenity of the location, serve the needs of employees, businesses and visitors and to maximise the safety of users.

**22.02-4 Performance measures**

DD/MM/YYYY  
Proposed C164

The following performance measures are considered to satisfy the policy objectives and statements outlined above:

**Siting**

- Buildings and car parking areas are set back a minimum of 20 metres from all Category 1 Zoned Roads (and their service roads).
- Buildings and car parking areas are set back a minimum of 7.5 metres from a Category 2 Zoned Road or lower order road.
- Buildings and car parking areas are set back a minimum of 7.5 metres from the Public Acquisition Overlay for the proposed Dorset Road extension.

## KNOX PLANNING SCHEME

- Where a building is proposed adjoining a residential zone or a public use zone used for open space or recreation the building, including services and carparking, must be setback a minimum of 6 metres for the landscaping buffer.
- Unsightly storage areas are located to the rear of the site, away from public view.
- Waste bins are located away from public view, by using their siting, use of landscaping or fencing to screen.
- Buildings should be sited to locate reception areas and offices to the street frontage.

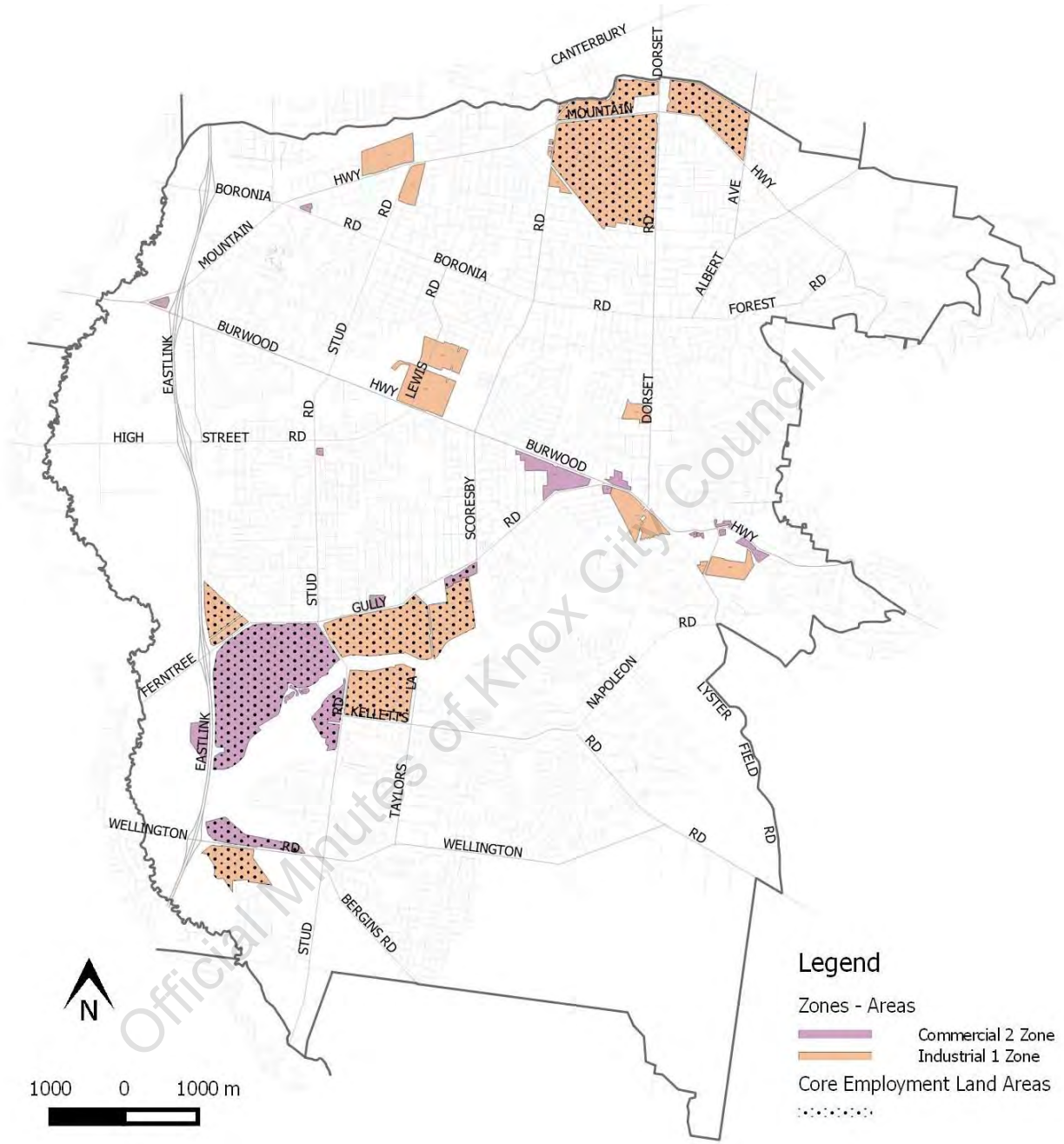
**Landscaping**

- Landscaping shall be provided in the front setback.
- Landscaped buffers to adjacent residential land shall be at least 6 metres wide.
- Landscaped buffers to adjacent land in a public land zone used for open space or recreation purposes shall be at least 3 metres wide.

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KNOX PLANNING SCHEME

Figure 1: Core Employment Land Areas





## 22.03 NON-RESIDENTIAL USES IN RESIDENTIAL AREAS

14/12/2017  
C150  
Proposed  
C164

This policy applies to all applications for the use and development of non-residential uses in residential zones.

### 22.03-1 Policy basis

14/12/2017  
C150  
Proposed  
C164

It is policy to support local employment opportunities and reduce dependence upon car based travel by encouraging non-residential uses to generally locate in and around activity centres and other commercial precincts. This supports multipurpose trips and the use of public transport to access multiple businesses.

Despite these broader objectives, it is recognised that residential areas require some complementary non-residential uses for the convenience of residents, supporting opportunities for living close to local services and facilities [and local employment opportunities](#). These uses include medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship. Care must be taken in siting and designing these facilities to avoid any negative impact on the residential amenity of an area and to avoid inappropriate development of defacto commercial precincts.

### 22.03-2 Objectives

14/12/2017  
C150

- To support the establishment of appropriately located, attractive and well designed developments which can fulfil local community needs.
- To protect the character and amenity of residential areas.
- To require that non-residential uses in residential areas do not unreasonably detract from the primary function of the area for residential purposes, or create a defacto commercial precinct.
- To require that the location of the use is appropriate to the role and function of the road network and that adequate provision is made for onsite car parking.
- To support the role of those existing non-residential uses in residential areas which provide services to the community without significant detriment to residential amenity.

### 22.03-3 Policy

14/12/2017  
C150

It is policy that:

- The design, scale and appearance of non-residential premises reflects the residential character and streetscape of the area.
- Non-residential uses locate:
  - On sites with frontages to a road zone or a connector street (i.e. roads carrying a minimum of 3,000 vehicles per day).
  - On the periphery of activity centres or major facilities such as hospitals;
  - Adjacent to other non-residential uses, provided the cumulative impact of the non-residential uses will not create a defacto commercial precinct.
  - On or close to public transport routes.

Non-compliance with the above policy criteria will only be supported where the use is small scale and where its catchment will benefit local residents.
- The non-residential use:
  - Will not unreasonably impact on traffic flow of adjacent streets.
  - Will not be hazardous to local pedestrian traffic.
  - Will not unreasonably reduce car parking available for local residents in the area through generating additional on-street parking demand.

## KNOX PLANNING SCHEME

- Uses intending to open late hours are located near other compatible late night uses.
- Development is similar in character, scale, setback and height to development in the surrounding neighbourhood.
- Development responds appropriately to the character of the local neighbourhood through its use of materials, colours and landscaping.
- Redevelopment of existing non-residential uses is sensitive to the character and amenity of the local neighbourhood.
- Expansion of existing non-residential activities be permitted, provided amenity is improved or not further detrimentally affected.
- Development is designed to minimise intrusion on residential amenity, specifically overlooking, overshadowing and excessive noise.
- Lighting adjacent to residential sites is baffled to avoid direct lighting overspill onto residential sites.

**22.03-4 Application requirements**

14/12/2017  
C150

In addition to the zone requirements, the following information should be provided with an application to the satisfaction of the responsible authority:

- A written explanation of why there is a demonstrable need for the proposed facility or service in the area where it will be located.
- Information regarding proposed hours of operation, expected staffing and patronage levels.
- Information regarding traffic and parking generation and provision.
- A site analysis addressing the following matters:
  - Location and dimensions of all adjacent buildings and works.
  - Indication of potential vehicular and pedestrian movements.
  - Attenuation of any noise emanating from the site. This is particularly important if the facility is to be open at night.
  - Details of existing and proposed landscaping on the site and adjoining properties.
  - Details of any proposed security lighting.
  - Details of any proposed signage.

**22.03-5 Decision guidelines**

14/12/2017  
C150

Before deciding on an application, the responsible authority will consider, as appropriate:

- The extent to which the proposal meets the objectives and policy statements of this policy.
- Whether the proposal would positively contribute to the local residential area.
- The impact of the proposal on the amenity and character of the surrounding residential area.
- Whether the scale, form and design of the proposal is consistent with the surrounding residential environment including building bulk, setbacks, facade treatment, building materials, colours and landscaping.
- The effect of traffic movements and car parking on the capacity of the existing traffic network.

## KNOX PLANNING SCHEME

**22.06 RESIDENTIAL LAND USE AND DEVELOPMENT WITHIN THE COMMERCIAL 1 ZONE**

14/12/2017  
C150  
Proposed  
C164

This policy applies to residential land use and development and mixed use development which includes a residential use in the Commercial 1 Zone, that is not included in:

- An Activity Centre listed in Clause 21.10 (Local Areas).
- Development Plan Overlay 10 (former Jenkins Orchard site, Wantirna South).
- Any other land where Built Form Guidelines are referenced in this scheme.

**22.06-1 Policy basis**

14/12/2017  
C150

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

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

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

**22.06-2 Objectives**

14/12/2017  
C150  
Proposed  
C164

To facilitate residential land use and development within commercial centres that is complementary to the role and scale of the centre [and supports the commercial focus of the centre.](#)

To facilitate new residential development within commercial centres that is designed and constructed to a high standard of visual appearance and makes a positive contribution to the public realm.

To support new residential development that is appropriate to the scale of nearby buildings, streets and public spaces.

To support new residential development that provides adequate car parking for residents and visitors.

To protect the amenity of surrounding residential areas from unreasonable impacts.

To protect the landscape character of the Dandenong Foothills.

[To maintain ground floor primarily for uses associated with business and community uses.](#)

**22.06-3 Policy**

14/12/2017  
C150

It is policy to consider the following clauses of the Knox Planning Scheme:

- 55.01
- 55.02-2 to 55.02-5
- 55.03-6 to 55.03-7 and 55.03-9 to 55.03-10
- 55.04-3 and 55.04-6 to 55.04-8
- 55.04-1 and 55.04-4 to 55.04-5 in relation to adjoining dwellings in a Residential Zone
- 55.05-1 to 55.05-4 and 55.05-6
- 55.06-1 and 55.06-3 to 55.06-4.

## KNOX PLANNING SCHEME

**22.06-4 Design guidelines**

14/12/2017  
C450  
Proposed  
C164

*General*

- Support residential land use and development that is in accordance with the preferred character for each activity centre, as listed at Table 1 to this clause.
- Where practicable, construct residential and mixed use developments on consolidated allotments.
- [Support residential land use and development above ground level except for 2 metre maximum frontage, to provide for business and community land uses at ground level.](#)
- Avoid subdivision that further fragments land holdings.
- Support high quality design that respects the surrounding context.
- Require new development to provide future residents with a good level of amenity.

*Streetscape activation*

- Support balconies and windows at upper levels abutting rear laneways or side streets to provide passive surveillance and streetscape activation.
- Support commercial land use at ground level.

*Building height*

- Within Local Living Centres (specified in Table 1), support building heights that do not exceed 3 storeys.
- Within Knox Neighbourhood Centres (specified in Table 1), support building heights that do not exceed 2-3 storeys.
- Within Dandenong Foothills Centres, support development that maintains the low-rise character of the surrounding area.

*Car parking*

- Support residential land use and development that incorporates resident and visitor car parking in accordance with the requirements of Clause 52.06.
- Where access to a laneway or right-of-way is available, provide vehicle access from the laneway or right-of-way to maintain a consistent commercial frontage.

*Internal amenity and equitable development*

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

**Table 1 – Commercial Centres**

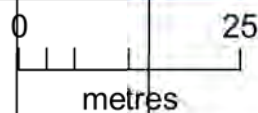
Level of Centre	Centres	Characteristics	Preferred Character Outcomes
Local Living	Mountain Gate Scoresby Village Studfield Wantirna Mall	These centres contain a diverse range of shops and services, which meet the everyday needs of the local community, including supermarkets, medical centres and food and drink premises. These centres are located on the Principal Public Transport Network. These centres offer a	3 storey built form

## KNOX PLANNING SCHEME

Level of Centre	Centres	Characteristics	Preferred Character Outcomes
		greater opportunity to provide housing at increased densities within the Commercial 1 Zone.	
<b>Knox Neighbourhood</b>	<b>Anne Road/ Kathryn Road Boronia Road/ Scoresby Road Burwood Highway (west of Dorset Road/east of Westley Street) Cavell Street/ Armin Street Glenfern Road/ Mason Street Knox Gardens Knoxfield Manuka Drive/ Loretto Avenue Mountain Highway/ Kumala Road Rowville Lakes Stud Bay (Stud Road, north of Leonard Street) Lewis Road/ Coleman Road Wellington Village</b>	These centres contain a limited range of shops and/or services which serve the convenience needs of the local community. These centres are serviced by local bus routes.  These centres offer a limited opportunity for residential land use and development due to the smaller role and function of each centre and their interface with sensitive land uses.	2-3 storey built form
<b>Dandenong Foothills</b>	<b>Dorset Road/ Landscape Drive</b>	Centres which are located within the Dandenong Foothills, generally east of Dorset Road.  The physical context and location of these centres within the Dandenong Foothills means that these centres offer a limited opportunity for increased residential development.	1-2 storey built form

**22.06-5**14/12/2017  
C150**Reference documents***Knox Housing Strategy 2015*, Knox City Council, 2015[Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, 2017 December 2018](#)**Commented [RR1]:** Updated to reference Council adoption date.

# KNOX PLANNING SCHEME



## Wantirna South

HIGH STREET RD

C1Z

SYLPHIDE WAY

Official Minutes of Knox City Council

### LEGEND

**C1Z** COMMERCIAL 1 ZONE

Part of Planning Scheme Map 5ZN

# AMENDMENT C164

*Planning and Environment Act 1987*

## **KNOX PLANNING SCHEME**

### **AMENDMENT C164**

### **EXPLANATORY REPORT**

#### **Who is the planning authority?**

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

The Amendment has been made at the request of Knox City Council.

#### **Land affected by the Amendment**

The Amendment applies to all land in the City of Knox.

In particular the Amendment affects:

- Land in a commercial or industrial zone;
- Land located in the area known as the Wantirna Health Precinct;
- Land in an Activity Centre or Neighbourhood Centre;
- 1332 High Street Road, Wantirna South;
- Land located in the area known as 'Scoresby Industrial', Scoresby (southwest side of Ferntree Gully and Stud Roads);
- Land located in the area known as 'Caribbean Park', Scoresby;
- The following Strategic Investigation Sites:
  - Wantirna Health (706, 750, 750A and 760 Boronia Road and 251 Mountain Highway, Wantirna);
  - Bayswater Triangle;
  - Mountain Gate Triangle;
  - Boral Quarry (191 George Street, Wantirna South);
  - Waverley Golf Course (and adjoining sites on Stud Road).

Details on land specifically affected by the changes are covered in Table 1 of Attachment 1 to this Explanatory Report.

#### **What the amendment does**

The Amendment seeks to support the wellbeing of the Knox community, the local economy and local jobs by ensuring the City provides and supports a sufficient amount, type and mix of business land and associated development, now and over the next 20 years, to accommodate the growing needs of the local community for jobs, goods and services.

It does this by implementing the land use and development findings and recommendations of the Future Proofing Knox's Business Land Project, in particular the *Knox Land for Business Directions Plan, December 2018* (Directions Plan) and by updating economic and business land evidence, facts and figures.

Further, the Amendment updates the scheme in relation to the recent Community and Council Plan, corrects references to the Dandenong Creek Valley, corrects typographical errors and makes some minor revisions.

The Amendment rewrites and updates local content of the Knox Planning Scheme, including amending the Municipal Strategic Statement and local planning policy, introducing one new local planning policy; deleting two local planning policies; and, one map change.

#### Clause 21 – Municipal Strategic Statement (MSS)

- Amends the following clauses of the MSS:
  - 21.01 Municipal Profile;
  - 21.02 Vision;
  - 21.03 Environmental and Landscape Values;
  - 21.04 Environmental Risks;
  - 21.05 Built Environment and Heritage;
  - 21.06 Housing;
  - 21.07 Economic Development;
  - 21.08 Community Development;
  - 21.09 Transport and Infrastructure.

#### Clause 22 – Local planning policies:

- Amends the following local planning policies:
  - 22.03 Non-residential Uses in Residential Areas;
  - 22.06 Residential Land Use and Development within the Commercial 1 Zone.
- Deletes the following local planning policies:
  - 22.02 Industrial and Restricted Retail Sales Area Design;
  - 22.08 Scoresby-Rowville Employment Precinct.
- Introduces the following local planning policy:
  - 22.02 Employment Land.

#### Map change

- Rezones land at 1332 High Street Road, Wantirna South from the General Residential Zone (GRZ2) to the Commercial 1 Zone (Amends Zone Map No.5).

The specific changes are summarised in Table 2 at Attachment 1 to this Explanatory Report.

### **Strategic assessment of the Amendment**

#### **Why is the Amendment required?**

The purpose of the amendment is to provide Knox City Council and its community with a contemporary planning scheme that has local content and strategic direction arising from current evidence and strategy and the Planning Policy Framework in relation to economic development and business land. This Amendment, which has its basis in the *Future Proofing Knox's Land for Business Project* (the Project), reflects key findings of the *Knox Land for Business Background Report, July 2017*, and more specifically the *Knox Land for Business Directions Plan, December 2018* (Directions Plan) which was also on public exhibition with this Amendment.



The Project gives critical evidence-based strategic direction for business land supply to meet demand in the City to 2036. It supports local employment opportunities, provides greater certainty to businesses, and balances competing demands on land.

The Project contributes to Goal 5 of the *Knox Community and Council Plan 2017-2021* by contributing to a strong regional economy and local employment. A strong regional economy supports a strong Knox community by providing more opportunities to live and work locally. Strong local businesses provide Knox residents access to a variety of high quality, local goods and services and vibrant local environments. Local businesses and jobs also supports positive health and wellbeing outcomes by reducing travel time and costs.

The Amendment seeks to give support to *Plan Melbourne*, in particular Direction 1.2 Improve access to jobs across Melbourne and closer to where people live and Direction 5.1 Create a city of 20-minute neighbourhoods.

The Project was identified as a strategic gap in the 2015 Knox Planning Scheme Review. Together with Amendment C150 (approved 14 December 2017) this Amendment implements recommendation R7 of the 2015 Knox Planning Scheme Review Report, which stated:

- *R7. Development and Implementation of a Land for Employment Strategy encompassing a broad review of current and future opportunities for the use of current industrial and commercial land, along with an established activity centre hierarchy with the role and vision for each centre.*

The Amendment updates the scheme to make clear the importance of business land to jobs and economic output, including those employment land areas most important to economic activity and jobs in Knox. For the five 'Significant Business Locations', which are Knox's key employment location clusters, it makes clear in a consistent manner their roles, functions and strategic direction.

The application of a new local policy at Clause 22.02 Employment Land for employment land areas (Industrial Zone and Commercial 2 Zone) and the deletion of the local policies for Industrial and Restricted Retail Sales Area Design (Clause 22.02) and Scoresby-Rowville Employment Precinct (Clause 22.08) will better support and give effect to the PPF and Clause 21.05 and Clause 21.07 of the MSS.

Clause 22.02 Employment Land gives policy direction as to where uses requiring a planning permit that have a low employment or low economic output are preferred to locate to ensure the 'core employment land areas' situated in the 'Significant Business Locations' of Scoresby-Rowville-Knoxfield and Bayswater Business Precinct, are protected from encroachment from non-employment land uses to effectively support industry and employment generation.

In undertaking this amendment, other changes are also proposed to the Knox Planning Scheme. These changes seek to reflect the most recent Community and Council Plan and correct anomalies and typographical errors.

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

The Amendment seeks to implement the following objectives of Planning in Victoria as set out at Section 4 of the Planning and Environment Act 1987 (the Act):

- 1(a) to provide for the fair, orderly, economic and sustainable use, and development of land;
- 1(c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
- 1(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);
- 1(g) to balance the present and future interests of all Victorians.

The Amendment provides clear and consistent direction for business land use and development within the City of Knox which seeks to balance the present and future interests of the Knox community. It also supports the region in relation to access to jobs, services and goods.

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

The Amendment seeks to ensure economic, social and environmental benefit by enabling existing businesses to grow and new businesses to establish, thereby creating more local jobs opportunities and increased local access to good and services. Local jobs and business supports health and wellbeing of the community through the multitude of benefits associated with employment. Local jobs also reduces time and costs associated with travel and enables more time for family and friends.

Local access to jobs, goods and services also has positive environmental affects by reducing travel requirements.

The Amendment is expected to have positive social and economic benefits through providing clear direction for each of Knox's five Significant Business Locations where significant investment, economic growth and employment growth will occur.

The Amendment includes recommendations to apply the Industrial 3 Zone to sensitive residential interfaces to manage the environmental and other amenity effects of industrial development.

Local policy provides measures covering high amenity built form and landscaping throughout all of Knox's employment land areas.

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

The Amendment does not increase bushfire risk.

There are two business locations in Knox located in a high bushfire risk area where a Bushfire Management Overlay applies. These are the Commercial 1 Zone land of The Basin Neighbourhood Centre and a small section of Commercial 1 Zone land on the north side of Burwood Highway in Ferntree Gully.

It is noted that the Ferntree Gully land is part of the Burwood Highway East Corridor Significant Business Location where further strategic work is recommended to provide strategic guidance on its future development, investment and design. As for The Basin Neighbourhood Centre, this Amendment does not specifically propose increased density, development or use.

The Amendment does not seek to amend any of the recent changes made to the Knox Planning Scheme under Amendment C150 (Planning Scheme Rewrite) in relation to proposed development considerations for land covered by the Bushfire Management Overlay.

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

#### Ministerial Direction – The Form and Content of Planning Schemes

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

#### Ministerial Direction No 1 – Potentially Contaminated Land

The Amendment is consistent with Ministerial Direction No 1.

The only rezoning proposed under Amendment C164 is from Residential to Commercial.

The Amendment does not seek to rezone potentially contaminated land used for industry, mining or storage of chemicals, gas, waste or liquid fuels to a zone where sensitive uses are permitted.

#### Ministerial Direction 9 – Metropolitan Strategy

The Amendment is consistent with Ministerial Direction No.9 – Metropolitan Strategy by implementing and having regard to *Plan Melbourne 2017-2050*.

The amendment specifically addresses Plan Melbourne's polices relating to job creation, investment and innovation (policy 1.1.4), planning for industrial and commercial land (policies 1.1.6 and 1.1.7) and creation of a network of activity centres (policy 1.2.1).

#### Ministerial Direction 11 – Strategic Assessment of Amendments

The requirements of Ministerial Direction 11 have been followed in the course of preparing this amendment, and are embodied within this report.

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

The proposed amendment supports the relevant objectives of the Planning Policy Framework (the "PPF"). The amendment will assist in achieving many of the objectives of the SPPF, in particular:

- **11.02-1S (Supply of urban land)** by ensuring a sufficient supply of land is available for commercial, retail and industrial uses.
- **11.06-1 (Jobs and investment)** by assisting to create a city structure that drives productivity, attracts investment, supports innovation and creates jobs. Includes planning for adequate industrial and commercial land supply, improved access to jobs where people live and facilitating investment in outer areas to increase local access to employment.
- **Clause 11.03-1S (Activity centres)** by encouraging the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.
- **Clause 11.03-1R (Activity centres - Metropolitan Melbourne)** by supporting the development and growth of Metropolitan Activity Centres by ensuring they are able to accommodate significant growth for a broad range of land uses.
- **Clause 13.07-1S (Land use compatibility)** by safeguarding community amenity while facilitating appropriate commercial, industrial or other uses with potential off-site effects.
- **Clause 15.01-1S (Urban design)** by creating urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

The proposed Clause 22.02 Employment Land Local Policy includes measures to address the built form and amenity of existing commercial and industrial areas.

- **Clause 15.01-4R (Healthy neighbourhoods - Metropolitan Melbourne)** by creating a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

The Direction Plan supports the 20 minute city concept as it provides opportunities for business development and growth, and additional employment opportunities within Knox to enable offices and professional services floorspace in an area which is conveniently accessed from within Knox and beyond.

The amendment is directly supported by the following strategies and objectives for employment, commercial and industrial land:

- **Clause 17.01-1S (Diversified economy)** which includes strategies to:
  - • Protect and strengthen existing and planned employment areas and plan for new employment areas
  - Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities;
  - Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region; and
  - Improve access to jobs closer to where people live.
- **Clause 17.01-1R (Diversified economy - Metropolitan Melbourne)** by supporting the employment and servicing role of Health and Education Precincts.
- **Clause 17.01-2S (Innovation and research)** by creating opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

The amendment creates opportunities for innovation and the knowledge economy within existing and emerging industries, research and education by supporting development of local businesses with a focus on Knox's propulsive industry sectors. This includes advanced and high value manufacturing and supporting the formation of industry clusters and business networks which encourage collaboration, innovation and idea sharing. These opportunities support the land use and development of the five 'Significant Business Locations' commensurate with their role, function and strategic directions.

- **Clause 17.02-1S (Business)** by encouraging development that meets the communities' needs for retail, entertainment, office and other commercial services.
- **Clause 17.03-1S (Industrial land supply)** by ensuring the availability of land for industry
- **Clause 18.05-1S (Freight links)** by supporting the development of the key Transport Gateways and freight links and maintain Victoria's position as the nation's premier logistics centre, and encouraging business land use and development on land proximate to the Eastlink freight link.

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

The Amendment supports the Local Planning Policy Framework by amending the Local Planning Policy Framework to implement the *Future Proofing Knox's Land for Business Project's* key findings, including the land use and development directions and actions of the Directions Plan.

The revised Local Planning Policy Framework clarifies and outlines the vision, strategic directions and implementation measures for future business land use and development within the municipality.

The changes to the MSS proposed by the Amendment have been prepared as one of the final components of the 2015 Knox Planning Scheme Review which was primarily implemented through Amendment C150 to the Knox Planning Scheme.

See Table 2 at Attachment 1 to this Explanatory Report.

#### **How does the amendment support or implement the Municipal Planning Strategy?**

The amendment does not change the Municipal Planning Strategy.

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

The Amendment makes proper use of the Victoria Planning Provisions. It does this by utilising the correct tools to implement relevant land use and development key findings of the *Future Proofing Knox's Land for Business Project* into the Knox Planning Scheme.

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

The views of relevant agencies were sought during the public exhibition process, and incorporated into the amendment were applicable.

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

The requirements of the *Transport Integration Act 2010* were considered as part of the preparation of the Amendment.

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

The Amendment will not have a significant impact on the transport system. The concentration of employment and investment in Significant Business Locations which are located along main roads, the opportunity to better integrate the Bayswater Business Precinct with the Bayswater Activity Centre (which includes the recently upgrade train station) and strategies to support local access to jobs, goods and services give support to transport system objectives of the Transport Integration Act.

#### **Resource and administrative costs**

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

The amendment will not result in any significant impact on the resource and administrative costs of Council. The greater clarity and simplicity of the proposed provisions will assist in the interpretation of the planning scheme.

**Where you may inspect this Amendment**

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

Knox City Council, Civic Centre  
511 Burwood Highway, Wantirna South


Operating hours: Monday to Friday: 8.30am-5:00pm

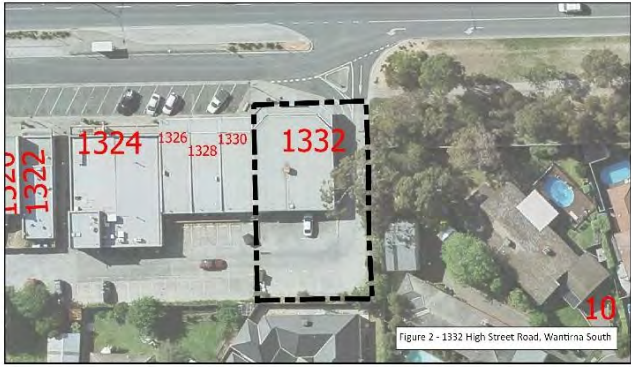

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).




Official Minutes of Knox City Council

# ATTACHMENT 1 TO KNOX C164 EXPLANATORY REPORT




Table 1 Land affected by Amendment and relevant clause/map change

LAND	CLAUSE or MAP CHANGE
All land in Knox City Council municipality	21.1 Municipal Profile 21.2 Vision 21.3 Environmental & Landscape Values 21.4 Environmental Risks 21.5 Built Environment & Heritage 21.6 Housing 21.7 Economic Development 21.8 Community Development 21.9 Transport & Infrastructure 22.03 Non-residential Uses in Residential Areas 22.06 Residential Land Use and Development within the Commercial 1 Zone
Land in a commercial or industrial zone	21.1 Municipal Profile 21.2 Vision 21.4 Environmental Risks 21.5 Built Environment & Heritage 21.7 Economic Development 21.8 Community Development 21.9 Transport & Infrastructure 22.06 Residential Land Use and Development within the Commercial 1 Zone 22.02 Employment Land (new) 22.02 Industrial and Restricted Retail Sales Area Design (deleted)
Wantirna Health Precinct 	21.1 Municipal Profile 21.2 Vision 21.6 Housing 21.7 Economic Development

LAND	CLAUSE or MAP CHANGE
<p>1332 High Street Road, Wantirna South</p>  <p>Figure 2 - 1332 High Street Road, Wantirna South</p>	<p>Map Change – Zone Map No. 5</p>
<p>Land located in an Activity Centre or Neighbourhood Centre</p>	<p>21.05 Built Environment &amp; Heritage 21.7 Economic Development 21.8 Community Development</p>
<p>Land located in the area known as ‘Caribbean Park’, Scoresby</p>	<p>21.05 Built Environment &amp; Heritage 21.07 Economic Development 22.02 Employment Land (new) 22.02 Industrial and Restricted Retail Sales Area Design (removed) 22.08 Scoresby-Rowville Employment Precinct (removed)</p>
<p>Land located in area covered by Clause 22.02 Scoresby-Rowville Employment Precinct being: “Land zoned Commercial 2 Zone, Public Use Zone and Public Park and Recreation Zone bounded by Ferntree Gully Road, Stud and Wellington Roads and the EastLink reservation.”</p>	<p>21.05 Built Environment &amp; Heritage 21.07 Economic Development 22.02 Employment Land (new) 22.02 Industrial and Restricted Retail Sales Area Design (removed) 22.08 Scoresby-Rowville Employment Precinct (removed)</p>
<p>Land located in the area known as ‘Scoresby Industrial’ Estate, Scoresby (southwest side of Ferntree Gully and Stud Roads)</p> 	<p>21.05 Built Environment &amp; Heritage 21.07 Economic Development 22.02 Employment Land (new) 22.02 Industrial and Restricted Retail Sales Area Design (removed) 22.08 Scoresby-Rowville Employment Precinct (removed)</p>

LAND	CLAUSE or MAP CHANGE
<p>Land covered by the Clause 43.04-6 – DPO 6 Scoresby-Rowville Employment Precinct;</p> 	<p>21.05 Built Environment &amp; Heritage 21.07 Economic Development 22.02 Employment Land (new)</p>
<p>The following Strategic Investigation Sites:</p> <p>Wantirna Health (706, 750, 750A and 760 Boronia Road and 251 Mountain Highway, Wantirna)</p>  <p>Bayswater Triangle</p> 	<p>21.07 Economic Development</p>



LAND	CLAUSE or MAP CHANGE
<p>Mountain Gate Triangle</p>  <p>Figure 6 - Mountain Gate Triangle Strategic Investigation Site</p>	
<p>Boral Quarry (191 George Street, Wantirna South)</p>  <p>Figure 7 - Boral Quarry Strategic Investigation Site (191 George Street, Wantirna South)</p>	
<p>Waverley Golf Course (and adjoining sites on Stud Road)</p>  <p>Figure 8 - Waverley Golf Course &amp; adjoining sites on Stud Road Strategic Investigation Site</p>	

**Table 2 Change to Knox Planning Scheme – Clause and summary of content and change**

CLAUSE	SUMMARY OF CONTENT AND CHANGES
<b>MUNICIPAL STRATEGIC STATEMENT</b>	
AMENDED 21.01 Municipal Profile	Updates facts, figures and anticipated economic changes over next 20 years. Revises the Scoresby-Rowville employment precinct to include the employment land area of Knoxfield and identifies the employment land area of the Burwood Highway East Corridor. Identifies Knox's highest employment industry sectors and those anticipated to grow the most over the next twenty years. Transport infrastructure is identified as important for business, jobs and investment.
REPLACED 21.02 Vision	This has been replaced to reflect the vision, goals and strategies of the current Community and Council Plan. The Strategic Framework Plan reflects key land use and development directions and actions of the draft <i>Knox Land for Business Directions Plan, 2017</i> including facilitating economic growth particularly in five identified 'Significant Business Locations', maintaining the identified core employment land areas for industrial, employment and productive economic uses. It also corrects the name of the Dandenong Creek Valley.
AMENDED 21.03 Environmental and Landscape Values	Minor changes to documents referenced and applying the new Clause 22.02 Employment Land local policy rather than the existing Clause 22.02 and 22.08 under Implementation.
AMENDED 21.04 Environmental Risks	Updates facts and figures, minor changes to documents referenced and applying the new Clause 22.02 Employment Land local policy rather than the existing Clause 22.02 and 22.08 under Implementation. Expands on land use conflicts and amends Strategy 3.3 in relation to 'core employment land areas'.
AMENDED 21.05 Built Environment and Heritage	New strategy under Objective 2 supporting mixed use development with ground floor retail and upper storey compatible commercial and/or residential within designated activity centres. Minor changes to documents referenced, deletes word 'parklands' in relation to Dandenong Creek Valley, and applying the new Clause 22.02 Employment Land local policy rather than the existing Clause 22.02 and 22.08 under Implementation. Revises the 'Burwood Highway commercial corridor' to 'Burwood Highway East Corridor'.
AMENDED 21.06 Housing	New strategy under Objective 1 relating to residential development within the Wantirna Health Precinct. Includes further clarification regarding non-residential uses in residential areas in that it 'provides some local employment opportunities'.
AMENDED 21.07 Economic Development	<p>This clause builds on the existing clause, including objectives and adds to it based on the findings of the <i>Future Proofing Knox's Land for Business Project</i>. It covers the industry sectors and locations that are the key drivers to the Knox's economy and employment opportunities. It supports a broad range of employment opportunities by catering for different types of business in association with the 'Significant Business Locations', 'core employment land areas', 'local employment land areas' and Activity Centres. It gives support to the five 'Significant Business Locations' commensurate with their role, function and strategic direction which is outlined in Table 1 to the clause, similar to a table already in the Clause for Activity Centres.</p> <p>For both the Bayswater Business Precinct and Scoresby-Rowville-Knoxfield Significant Business Locations a strategic direction includes discouraging discretionary low-employment low economic output uses within core employment land areas, to support these areas being key employment and investment locations.</p> <p>The Knox activity centres hierarchy table (Table 1 to Clause 21.07-2) has been revised to fix the clerical error in relation to housing type in and outside the Commercial 1 Zone for some of the centres.</p>

CLAUSE	SUMMARY OF CONTENT AND CHANGES
	<p>The Economic Map is updated to show the 'Significant Business Locations', 'core employment land areas', 'local employment land areas', the future neighbourhood activity centre at Caribbean Park, and the Strategic Investigation Sites (those with a business land focus and those with a business land component).</p> <p>The clause identifies some new further strategic work projects under implementation. This includes: preparing a local area plan for the Burwood Highway East Corridor, investigating inclusion of adequate land for employment purposes within any redevelopment of the Boral Quarry strategic investigation site, and possible inclusion of land for employment purposes at the Stud Road frontage within the Waverley Golf Club (and adjoining sites on Stud Road) strategic investigation site. It also includes investigating in more detail the application of the Industrial 1 Zone to the area known as Scoresby Industrial (not including lots fronting Stud Road or Ferntree Gully Road) to give ongoing support to this core employment land area being primarily used for industrial purposes.</p> <p>Reference documents are updated.</p>
AMENDED 21.08 Community Development	Expands a strategy to cover some local business and employment opportunities in relation to supporting development in Activity Centres that contribute to vibrant, well-serviced and accessible places. Minor changes to documents referenced.
AMENDED 21.09 Transport and Infrastructure	Details the importance of providing good access to Knox's 'Significant Business Locations', that improved transport infrastructure increases business access to markets, supports access to jobs and attracts investment. Expands on the strategy of maintaining and upgrading transport infrastructure to meet existing and future transport needs to include access to business locations. Deletes reference to Clause 22.08 to guide access and connectivity requirements for the area previously referred to as the Scoresby-Rowville Employment Precinct. Minor changes to documents referenced.
<b>LOCAL POLICIES</b>	
DELETED 22.02 Industrial and Restricted Retail Sales Area Design	This Clause is deleted with relevant content included elsewhere as appropriate.
NEW 22.02 Employment Land	<p>This new clause replaces existing Clauses 22.02 Industrial and Restricted Retail Sales Area Design and 22.08 Scoresby-Rowville Employment Precinct. The purpose for the new policy is to support Knox's employment land and applies to Industrial and Commercial 1 Zoned land. It retains from the previous policies those components considered relevant and appropriate for continued inclusion. It gives effect to Clause 21.07 including support for high generating employment and high economic output uses establishing in 'core employment land areas' as identified in Figure 1 to this Clause. Other uses can be considered outside 'core employment land areas' and in 'core employment land areas' in buildings fronting main roads subject to meeting certain requirements.</p> <p>The new clause also addresses subdivision, access and connectivity, siting, landscaping, architectural quality, public spaces and the future business neighbourhood centre in Caribbean Park.</p> <p>Some of the existing controls relating to minimum lot sizes and dimensions and height controls will be removed to enable greater flexibility in design.</p> <p>A figure has been included to show location of 'core employment land areas.'</p>
AMENDED 22.03 Non-residential Uses in Residential Areas	Revised policy basis to also recognise that some complementary non-residential uses also support local employment opportunities.

<b>CLAUSE</b>	<b>SUMMARY OF CONTENT AND CHANGES</b>
AMENDED 22.06 Residential Land Use and Development within the Commercial 1 Zone	Provides clarification that residential land use and development within commercial centres should support the commercial focus of the centre and that the ground floor be maintained primarily for uses associated with business and community uses.
DELETED 22.08 Scoresby-Rowville Employment Precinct	This Clause is deleted with relevant content included elsewhere as appropriate.
<b>MAPS</b>	
AMENDED Zone Map No. 5	<ul style="list-style-type: none"> <li>• Zone maps amended from Residential to Commercial 1 Zone for 1332 High Street Road, Wantirna South to reflect the development and use of this parcel of land which is distinctly part of the Knox garden strip shop neighbourhood centre.</li> </ul>

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**KNOX PLANNING SCHEME****AMENDMENT C164****INSTRUCTION SHEET**

The planning authority for this amendment is Knox City Council.

The Knox Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 1 attached map sheet.

**Zoning Maps**

Amend Planning Scheme Map No 5 in the manner shown on the one attached map marked "Knox Planning Scheme, Amendment C164".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.01 with a new Clause 21.01 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
3. In Local Planning Policy Framework – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.
4. In Local Planning Policy Framework – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
6. In Local Planning Policy Framework – replace Clause 21.06 with a new Clause 21.06 in the form of the attached document.
7. In Local Planning Policy Framework – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
8. In Local Planning Policy Framework – replace Clause 21.08 with a new Clause 21.08 in the form of the attached document.
9. In Local Planning Policy Framework – replace Clause 21.09 with a new Clause 21.09 in the form of the attached document.
10. In Local Planning Policy Framework – replace Clause 22.02 with a new Clause 22.02 in the form of the attached document.

11. In Local Planning Policy Framework – replace Clause 22.03 with a new Clause 22.03 in the form of the attached document.
12. In Local Planning Policy Framework – replace Clause 22.06 with a new Clause 22.06 in the form of the attached document.
13. In Local Planning Policy Framework – delete Clause 22.08.

End of document

Official Minutes of Knox City Council

## 7 Public Question Time

Following the completion of business relating to Item 6, City Development, the business before the Council Meeting was deferred to consider questions submitted by the public.

Question Time commenced at 5.12pm.

The Chairperson refused one submission on the basis that it was not a question and therefore not in accordance with Council's Meeting Procedure and Use of Common Seal Local Law 2018. The Chairperson advised Mr Williams he would speak with him immediately after the meeting.

Two questioners were not present at the meeting and the Chairperson undertook to provide a response to their question in writing in accordance with Council's Meeting Procedure and Use of Common Seal Local Law 2018.

Question Time Concluded at 5.13pm.

Official Minutes of Knox City Council

## 8 Engineering & Infrastructure Officers' Reports for consideration

### 8.1 Knox Regional Netball Centre

**SUMMARY: Coordinator - Open Space and Landscape Design, Andrea Szymanski and Co-Manager Youth, Leisure and Cultural Service/ Strategic Planning Coordinator (Youth Leisure & Cultural Services), Nicole Columbine**

**As part of the 2017/2018 Capital Works Program, Council committed funding to prepare a Feasibility Study and to develop a Masterplan for the Knox Regional Netball Centre (KRNC) in Ferntree Gully.**

**This report provides the details of the Feasibility Study which examines the demand for netball within Knox and assesses if there is justifiable demand to establish additional indoor courts at the KRNC. The outcomes of the Feasibility Study provide strategic direction for the development of a Masterplan for the site.**

#### **RECOMMENDATION**

That Council:

1. Endorse the Knox Regional Netball Centre Feasibility Study Report;
2. Incorporate the recommendations of the Knox Regional Netball Centre Feasibility Study in the Masterplan for the Knox Regional Netball Centre;
3. Refer the preliminary estimate of costs for the expansion of the indoor courts to the 2019/20 budget process for consideration by Council; and
4. Receive the completed Masterplan for the Knox Regional Netball Centre once finalised.

#### **1. INTRODUCTION**

The Knox Regional Netball Centre (KRNC) forms part of a wider network of leisure and sporting facilities provided to residents across the Knox municipality and the wider netball community in Metropolitan Melbourne.

The Knox Leisure Plan, 2014-2019 recommended Council 'identify strategies for addressing the shortage of indoor netball courts. The Leisure Plan also reinforces that the Knox Regional Netball Centre is the primary hub for netball facility provision in the municipality.

Council has received a number of requests for the provision of additional indoor netball facilities to expand the programs and services available at the Knox Regional Netball Centre. Council has also received a number of complaints regarding the existing outdoor courts.

In response, Council committed funding to engage consultants to work in collaboration with Council and the community to undertake a feasibility study for the Knox Regional Netball Centre and the findings of this report would inform the development of a masterplan.

The aim of the feasibility study was to:

- determine the demand and the need for upgrade works and a centralized netball hub;
- provide a clear strategic direction for future development opportunities; and
- develop draft plans for identified improvements.



The Knox Regional Netball Centre (KRNC) is a regional hub for netball activities and the premier netball centre in Knox. The site currently includes eighteen (18) outdoor courts and two (2) indoor courts. The stadium that houses the two (2) indoor courts was opened in 1986. The stadium is well used, predominantly by netball but also by a variety of other activities.

The KRNC feasibility study identified that the size and age of the existing stadium means that it falls short of contemporary netball facility standards, as well as having limited capacity to accommodate additional and future use. Refer Attachment 1 for the full feasibility study report.

At Council's Issues Briefing on 7 November 2018, Councillors were provided an update for the Feasibility Study, and that it be presented to a future Ordinary Meeting of Council for endorsement. There was also support for the Masterplan to progress its development in early 2019.

## 2. DISCUSSION

### 2.1 Location

Knox Regional Netball Centre (KRNC) is located on Dempster Street, Ferntree Gully – between residents' housing and the Ferny Creek lineal park. Refer Figure 1.

The facility is accessed by vehicles from Burwood Highway via Dempster Street or by pedestrians and cyclists via the link to Kevin Avenue or the Ferny Creek shared path (that runs along the entire southern boundary of the site).

The facility comprises of a 2 court stadium, 18 outdoor courts (4 with lighting), approximately 260 sealed carparks and overflow car parking areas (with both gravel and grass surfacing).



Figure 1. Knox Regional Netball Centre Existing Site Plan

### 2.2 Existing visitation and use

Approximately 6,000 people visit the KRNC per week, which can reach in excess of 10,000 during competition finals and special events. The facility (indoor and outdoor courts) are currently used for an estimated 232 hours of competition per week. Therefore this equates to 100% usage on Saturdays and during peak periods.

Analysis of the schedule of use, particularly the indoor courts, reveals that opportunities for additional peak-time use of the facility are extremely limited. Availability is constrained to Wednesday and Thursday evenings after 10pm only, which is an undesirable timeslot.

The analysis of existing indoor facilities within Knox shows that there are a limited number of indoor netball courts available within the municipality. The 2 indoor courts at KRNC are the only 2 dedicated competition standard indoor courts available.

The Knox Regional Sports Park (KRSP) currently includes 6 courts, three of which are to netball standard but the use of these is dominated by basketball. Access for netball is extremely limited given high levels of demand for basketball.

Indoor netball at KRSP is likely to continue to be limited due to ongoing and increasing basketball demand.

The Knox Regional Sports Park – including any future show-court – should ideally be made available to support occasional elite netball use and special events requiring significant spectator seating but is unlikely to be available for ongoing day to day use. Hence, KRNC will remain the city's regional netball facility servicing domestic competition needs, athlete pathways and mass participation for the sport.

Satellite training sites across Knox include, Chandler Park in Boronia, Fair Park in Ferntree Gully, HV Jones Reserve in Knoxfield, Walker Reserve in Wantirna South and Rowville Community Centre outdoor courts in Rowville. It is of note that these facilities provide for training only with all competition play at the KRNC.

### **2.3 Forecast visitation and use**

The Melbourne East Regional Sport and Recreation Strategy identified netball, along with basketball, Australian Rules Football, soccer and gymnastics as the highest participation sports in the region. The Netball Victoria Statewide Facilities Strategy identifies that 'netball remains the most popular team sport for girls and women in Australia and participation numbers continue to rise'.

The existing KRNC indoor facilities are at peak capacity and forecast population growth in Knox will drive demand for additional indoor facilities. This demand is supported by:

- a growing preference for indoor netball (as opposed to outdoor – due to Winter conditions, ageing players staying in the game);
- a higher than average netball participation rate in the region – compared to State participation rates; and
- growing demand from other sports/activities for access to indoor facilities.

The Feasibility Study states that the existing indoor two-court facility will be unable to accommodate the needs of current and future users, unless extended.

Analysis of industry research and participation demand for netball has identified that there is likely to be an additional 1,000 netball players (based on Australian Bureau of Statistics and Exercise Recreation and Sports Survey data) within the municipality as a result of population growth.

Further, there is a rise in a social netball program, run through the Eastern Football League, which aims to replicate the Country Football Netball Program where football clubs have associated netball teams. At this stage the competition is run through the KRNC on a Friday evening and is adding to participation levels of netball across the municipality. It is important to note that Knox will be unable to accommodate additional outdoor courts at its sporting reserves.

One court can generally accommodate between 3,000 – 3,500 players per annum (based on the current use of the courts and the competition weeks on offer). Given that demand is currently outstripping supply (ie. indoor court availability) it is recommended that an additional 2 indoor netball courts be established at the Knox Regional Netball Centre.

The addition of a single court would not be sufficient to meet future needs, whereas 2 courts gives the potential for increased capacity (including during peak times) to cater for additional netball programs and other sports and activities (eg. fast fives and rock up netball, roller derby, badminton, club training and other community uses).

#### **2.4 Netball in adjoining municipalities**

Whilst it is acknowledged that there is a potential cross-over in the eastern region catchments for the Knox, Waverley and Maroondah indoor netball facilities, the development of additional indoor courts at Knox is required in order to cater for current participation demands.

#### **2.5 Consideration of facility options**

A range of facility options have been considered, including lighting of additional outdoor netball courts or developing an under-cover / roofed outdoor court, however these options will not meet the needs of users and cannot provide the level of benefits that can be achieved with an indoor stadium.

It is recommended that the expansion of the existing stadium to the east over part of the existing overflow car parking area is the preferred stadium expansion option.

Whilst the feasibility study has a primary focus on indoor facilities, it is also recommended that the existing outdoor netball courts at KRNC be retained and repaired as required.

Development of additional indoor courts will reinforce KRNC as a premier regional hub for netball competitions in the region. Other outdoor courts in Knox should be retained for local club training and informal community use (ie. not developed as competition venues).

### **3. CONSULTATION**

The Feasibility Study commenced in parallel with a masterplan for the KRNC and nearby HV Jones Reserve. To enable reserve users and local residents to have their say, a survey was developed.

The survey was posted to 1,115 households and was available for the broader community view on Council's website, it was also emailed to key site stakeholders and was also published on social media. Refer Attachment 2.

Council received 51 written responses and 173 responses via the online survey. Refer Attachment 3.

An on-site stakeholder meeting was held on 7 June and attended by 8 (netball clubs) and a total of 16 representatives. This meeting provided critical information about the way the site is currently used and the findings have been considered and integrated into the Feasibility Study.

An on-site local community information event was also held on site Friday 23 June from 10am to midday and on Saturday 24 June from 9am to 11am which was attended by Ward Councillors and The Hon. Nick Wakeling MP.

At these events, the Ward Councillors, Council staff and Council's consultants met with approximately 40 reserve visitors.

The survey results have been used to inform the feasibility study. The results are also important to inform the masterplan process.

The option of 'increase the number of indoor netball courts at the Knox Regional Netball Centre stadium' was supported by just under half (49.1%) of respondents when asked to select up to three potential reserve improvement works that they would most like to see implemented at one or more of the reserves. This was the second most popular response, after 'more or improved car parking' (52.0%).

The survey also included an open-ended question: 'Please list any other comments or ideas about these reserves that you would like to share'. Of the 60 people who responded to this question, a reference to the need for upgrade and/or expansion of the KRNC stadium was found in 21.7% of responses. This was the second most popular response, behind references to improving car parking and access to the KRNC site (23.3%).

Additional consultation and meetings:

- The project was also presented at the Recreation and Leisure Liaison Group Meeting on 31 June 2017.
- A meeting with Netball Victoria (Nancy Da Silva and Amber Koster) on 15 September 2017.

The development of a masterplan will undertake additional consultation with key site stakeholders, local residents and the broader community.

Council have been provided with a briefing on the draft Feasibility Study. The Federal Member for Aston, the Hon. Alan Tudge MP has also been briefed on key aspects of the Draft Feasibility Study.

#### **4. ENVIRONMENTAL/AMENITY ISSUES**

The KRNC is located at the rear of an industrial estate and bounded by Ferny Creek to the south. A shared path along Ferny Creek which spans the length of the site, from east to west. Ferny Creek is an important habitat corridor within Knox. The Ferny Creek Corridor links a number of open spaces including Kings Park, Wally Tew Reserve, Glenfern Park, H.V Jones Reserve, Waterford Valley Golf Course, Stamford Park and Kingston Links Golf Course.

The KRNC and the surrounding reserve are subject to flooding. The site is zoned Urban Floodway Zone and is affected by the Land Subject to Inundation Overlay.

The KRNC staff have a history of reporting vandalism and break in issues, largely due to the remote and isolated position of the site.

There have also been reported issues with brick pavers lifting around the 3 large *Corymbia maculata* Spotted Gum trees which are located to the north of the building and at the main entry point for visitors.

Additional reported issues include the dropping leaves and gum nuts creating a slip hazard on the red brick paving below the trees. KRNC staff frequently sweep the site when available to minimise any slip risk hazards.

Following recent correspondence from the President of the Mountain District Netball Association regarding hazardous playing surfaces on outdoor courts 17 and 18. Court repair works including the installation of a tree root barrier commenced in mid-October 2018.

The subject site is located adjacent to the proposed Dorset Road extension. In future, if the Dorset Road extension was to eventuate – the location of the KRNC will prove to be perfectly situated and provide great transport connectivity.

## 5. FINANCIAL & ECONOMIC IMPLICATIONS

The existing stadium was constructed in 1986. Council's current (2017) e-life cycle condition audit estimates another 30 years of life expectancy for this building. An assessment of operational costs at KRNC over a 5 year period (from the start of the 2012-3 financial year, to the end of the 2016-7 financial year) indicates a total maintenance cost of \$394,850 for the stadium (average of \$78,970 per annum).

A breakdown of these costs (Figure 5) shows a high proportion of 'reactive' and 'renewal' maintenance tasks (combining to 55% of the total), which would be expected in an ageing facility such as this.

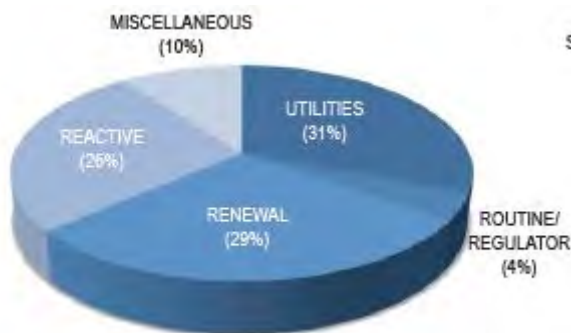


Figure 5 – KRNC stadium maintenance expenses by category 2012-2017

Incorporating 2 additional courts, will increase both the income able to be derived from the facility and the operational costs.

However, the financial impacts of constructing additional courts is likely to be positive, for the following reasons:

- While revenues gained from stadium hire should double, operational costs would increase less than this, due to economies of scale.
- A new facility will have lower maintenance and running costs than a 30-year-old facility. Stadium design trends including natural daytime lighting and more efficient building systems will result in utility expenses lower for the facility extension. These kinds of efficiency upgrades may also be considered for the existing facility.

The indoor stadium works are not yet included in Council's Long-Term Financial Forecast and will need to be considered by Council. Detailed financial modelling would need to be undertaken in due course. These discussions will also inform the development of the masterplan.

It is anticipated that works on the draft masterplan will commence early in the new calendar year. Additional site investigations including geotechnical investigations and cultural heritage assessment can also commence at this time. Following community consultation on the draft masterplan, it would be anticipated that the masterplan be presented to Council for endorsement in June 2019.

## 5.1 Construction Cost

An initial cost estimate of approx. \$8M could be expected for the delivery of a facility which would include two new indoor courts, change rooms and administration space. These figures are based on the recent KRSP cost plan estimates and includes allowances for detailed design/architectural costs and a 30% contingency – which is appropriate for the preliminary design phase. A more accurate estimate of costs will be developed with a concept design.

This capital cost would not be met by revenue generated from the facility, even in the long term.

While research indicates that this is in line with other government-run facilities of a similar nature, the social and public health benefits gained from the facility cannot be included in profit and loss statements but are an important reason for the provision of these kinds of facilities by local government authorities.

The Centre for Environment and Recreation Management (CERM) benchmarking produced by the University of South Australia showed that the median expense recovery for dry sport and leisure centres over 3,000 square meters (ie. not aquatic facilities) has averaged around 84%, meaning that the majority are not financially self-sufficient and an ongoing Council operational subsidy is likely to be required.

## 5.2 Funding Options

A review of funding for multi-use indoor sport stadia facilities by Warren Green Consulting identified the average funding mix as shown below in figure 6. As can be seen, Local Government contributes the greatest amount to indoor sport stadia funding.

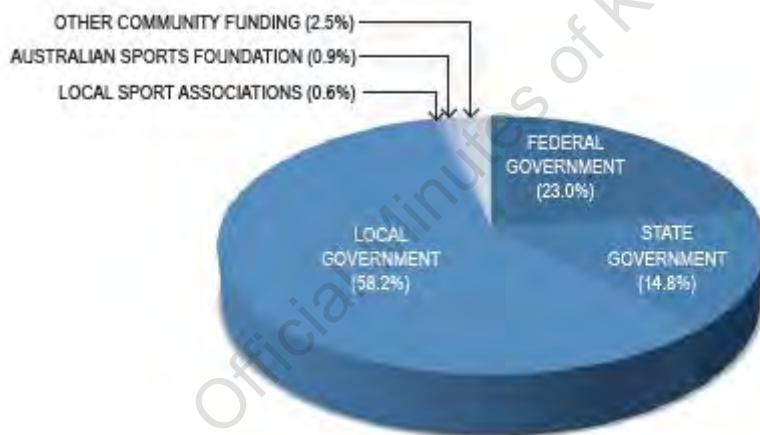


Figure 6 – Funding sources for multi-use indoor sport stadia facilities

A recent nearby case study is the HE Parker Reserve netball facility that is being extensively redeveloped including construction of a stadium. This project received \$10.5M in Federal Government funding, with an additional \$6M from State Government and Maroondah City Council.

Within Victoria, the State Government Better Indoor Stadiums Fund is a funding program that helps provide indoor multi-sports stadiums across metropolitan Melbourne and regional Victoria.

Councils can submit one application for funding per annum and may be successful in receiving up to \$3 million.

### 5.3 Capital Works Budget Funding

There is currently \$110,984 allocated in the Capital Works Program 2018/19 from program 1014 Unstructured Recreation project 867 Knox Regional Netball Centre.

These funds have been identified for the following works:

- Development of a masterplan, subject to the outcomes and recommendations by Council.
- Concept designs for a new stadium, subject to the outcomes and recommendations by Council. This would include consideration of solar panels or other sustainable initiatives.
- Detailed site feature and level survey.
- Geotechnical investigation to inform future building and/or carpark foundations.
- Cultural Heritage Management Plan (CHMP) given that the site is located within 200m of a designated waterway any proposed disturbance to the ground or works of high impact activity (eg. excavation) automatically triggers the Aboriginal Affairs Victoria (AAV) mandatory investigation requirements.

These site investigations have been pre-planned as they are critical to any future design and development of the site.

As part of the future master planning process, planning and design for suitable car parking will need to be addressed.

It is anticipated that following the development and endorsement of a masterplan for the KRNC, that the implementation of the endorsed works could occur in the subsequent years, once funding for the facility is secured.

It is suggested that the endorsed masterplan and all supplementary investigation be used for grant funding and in seeking support from Local, State and Federal members.

## 6. SOCIAL IMPLICATIONS

The Netball Victoria Statewide Facilities Strategy 2017 identifies the Knox Regional Netball Centre (KRNC) as a regional facility, with the definition being based upon it having more than 8 courts in total. KRNC falls within the Eastern Metro region, as defined by the strategy. This region has the highest participation rate of the Melbourne metropolitan regions (with 19,597 Netball Victoria members totaling 1.8% of the population).

Netball requires players to run around the court, sprint, and change direction quickly. Therefore, it is a good cardiovascular workout, and will improve overall fitness. Participants flexibility and strength will increase as well. Results of a recent Netball Victoria census identified that 50% of the respondents are happy to play socially and the remaining 50% consider themselves 'serious' competitors.

There is the potential for a future facility to be multi-functional for a variety of sports. These include:

- other versions of netball which cannot currently be accommodated within the stadium due to the current demand and lack of court space, including; net for kids, fast fives, rock up netball;
- expansion of Roller Derby who already use the stadium;
- indoor volleyball;
- badminton;
- fitness groups;

- local schools; and
- young children's Gymbaroo/activity groups.

As part of the initial consultation with site stakeholder groups, all noted that while the courts are currently line marked for netball use only, there is the opportunity to share the new indoor spaces with other groups/sports use.

## **7. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2017-2021**

### **Goal 1 - We value our natural and built environment**

Strategy 1.3 - Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure

### **Goal 6 - We are healthy, happy and well**

Strategy 6.2 - Support the community to enable positive physical and mental health

## **8. CONFLICT OF INTEREST**

Under section 80c of the Local Government Act 1989 officers providing advice to Council must disclose any interests, including the type of interest.

Author - Coordinator - Open Space and Landscape Design, Andrea Szymanski - In providing this advice as the Author, I have no disclosable interests in this report.

Officer Responsible – Director, Community Services, Tanya Clark

Co-Manager, Youth Leisure and Cultural Services, Peter Gore

Director, Engineering and Infrastructure, Ian Bell

Manager, Community Infrastructure, David Yeouart

In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

## **9. CONCLUSION**

The Knox Regional Netball Centre is a regional hub for netball activities, providing the largest participation sport by women and the premier netball centre in Knox. The feasibility study has identified that the size and age of the existing stadium means that it falls short of contemporary netball facility standards, as well as having limited capacity to accommodate additional and future use.

It is recommended that Council endorse the feasibility study, which will provide guidance and inform the development of the masterplan for the site.

## **10. CONFIDENTIALITY**

There are no items of a confidential nature in this report.



## **RESOLUTION**

**MOVED:** Councillor Seymour

**SECONDED:** Councillor Lockwood

**That Council:**

- 1. Endorse the Knox Regional Netball Centre Feasibility Study Report;**
- 2. Incorporate the recommendations of the Knox Regional Netball Centre Feasibility Study in the Masterplan for the Knox Regional Netball Centre;**
- 3. Refer the preliminary estimate of costs for the expansion of the indoor courts to the 2019/20 budget process for consideration by Council; and**
- 4. Receive the completed Masterplan for the Knox Regional Netball Centre once finalised.**

## **CARRIED**

**Report Prepared By:** Coordinator - Open Space and Landscape Design, Andrea Szymanski

**Report Authorised By:** Director, Community Services, Tanya Clark  
Co-Manager, Youth Leisure and Cultural Services, Peter Gore  
Director, Engineering and Infrastructure, Ian Bell  
Manager, Community Infrastructure, David Yeouart

## **Attachments**

- 1. Appendix A - Draft Feasibility Report [8.1.1]**
- 2. Appendix B - Netball Bulletin [8.1.2]**
- 3. Appendix C - KRNC Consultation Summary [8.1.3]**

# KNOX REGIONAL NETBALL COMPLEX

*Feasibility  
study*



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*This report was prepared for Knox City Council by Fitzgerald Frisby Landscape Architecture in collaboration with Insight Leisure Planning.*

*Draft report, version 4  
October 2018*

# Executive summary

The Knox Regional Netball Centre (KRNC) is a regional hub for netball activities in the municipality.

The Knox Leisure Plan, 2014-2019 recommended Council “identify strategies for addressing the shortage of indoor netball courts”. The Leisure Plan also reinforces that the Knox Regional Netball Centre is the primary hub for netball facility provision in the municipality.

This feasibility study has been undertaken to determine the most appropriate future direction for the KRNC site, which includes a broader review of the provision and use of netball facilities within Knox. The outcomes from this study will be considered by Council and incorporated into a draft Master Plan for the KRNC site.

The existing stadium that houses the two indoor courts was opened in 1986. The stadium is very well-used – predominantly by netball, but also a variety of other activities including Roller Derby. Approximately 6,000 people visit the Knox Regional Netball Centre per week, which can reach in excess of 10,000 people during competition finals and special events. However the size and age (30+years) of the facility means that it falls short of contemporary facility standards as well as having limited capacity to accommodate additional use.

Analysis of industry research and participation demand for netball has identified that there is likely to be an additional 1,000 netball players within the City as a result of population growth through to 2036, which is likely to translate into demand for approximately 450 indoor netball participants.

Whilst it is acknowledged that there is cross-over in the catchments for the Knox, Waverley and Maroonah indoor netball facilities, the development of additional indoor courts within Knox is still required in order to cater for local participation demands.

The key recommendation of this feasibility study is that two additional indoor courts be constructed at the KRNC site. This recommendation is based upon an assessment that the existing two-court facility will be incapable of accommodating the needs of current and future residents unless extended, and is supported by the following findings:

- The existing KRNC indoor facilities are at peak capacity.
- Forecast population growth within Knox will drive demand for additional facilities, and Knox has a higher than average netball participation rate compared to State participation rates.
- Provision of indoor netball facilities within Knox falls a long way short of Netball Victoria recommended levels of provision based upon population levels.
- There is a growing preference for indoor netball (as opposed to outdoor).
- There is a growing demand from other sports/activities for access to indoor facilities.

- Providing facilities that support female participation in sport and physical activity directly aligns with broader health and policy priorities of Council and State Government.
- Engagement with existing site users undertaken as a part of this study found that the provision of additional indoor courts was the second-most preferred potential improvement to the site (behind improved car parking).

Development of additional indoor courts will reinforce KRNC as a hub for netball competitions in the region. It is recommended that outdoor courts within Knox should be retained for local club training and informal community use (i.e. not developed as competition venues).

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# Introduction

The Knox Regional Netball Complex (KRNC) in Ferntree Gully is a Knox City Council open space reserve containing sporting facilities largely dedicated to netball use. The facilities, including 18 outdoor courts and 2 indoor courts, are a focus for netball activities in the municipality.

The stadium that houses the two indoor courts was opened in 1986. While the stadium is still well-used and meets the basic needs of users, the age of the facility means that it falls short of many current standards and user expectations. These shortfalls are highlighted by comparison to proposed new stadium facilities within Knox (ie. Knox Regional Sports Park stadium extension) and nearby in adjoining municipalities (ie. the \$13.5M netball facility redevelopment at HE Parker Reserve in Heathmont being developed by Maroondah City Council, which incorporates a four court stadium).

While this study is not intended to be a full municipal netball strategy, it does assess broader influences and strategies, and the municipal context of netball facility provision in order to make an informed assessment of the existing and potential future role of KRNC.

This study is intended to answer specific questions regarding the future of KRNC, in order to establish a clear strategic direction to guide future development opportunities at the site. Key areas of focus include:

- establishing if there is a need for a change in the number or type of netball courts at KRNC (including the mix of indoor, outdoor, and lit outdoor courts).
- examining spatial arrangements and concept options for any change in court configurations or numbers found to be required.

Following the preparation of this feasibility study, the recommendations made will be incorporated into a master plan for the whole KRNC site.

The structure of this report reflects the key tasks undertaken in order to arrive at the recommendations. These tasks included:

- a detailed examination of the existing site conditions
- a review of existing strategies relevant to the site and netball
- a review the levels of use of the existing netball facilities at the site
- an examination of broader participation trends and demographics
- a review of the findings of the various consultation activities undertaken with user groups and the broader public.
- an assessment of the demand for various netball facility types.
- the identification of development options and an assessment and comparison of the likely benefits and problems associated with each.
- an assessment of financial considerations relating to the KRNC, and of any changes to it.

# Existing conditions

Knox Regional Netball Complex (KRNC) is located on the Ferny Creek in Ferntree Gully. The facility is accessed by vehicle from Burwood Highway via Dempster Street, or by pedestrians and cyclists via the link to Kevin Avenue or the Ferny Creek shared path (that runs along the entire southern boundary of the site). The broader site context is shown in figure 1 below, while figure 2 focuses upon the KRNC facility. The facility comprises a two-court stadium, 18 outdoor courts (4 with lighting), approximately 260 sealed car parks, and overflow car-parking areas (with both gravel and grass surfacing).

The following pages also include photographs of the site showing existing conditions, as well as figures 3 and 4 which are the floor plans of the existing stadium.



FIGURE 1 - KRNC context plan

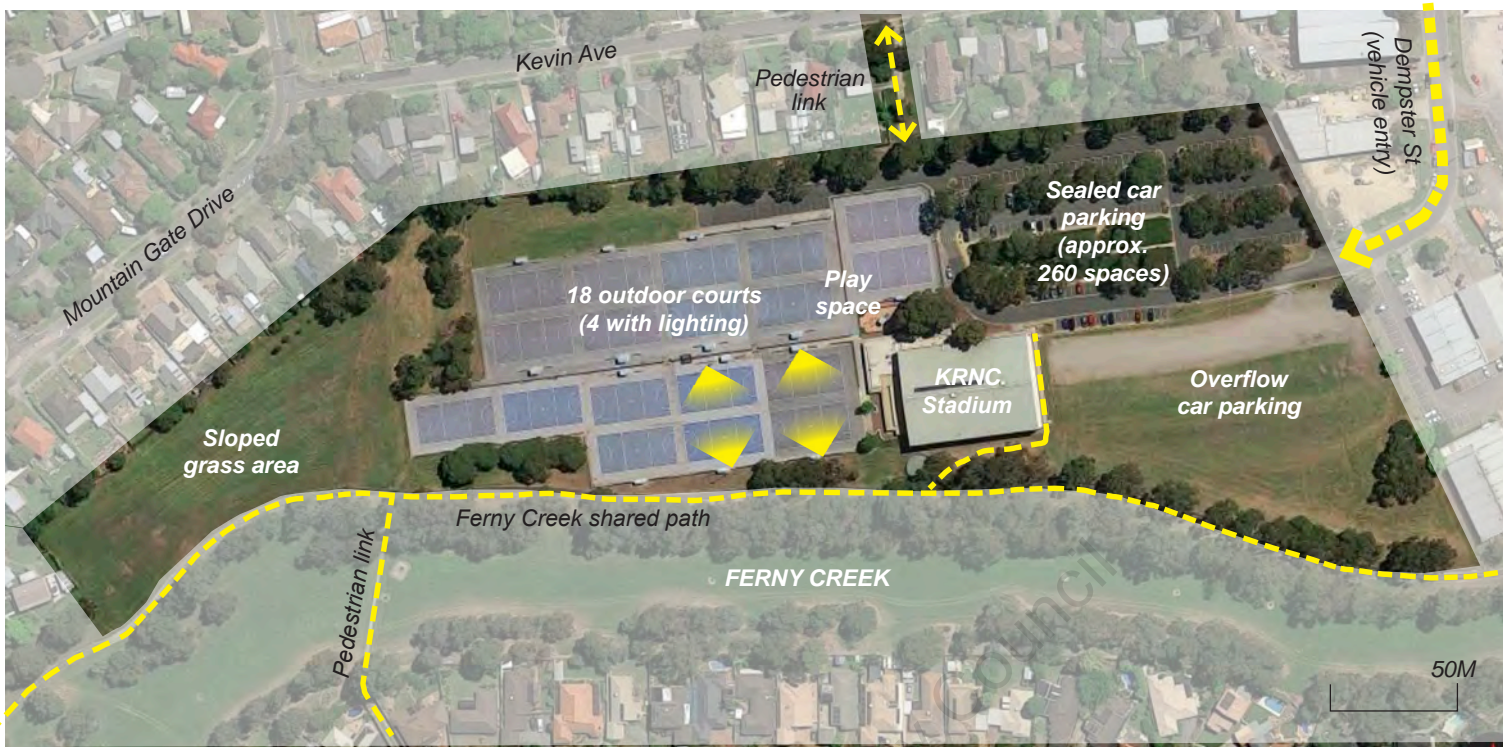


FIGURE 2 - Knox Regional Netball Complex site plan



KNRC stadium, viewed from the north-east.





KNRC stadium viewed from the Dempster Street vehicle entry point, showing the sealed car parking to the north of the entry road, and the gravel and grass overflow parking to the south.



KNRC stadium entry, at the north-west corner of the building.



The south-east corner of the KNRC stadium viewed from the Ferny Creek shared path.



The Saturday competition on the outdoor courts is played in all weather conditions.



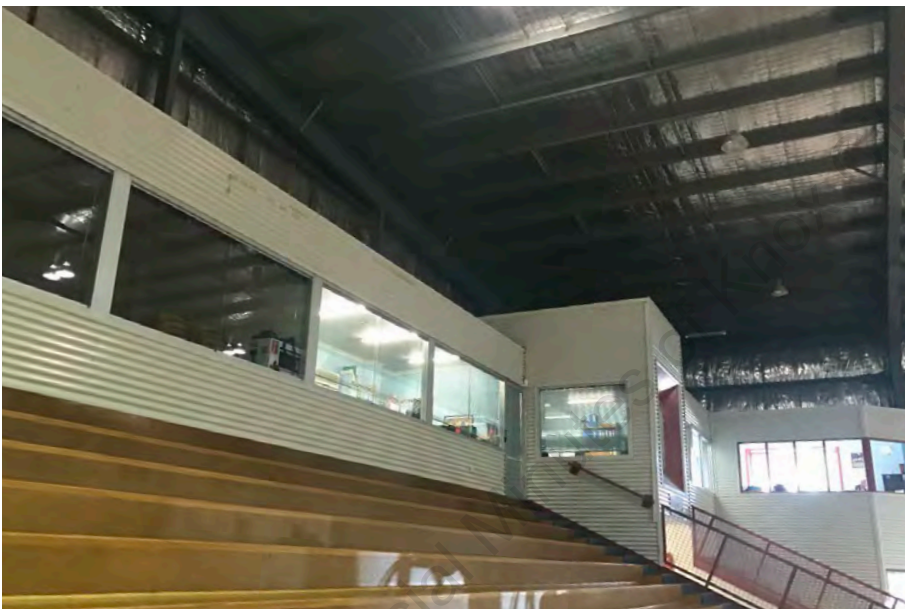
The overflow car parking area is used heavily during the Saturday competition. The unmarked and unsealed nature of the car park means the car parking provision is not particularly efficient, and there have been issues with cars getting bogged in wet conditions.



There is some parking provided in the buffer between the outdoor courts and the rear of the Kevin Avenue residences.



View of the two indoor courts.



The stadium includes tiered spectator seating along the western edge of the courts.



The upper level of the building includes office spaces.

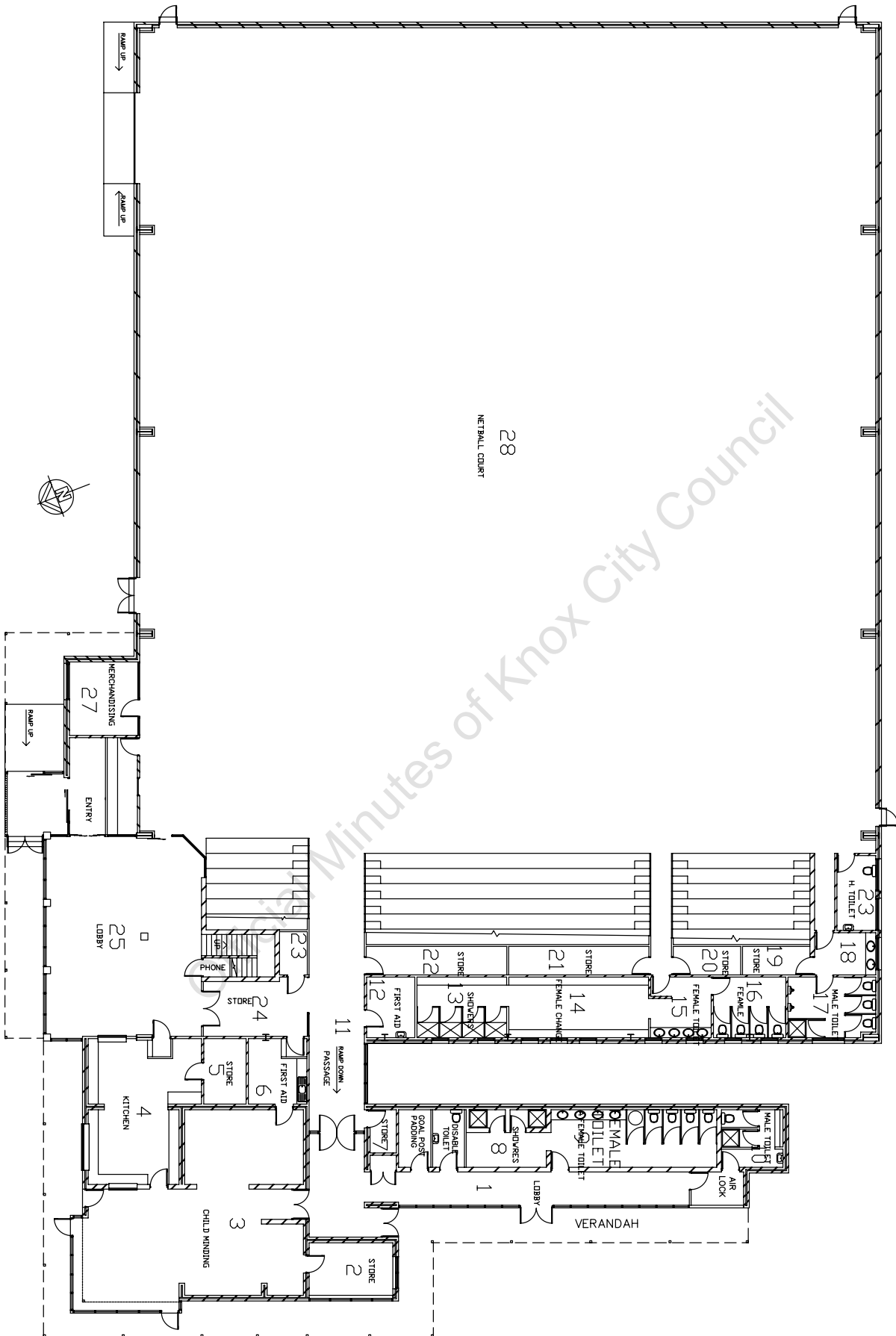


FIGURE 3 - KRNC stadium ground floor plan

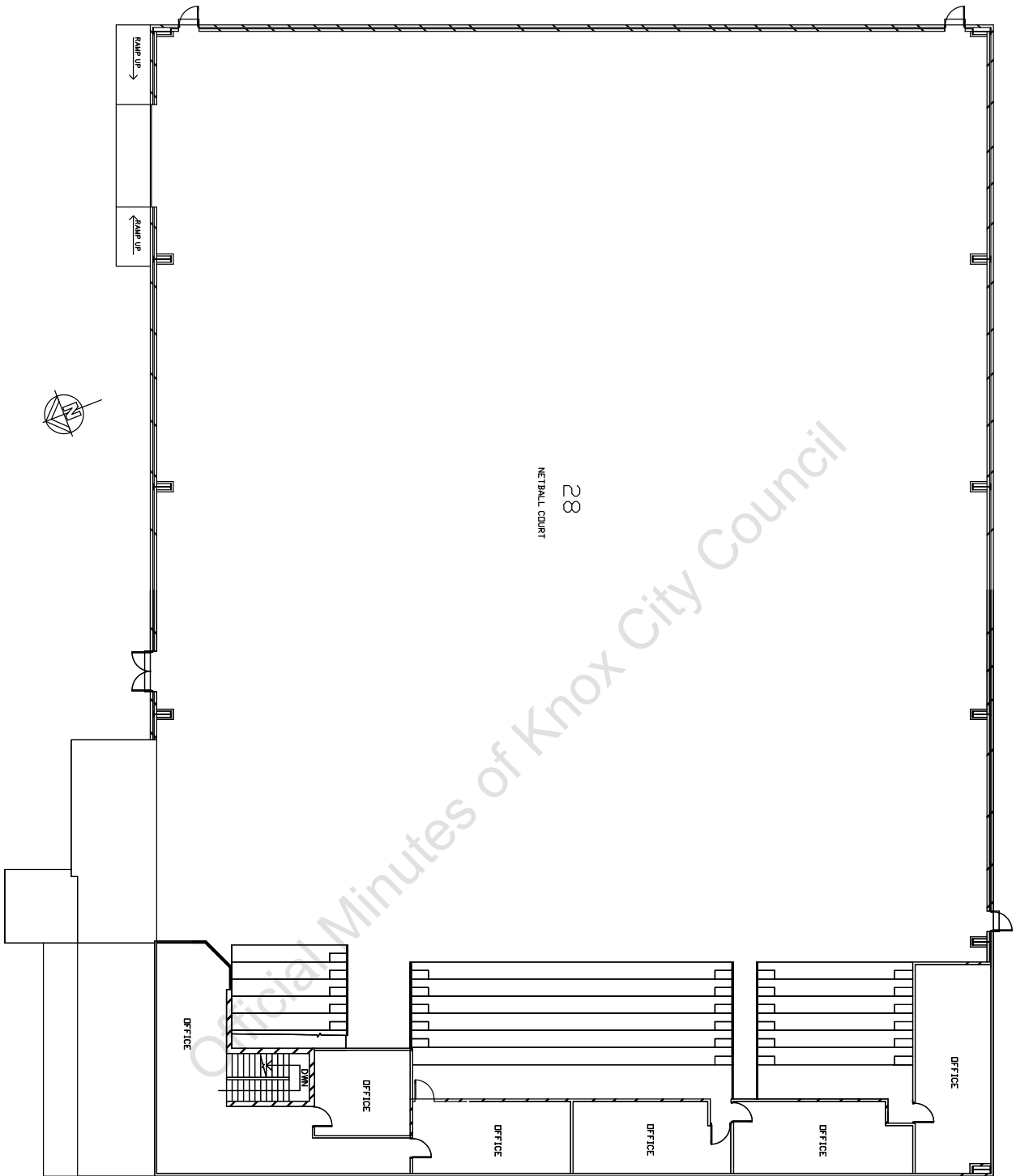


FIGURE 4 - KRNC stadium upper level plan

# Strategic alignment

The following is a summary of existing strategies relevant to this feasibility study.

## **Knox Leisure Plan, 2014-2019**

The *Knox Leisure Plan, 2014-2019* recommended Council “*identify short, medium and longer term strategies for addressing the shortage of indoor netball courts*”. The Leisure Plan reinforces that the Knox Regional Netball Centre is the primary hub for netball facility provision in the municipality.

The Leisure Plan also recommended that Council “*develop a business plan for the growth and development of netball with a particular focus on the Knox Regional Netball Centre*”.

The Leisure Plan found that netball participation ranked the 11th most popular activity for adults in the City with a participation rate of approximately 5% which is higher than State and National averages. Children’s netball participation also remains strong, particularly for 12-14 year olds. The Leisure Plan reports that Netball Victoria indicated that participation in the local region is stronger and more stable than in most other regions in the state.

The Leisure Plan noted that KRNC is a major centre that hosts programs run by Council and the Mountain District Netball Association.

The Leisure Plan also notes issues associated with the existing facilities. The building that accommodates the indoor courts was originally constructed in 1986 and does not comply with current ‘universal design’ recommendations or meet contemporary facility standards. The location of the administration and reception areas in the building do not allow effective monitoring and access to indoor and outdoor spaces.

The Leisure Plan also recognised that initial planning for the Knox Regional Sports Park (KRSP) flagged that netball could potentially be relocated to the Sports Precinct in later years, however given the significant investment in outdoor courts at the Knox Regional Netball Centre, consideration should be given to upgrading indoor court provision at the Knox Regional Netball Centre.

Recent developments regarding the Knox Regional Sports Park subsequent to the endorsement of the Leisure Plan have identified the potential for additional indoor courts, but this additional provision has a strong focus upon sports other than netball. Netball use of this site will not be able to supercede the 20 courts dedicated to netball at KRNC without significant investment focussed upon netball facilities.

### **Netball Victoria Statewide Facilities Strategy, 2017**

The *Netball Victoria Statewide Facilities Strategy* identifies the Knox Regional Netball Centre (KRNC) as a regional facility, with the definition being based upon it having more than 8 courts in total.

KRNC falls within the Eastern Metro region, as defined by the strategy. This region has the highest participation rate of the Melbourne metropolitan regions (with 19,597 Netball Victoria members totalling 1.8% of the population).

The strategy also analyses levels of court provision, and analyses different Local Government Areas (LGAs) against suggested court provision ratios per head of population across the state. Specifically, the report suggests 1 dedicated indoor netball court per 7,640 head of population, or 1 multi-lined indoor court per 4,880 head of population. The comparable numbers for lit outdoor courts are 7,070 (dedicated) and 4,520 (multi-lined), and 3,360 (dedicated) and 2,690 (multi-lined) for unlit outdoor courts.

The Netball Victoria strategy suggests that the existing level of indoor and outdoor court provision in Knox City is adequate when compared to recommended provision ratios. However the report acknowledges that this conclusion is based purely on a quantitative assessment and that further localised research is needed.

Upon reviewing the Netball Victoria strategy as part of this project discrepancies in existing court provision were also identified. When combined with a local qualitative assessment, this has resulted in recommendations for additional court provision outlined later in this report.

The Netball Victoria strategy confirmed that members living in Knox are fairly evenly split between junior members (1,231) and senior members (1,277). Knox is one of only 6 LGAs in metropolitan Melbourne to have more senior members than junior.

The report identifies positive and negative influences on demand for netball facilities in the longer term. These are:

#### *Positive Influences:*

- *Victoria's growing population*
- *Growing popularity of men's and mixed netball*
- *The introduction of modified games and programs such as Fast5, Rock Up Netball, Net4Kids, and additional junior participation programs*
- *The growth and advancement of female sports participation*
- *The physical accessibility of facilities – whether they are located within a reasonable driving distance, located near public transport, located on or near a walking or cycling track, have ample car parking.*

*Negative Influences:*

- *Victoria's aging population*
- *Changing profile of the workforce*
- *Growing competition from other sports and activities*
- *Changing leisure preferences with more people opting to participate in informal recreation rather than structured sport*
- *Inability for Netball Victoria to capture the participant data of unaffiliated netball activities across the state.*

Netball Victoria continues to support the provision of both indoor and outdoor netball courts - both are considered critical to servicing participation demand. However, it is acknowledged that indoor courts are strongly preferred by older adults, mixed teams, boys (3% of NV members) and social competitions. Indoor facilities also preferred for higher standard participation and are therefore critical to supporting athlete pathway development. Other benefits noted by NV include:

- Greater scheduling capacity for user groups
- Is not weather dependent
- Can be used for longer periods of the day
- Is supported by adequate changerooms, amenities and car parking spaces.

Indoor courts also allow netballers to run modified games and programs that cater for broader user groups.

Netball Victoria also supports and advocates strongly for the investment in outdoor courts as this presents a much more affordable option for members. Dedicated netball courts provide greater court utilisation for netball programs to be delivered. Weather, noise restrictions, lighting and supporting amenities however are all factors impacting on court utilisation and participation numbers.

**Melbourne East Regional Sport and Recreation Strategy (2016)**

The *Melbourne East Regional Sport and Recreation Strategy* was a collaboration between the seven Councils comprising the Cities of Boroondara, Manningham, Monash, Maroondah, Whitehorse, Knox, and the Shire of Yarra Ranges. The strategy identifies the current gaps in regional facility provision and provides strategic directions and a planning framework to assist stakeholders and funding providers to prioritise and develop regional projects.

The report identified that basketball, Australian Rules Football, netball, soccer and gymnastics are the highest participation sports in the region, and noted that participation in badminton and table tennis are also popular.

The report identified that there are a number of gaps in the current provision of regional level sport and recreation facilities in Melbourne's East, including fit for purpose indoor sports courts for basketball, netball and other compatible sports.



Development of additional indoor sports courts to meet the current and future demand for basketball and indoor netball across the region has been identified as high priority. Although the report did not specifically identify the Knox Regional Netball Centre as a potential site for additional facilities, additional facilities at this site would help to contribute to meeting future anticipated usage demands.

The report identified locations for possible future indoor court provision in Manningham (Mullum Mullum Reserve), Maroondah (i.e. Heathmont Road Reserve - four-court indoor stadium, including a show court and seating capacity of 500 plus four outdoor floodlit courts and associated amenities), as well as potential facilities in Boroondara and Yarra Ranges. and facilities in Boroondara and Yarra Ranges.

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# Municipal context

There are a range of netball facilities provided within Knox. While a full municipal netball strategy is beyond the scope of this study, an assessment of other facilities assists in determining the existing and desired future role and form of the KRNC site. This section provides details of other netball facilities within Knox. Also included are significant facilities located in neighbouring municipalities, which are useful benchmarks regarding netball provision in Knox.

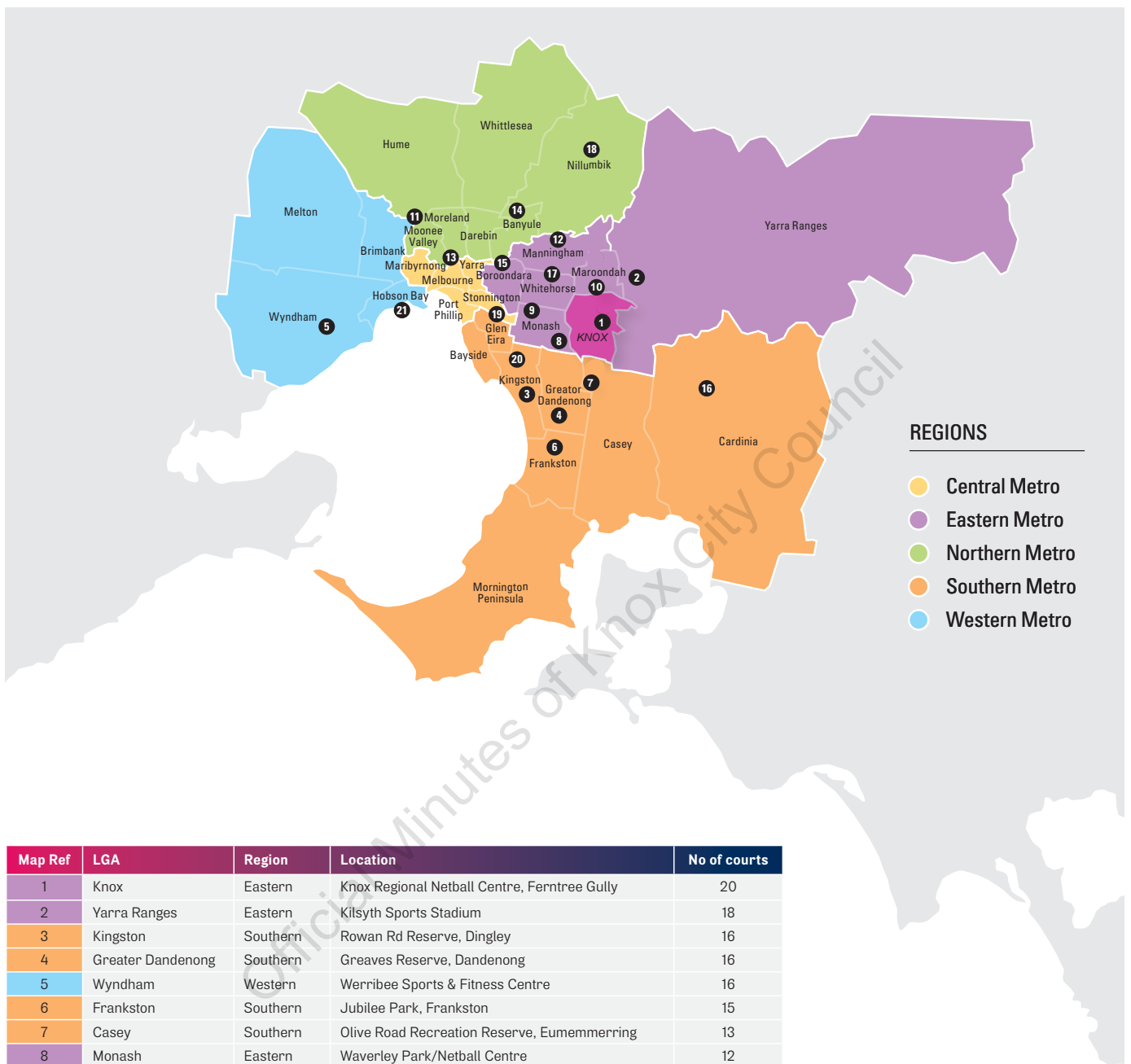
The *Netball Victoria Facilities Manual* (2017) outlines a recommended facility hierarchy and standards for netball venues. It nominates a four (4) tiered hierarchy – Local, Sub Regional, Regional and Elite – and describes the facility components that should be considered for provision at each level of the hierarchy – including playing surfaces, number of courts and support facilities/infrastructure required.

The hierarchy is defined predominantly by the playing surfaces available at each site, as follows:

- Local = 1-3 courts
- Sub-Regional = 4-7 courts
- Regional = 8+ courts
- Elite = Minimum 2 indoor courts

Figure 5 shows the key regional and elite-level facilities across metropolitan Melbourne, as identified by the *Netball Victoria Statewide Facilities Strategy* (2017). KRNC is identified as the facility with the most number of courts within the Greater Melbourne area, highlighting the importance of the facility at a statewide level. This figure also highlights the close proximity of a number of significant netball facilities to Knox municipal boundaries. This spatial arrangement of facilities is likely to contribute to significant cross-municipal catchments for netball facilities.

FIGURE 5 - Regional netball facilities in Metropolitan Melbourne (adapted from the NV Statewide Facilities Strategy 2017)



Map Ref	LGA	Region	Location	No of courts
1	Knox	Eastern	Knox Regional Netball Centre, Ferntree Gully	20
2	Yarra Ranges	Eastern	Kilsyth Sports Stadium	18
3	Kingston	Southern	Rowan Rd Reserve, Dingley	16
4	Greater Dandenong	Southern	Greaves Reserve, Dandenong	16
5	Wyndham	Western	Werribee Sports & Fitness Centre	16
6	Frankston	Southern	Jubilee Park, Frankston	15
7	Casey	Southern	Olive Road Recreation Reserve, Eumemmerring	13
8	Monash	Eastern	Waverley Park/Netball Centre	12
9	Monash	Eastern	Ashwood College	12
10	Maroondah	Eastern	HE Parker Reserve, Heathmont	10
11	Moonee Valley	Western	Clifton Park & Aberfeldie Primary School	10
12	Manningham	Eastern	Templestowe Leisure Centre	10
13	Melbourne	Central	State Netball & Hockey Centre, Parkville	8
14	Banyule	Northern	Parade College, Bundoora	9
15	Boroondara	Eastern	Macleay Park (Boroondara Netball Centre), Balwyn	8
16	Cardinia	Southern	Cardinia Life, Parkenham	8
17	Whitehorse	Eastern	Sportlink, Vermont South	8
18	Nillumbik	Northern	Diamond Creek Netball Centre	8
19	Glen Eira	Southern	Duncan Mackinnon Reserve, Murrumbeena	8
20	Kingston	Southern	Dales Park, Oakleigh South	8
21	Hobsons Bay	Western	Altona Sports Centre	8

Note:  
The locations of a number of facilities have been altered in this diagram compared to the original NV document, to better represent their actual locations. This includes items 1 (KRNC), 7 (Olive Road Recreation Reserve) and 10 (HE Parker Reserve).

The following table summarises existing public facility netball provision in Knox, which is followed by figure 6 showing the location of these venues, and a venue-by-venue analysis, illustrating the existing conditions at each of these sites.

Venue (alphabetical order)	Hierarchy	# of Courts		Primary Usage / Standard		Notes
		Outdoor	Indoor	Training	Competition	
Chandler Park Reserve	Local	3	0	Yes	No	Used by: <ul style="list-style-type: none"> <li>Boronia Netball Club</li> <li>Boronia Uniting Netball Club Inc</li> <li>The Basin Netballers Inc.</li> </ul>
Fairpark Reserve	Local	2	0	Yes	No	<ul style="list-style-type: none"> <li>Used by Fairpark Netball Club Inc</li> </ul>
H.V Jones Reserve	Local	2	0	Yes	No	<ul style="list-style-type: none"> <li>Used by Mountain Gate Netball Club</li> </ul>
Kings Park	Local	2	0	Informal	No	<ul style="list-style-type: none"> <li>Currently disused</li> </ul>
Knox Basketball Stadium	Local / Elite	0	2	Yes	Yes	<ul style="list-style-type: none"> <li>Shared use courts.</li> <li>6 basketball courts, only 2 used for netball.</li> </ul>
Knox Regional Netball Centre	Regional / Elite	18	2	Yes	Yes	<ul style="list-style-type: none"> <li>Dedicated netball courts.</li> <li>Used by: <ul style="list-style-type: none"> <li>Knox Netball Competition</li> <li>Mountain District Netball Association</li> <li>Ferntree Gully Netball Club</li> </ul> </li> </ul>
Knox Regional Sports Park	Local / Elite	0	3	Yes	Yes	<ul style="list-style-type: none"> <li>Shared use courts.</li> <li>6 courts basketball, 3 marked for netball.</li> </ul>
Liberty Reserve	Local	2 (half courts)	0	Informal	No	<ul style="list-style-type: none"> <li>Two netball half courts only, not used by any club.</li> </ul>
Rowville Community Centre	Local	2	0	Yes	No	<ul style="list-style-type: none"> <li>Two outdoor courts used by Rowville Netball Club and two public basketball/netball courts.</li> </ul>
Walker Reserve	Local	2	0	Yes	No	<ul style="list-style-type: none"> <li>Two new courts constructed in 2017.</li> <li>Used by Wantirna South Netball Club.</li> </ul>
Wally Tew Reserve	Local	2	0	Informal	No	<ul style="list-style-type: none"> <li>Currently disused</li> </ul>
<b>Totals</b>		<b>35</b>	<b>7</b>	<b>8 training venues</b>	<b>3 competition venues.</b>	
Notes relating to totals		29 courts in use (6 are informal or disused)	Only 2 of these indoor courts are dedicated to netball.			



## Chandler Park Reserve (Boronia)



### Facility summary

Number of courts:	3
Court alignment:	North-south
Court surface type:	Acrylic hard court
Court condition:	Good
Linemarking:	Netball only
Lighting:	Yes (training standard)
Facilities:	Toilet/change facilities at nearby cricket/football pavilion
Spectator seating:	Minimal (informal seating on low retaining wall along eastern edge of courts)
Public use?	Poles/hoops removed when not being used by clubs.
Expansion opportunities?	Very limited (hemmed in by other uses, existing vegetation and level changes)



*The reserve is home to three lit acrylic-surface hard courts in good condition that are only line-marked for netball.*



*Steps and path leading to toilet/changing facilities, located within the football/cricket pavilion.*



*Site signage notes the reserve as being home to three netball clubs.*

## Fairpark Reserve (Ferntree Gully)



### Facility summary

Number of courts:	2
Court alignment:	East-west
Court surface type:	Asphalt hard court
Court condition:	Fair
Linemarking:	Netball only
Lighting:	Yes
Facilities:	Public toilet nearby
Spectator seating:	Good. (Tiered seating and shelter to the north).
Public use?	Poles/hoops removed when not being used by clubs.
Expansion opportunities?	Some potential (eg. over unsurfaced car park to the east)





*Above left: The reserve is home to a single netball club.*



*Above right, and left: There is a brick storage shed to the west of the courts, as well as stepped seating area, shelter and barbecues to the north.*



*The site is serviced by a public toilet to the north-east of the courts, and a small storage shed.*

## HV Jones Reserve (Ferntree Gully)



### **Facility summary**

<i>Number of courts:</i>	2
<i>Court alignment:</i>	North-south
<i>Court surface type:</i>	Acrylic hard court
<i>Court condition:</i>	Good
<i>Linemarking:</i>	Netball only
<i>Lighting:</i>	Yes
<i>Facilities:</i>	Toilet block (refer photos)
<i>Spectator seating:</i>	Minimal
<i>Public use?</i>	Poles/hoops removed, and car park entry gate closed when not being used by clubs.
<i>Expansion opportunities?</i>	Potential expansion to the north, at the expense of existing car parking, or the tennis facilities.



*The play space and tennis courts are located to the north-east of the courts. The tennis courts are no longer used by a club, and the former tennis club pavilion is now leased to a non-sporting organisation.*



*The courts directly adjoin a car park on the north-western edge.*



*The cricket/soccer pavilion abuts the south-western edge of the courts.*

## Kings Park (Ferntree Gully)



### Facility summary

Number of courts:	2
Court alignment:	North-south
Court surface type:	Asphalt
Court condition:	Poor
Linemarking:	None
Lighting:	No
Facilities:	Nil
Spectator seating:	Nil
Public use?	Informal use only. Poles/hoops removed.
Expansion opportunities?	Not applicable (courts no longer in use).



*Kings Park no longer hosts a netball club, but continues to accommodate cricket, football, baseball and athletics uses.*



*There are a number of pavilion buildings to the west of the courts.*



*The court surface has deteriorated at the southern end, and is unsuitable for use in its current condition.*

## Knox Basketball Stadium (Boronia)



### **Facility summary**

<i>Number of courts:</i>	2
<i>Court alignment:</i>	Indoors
<i>Court surface type:</i>	Timber
<i>Court condition:</i>	Good
<i>Linemarking:</i>	Multi-sport
<i>Lighting:</i>	Yes
<i>Facilities:</i>	Stadium, including toilets and change
<i>Spectator seating:</i>	Stadium seating
<i>Public use?</i>	Indoor booked facility.
<i>Expansion opportunities?</i>	Low

*The Knox basketball stadium<sup>26</sup> is located within Boronia Park, along with a variety of other civic facilities including the Boronia Library.*



## Knox Regional Netball Centre (Ferntree Gully)



### Facility summary

Number of courts:	2 indoor, 18 outdoor
Court alignment:	East-west
Court surface type:	Acrylic hard court
Court condition:	Good
Linemarking:	Netball only
Lighting:	Yes (to 4 outdoor courts)
Facilities:	Stadium includes toilets/change, kiosk, creche, etc.
Spectator seating:	Minimal to outdoor courts
Public use?	Yes
Expansion opportunities?	Refer to KRNC feasibility study/master plan.



## Liberty Reserve (Rowville)



### **Facility summary**

<i>Number of courts:</i>	2 x half courts
<i>Court alignment:</i>	East-west
<i>Court surface type:</i>	Asphalt
<i>Court condition:</i>	Good
<i>Linemarking:</i>	Netball only
<i>Lighting:</i>	No
<i>Facilities:</i>	Nearby stadium
<i>Spectator seating:</i>	Nil
<i>Public use?</i>	Yes
<i>Expansion opportunities?</i>	Limited



*The two half courts are part of a multi-purpose hardcourt space, separated by a 'hit up' wall, and adjoined by a basketball court and fenced tennis court.*

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## Walker Reserve (Wantirna South)



### Facility summary

<i>Number of courts:</i>	2
<i>Court alignment:</i>	North-south
<i>Court surface type:</i>	Acrylic hard court
<i>Court condition:</i>	Good
<i>Linemarking:</i>	Netball only
<i>Lighting:</i>	Yes
<i>Facilities:</i>	Toilet block (refer photos)
<i>Spectator seating:</i>	Minimal
<i>Public use?</i>	Poles/hoops removed, and car park entry gate closed when not being used by clubs.
<i>Expansion opportunities?</i>	Potential expansion to the north, at the expense of existing car parking, or the tennis facilities.

Attachment 8.1.1  
The reserve is home to two lit acrylic-surface hard courts in good condition that are only line-marked for netball.



Above left: Walker Reserve is home to the Wantirna South Netball Club.  
Above right: A very modest existing toilet block is located to the north-west of the courts.



A line of existing trees separates the courts from the football/cricket oval.

## Wally Tew Reserve (Ferntree Gully)



### Facility summary

Number of courts:	2
Court alignment:	East-west
Court surface type:	Asphalt
Court condition:	Fair
Linemarking:	Netball only (faded)
Lighting:	No
Facilities:	Toilet block and small storage building (refer photos)
Spectator seating:	Nil
Public use?	Poles/hoops removed
Expansion opportunities?	Very limited

There are 2 courts in the north-eastern corner of the reserve. 33



There is a small brick building associated with the courts, and an old brick public toilet nearby.

## State Basketball Centre (Wantirna South)



## Waverley Netball Centre (Glen Waverley)



### Facility summary

<i>Number of courts:</i>	4 indoor, 8 outdoor
<i>Court alignment:</i>	North-south
<i>Court surface type:</i>	Acrylic hard court outdoors Timber floors internally
<i>Court condition:</i>	Good
<i>Linemarking:</i>	Netball only (indoors and out)
<i>Lighting:</i>	Yes, to all courts
<i>Facilities:</i>	Stadium includes toilets, change rooms & administration space.
<i>Spectator seating:</i>	Grandstand seating for approx. 1300 indoors Minimal formal spectator seating outdoors
<i>Public use?</i>	Outdoor poles/hoops permanently in place and accessible via parkland.





*The netball stadium was opened in 1994.*



*The facility is located within Jells Park.*



*The facility is clearly branded as a dedicated netball facility.*

## HE Parker Reserve (Heathmont)



**EXISTING**



**UNDER CONSTRUCTION**

### Facility summary

<b>Number of courts:</b>	10 outdoor (existing) 4 indoor, 4 outdoor (under construction)
<b>Court alignment:</b>	North-south
<b>Court surface type:</b>	Acrylic hard court outdoors (existing)
<b>Court condition:</b>	Fair (existing)
<b>Linemarking:</b>	Netball only
<b>Lighting:</b>	Yes, to 7 courts
<b>Facilities:</b>	Existing pavilion includes toilets & change rooms
<b>Spectator seating:</b>	Minimal spectator seating (existing)
<b>Public use?</b>	Outdoor poles/hoops permanently in place and courts accessible.



*The existing pavilion and courts (to be demolished).*



*Artist impressions of the new \$16.5 million multi-sports complex, including 4 outdoor netball courts and a 4 court stadium. The facility is also proposed to enable training and competition for volleyball, badminton and table tennis.*

**Other venues**

In addition to the publically owned venues identified above, there are two privately-owned commercial venues offering indoor netball competitions as well as a number of school venues used by existing clubs for training purposes. These are:

- Eastern Indoor Sports Centre – 3 indoor multi-use courts, privately owned.
- Insportz Knox – 4 indoor multi-use courts, privately owned.
- Rowville Secondary College – 3 indoor courts and 1 outdoor court, used for club training only, including the Rowville Netball Club.
- St Lukes Primary School, Stokes Road, Wantirna – used for training only by the St Luke's Netball Club Inc.

**Indoor Facilities**

The analysis of existing indoor facilities within Knox shows that there are limited number of indoor netball courts available within the municipality. The 2 courts at KNRC are the only two dedicated competition standard indoor courts available. The Knox Regional Sports Park and Knox Basketball Stadium currently provide 6 indoor courts each, however their use is dominated by basketball with only 3-courts and 2-courts respectively marked for netball at each venue. Access for netball use is limited given high levels of demand for basketball.

At its December 2017 meeting, Council supported further investigation, consultation and financial modelling for possible development options at the Knox Regional Sports Park to incorporate an additional 10 indoor courts for domestic basketball as well as other sporting facilities within the precinct including (but not limited to) NBL basketball stadium, soccer, gymnastics and hockey facilities. The Council resolution dictates that possible development scenarios "place a higher priority on the provision of domestic sporting and recreation facilities" as opposed to an NBL stadium, particularly in response to the Knox Basketball Plan which recommends development of an additional 10 courts in order to provide for current and future basketball demand.

Therefore, use of the Knox Regional Sports Park for indoor netball is likely to continue to be limited due to ongoing basketball demand. The Knox Regional Sports Park – including any future show-court – should be made available to support occasional elite netball use and special events requiring significant spectator seating. On this basis, KRNC will remain the City's regional netball facility servicing domestic competition needs, athlete pathways and mass participation for the sport.

**Country Football/Netball model**

At present one of the City's 15 netball clubs participate in Country Football Netball Leagues (being the Boronia Hawks Football and Netball Club in the Eastern Football League). Participation differs from other netball clubs in Knox in that they are integrated with an Australian Rules football club and generally participate at the same time and venue (i.e. recreation reserve) as the football team on a home and away basis.

Council officers have indicated that they are aware of potential interest from other football clubs in the City to possibly establish integrated netball teams which would likely trigger requests for support infrastructure, including outdoor courts and amenities.

The Netball Victoria Facilities Manual (2017) recommends Football/Netball League venues comprise a minimum of two compliant netball courts with lighting, player facilities and associated amenities, changerooms and support infrastructure.

The majority of Council's existing active recreation reserves (i.e. sportsgrounds) are spatially constrained with limited capacity to accommodate significant additional playing fields/courts. Development of netball courts would also increase demand for applicable change rooms, amenities and support infrastructure at each respective site at considerable capital cost. Essentially these facilities would duplicate what is already available at the KNRC site. Furthermore, expansion of Football/Netball leagues within the City is not likely to significantly increase overall netball participation, rather it is likely to result in a transfer of existing MDMA participants to other Saturday competitions. This could potentially undermine the sustainability of the MDMA competition and further exacerbate requests to duplicate facilities across the City.

Therefore, given active open space spatial constraints, capital costs, duplication of facilities and impact on existing participation structures, development of netball facilities to support football/netball competitions should not be considered a priority. Rather KRNC should be reinforced as the regional participation hub for netball in the City, including as a site to accommodate football/netball club competition needs if required (i.e. alternative scheduling model).

This approach is supported by the Netball Victoria Statewide Facilities Strategy:

*Metropolitan competitions operate differently to other established football netball leagues in Victoria, in that their netball competitions are not necessarily held at football grounds. The leagues are currently satisfied with this arrangement. LGA's are also satisfied as it removes the pressure to provide netball facilities at every football ground. Netball Victoria supports the use of existing facilities to ensure growth of the competitions and pathways.*

Netball facilities within existing active recreation reserves should be retained primarily to support local club training needs and informal community use as opposed to competition sites.

# KRNC existing use

The existing KRNC facility comprises 18 outdoor netball courts and 2 indoor courts. The centre administration, operation and asset management are directly undertaken by Council, however the Mountain District Netball Association (MDNA) is responsible for management of their own competition/s.

The main netball use of the KRNC facilities are as follows:

- Knox City Council runs a mid-week ladies netball competition on Fridays, and a mixed netball competition on Sunday evenings. All games are played indoors with qualified umpires. The competition operates two seasons per year. The Winter season runs from February to June, and the Spring season runs from July to December.
- Mountain District Netball Association (MDNA) currently runs weeknight ladies netball competitions from Monday to Thursday nights and the Saturday club competitions. MDNA currently run two seasons each year with grading matches during the first few weeks. The Autumn season commences late January with finals played in June, and the Spring season commences early July with finals played in early December.
- MDNA's Saturday netball competitions also runs two seasons each year, with local netball clubs around Knox. The main Winter season commences mid-March with finals played in August, and the shorter Spring season commences in September with one round of finals in early December.
- MDNA also run Fast 5 (a shorter, smaller team format) and MDNA 'Rep' (representative team) training at KRNC.
- The Eastern Football League utilise the indoor courts on Friday nights between April and August each year.

Approximately 6,000 people visit the Knox Regional Netball Centre per week. This has reached in excess of 10,000 people during finals and special events. This figure includes Saturday club use, club training, Mountain District Netball Association Rep Program, Mountain District Netball Association Night Competitions, Knox City Council Netball Association competitions, regular hire groups such as Builders Academy, New Heights Fitness and individual netball club training.

Regular users of the facilities include:

- |   |   |
|---|---|
| 1. Mountain District Netball Association        | 18. Netball Victoria                            |
| 2. Belcoma Netball Club                         | 19. Rowville Secondary College Sports Academy   |
| 3. Boronia Netball Club                         | 20. Builders Academy Australia                  |
| 4. Boronia Uniting Netball Club                 | 21. Olinda-Ferny Creek Netball Club             |
| 5. Fairpark Netball Club                        | 22. Upwey Tecoma Netball Club                   |
| 6. Mountain Gate Netball Club                   | 23. East Vic Roller Derby Club                  |
| 7. Rowville Netball Club                        | 24. Lion Bushido Karate                         |
| 8. St. John's Netball Club                      | 25. New Heights Personal Training               |
| 9. St. Luke's Netball Club                      | 26. Knox City Council Netball Association       |
| 10. South Upwey Netball Club                    | 27. Yarra Valley Grammar Ariels VNL             |
| 11. Wantirna South Netball Club                 | 28. Local school clusters (primary & secondary) |
| 12. The Basin Netballers Netball Club           | 29. Wantirna South Football Netball Club        |
| 13. Sassafras Ferny Creek Netball Club          | 30. Ready4Net (Knox City Council program)       |
| 14. Monbulk Netball Club                        | 31. Caribbean Speed Skating                     |
| 15. Lysterfield Netball Club                    | 32. Netfit (clinics and events)                 |
| 16. Blackwood Park Netball Club                 |   |
| 17. Eastern Football League Netball Competition |   |

Figures 7 and 8 show an indicative schedule for regular weekly bookings of the indoor courts at KRNC. Figures 9 and 10 provide the same information for the outdoor courts at KRNC. Additional ad-hoc, one-off, school use and special event bookings are not represented in these figures. Such bookings are generally tailored around regular weekly activities.

It can be seen that the Knox Regional Netball Centre (indoor and outdoor courts) is currently used for an estimated 232 hours of competition use per week (i.e. 144 court-hours outdoor and 88 court-hours indoor). Indoor court usage therefore accounts for approximately 38% of total court-hours for competition use and represents approximately 1,580 players per week.

Analysis of the schedule of use – particularly the indoor courts – reveals that opportunities for additional peak-time use of the facility are extremely limited. Availability is constrained to Wednesday and Thursday evenings after 10pm only, which is a highly undesirable timeslot. Conversely, there is considerable scope for additional use of the outdoor courts, including courts 1-4 which include basic standard lighting. A 2014 audit suggested that the lighting was suitable for training but not competition.

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**KRNC Stadium court usage - weekdays**

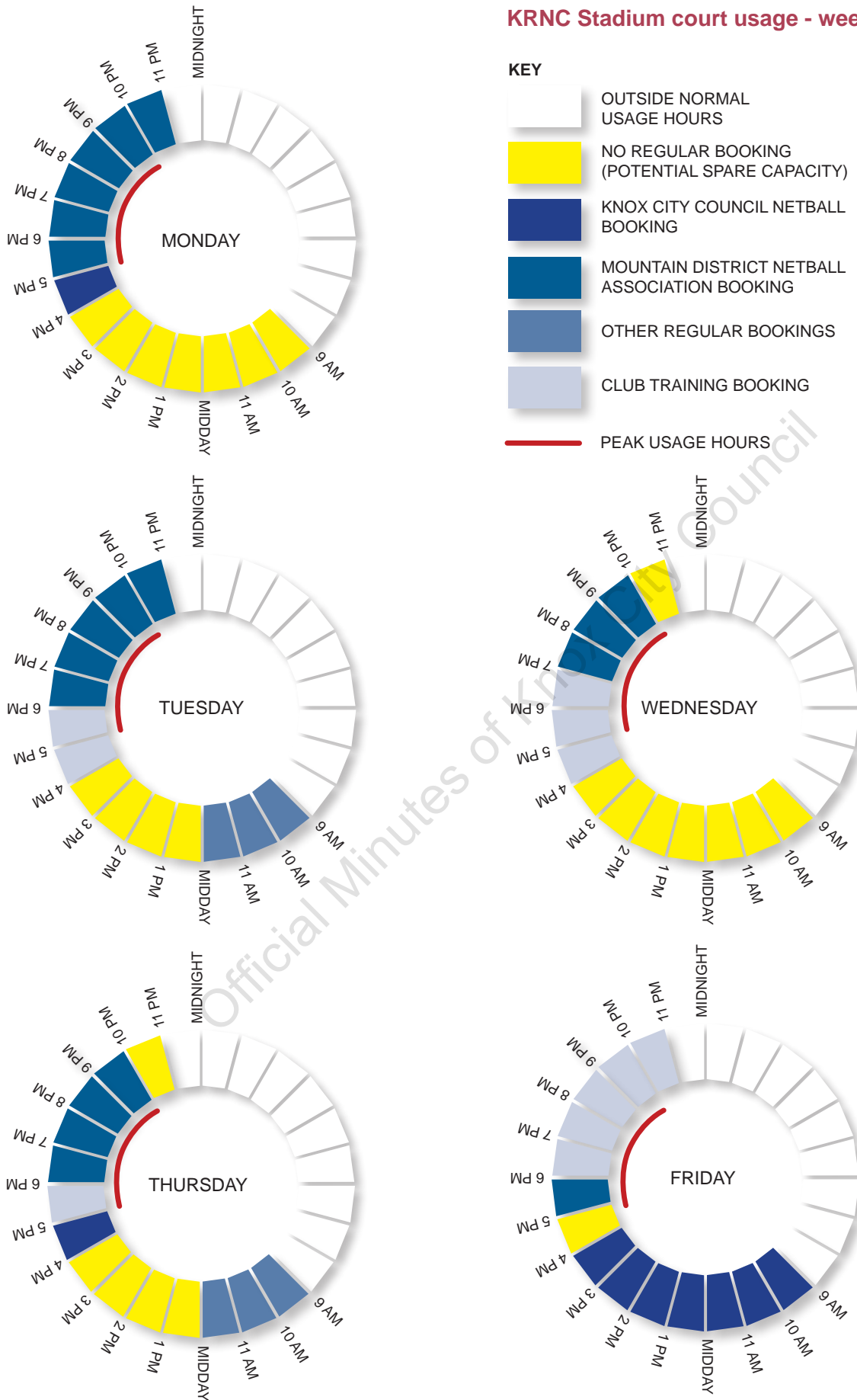


FIGURE 7 - KRNC stadium court bookings - weekdays



**KRNC Stadium court usage - weekends**

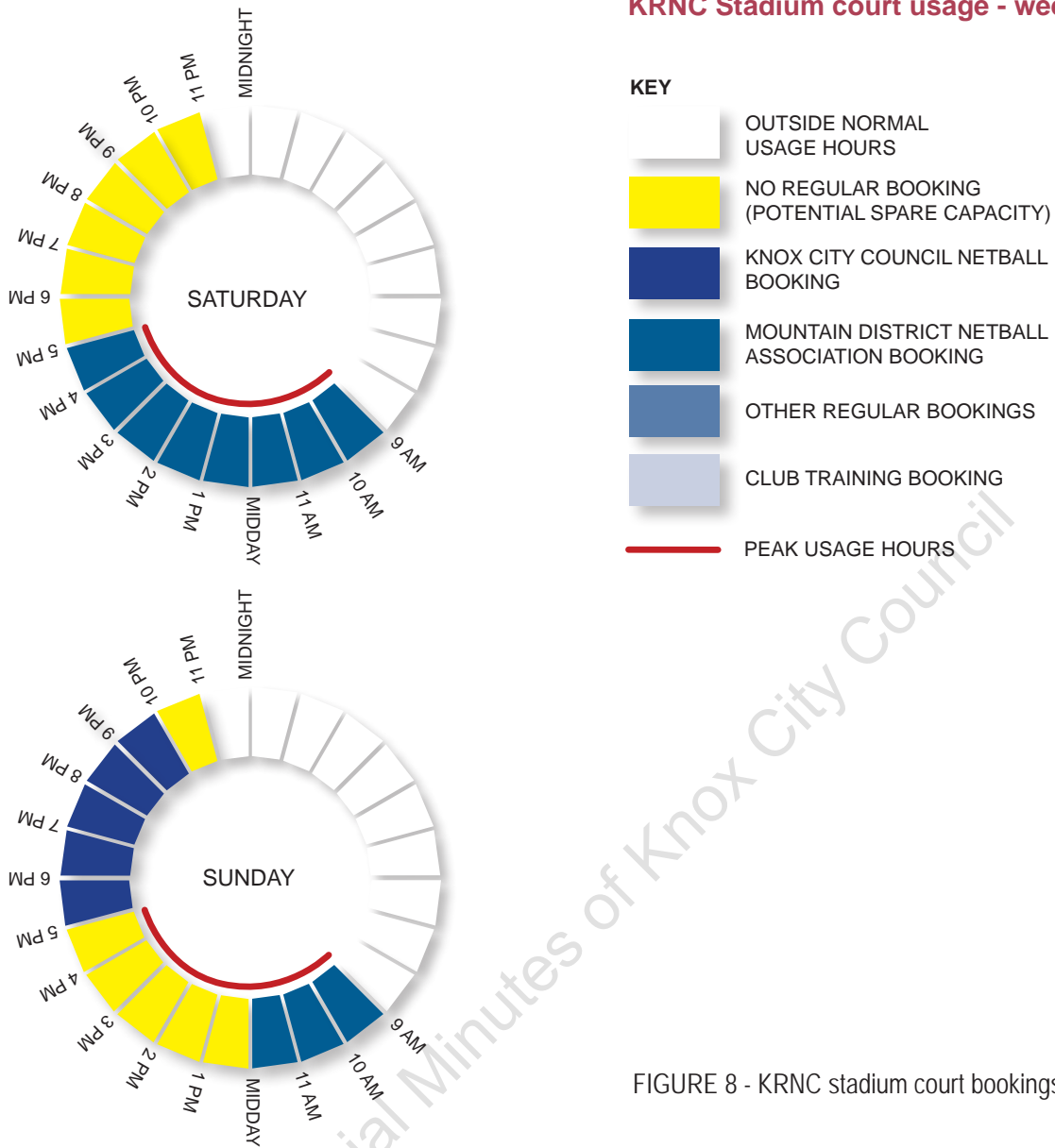


FIGURE 8 - KRNC stadium court bookings - weekends

**KRNC outdoor court usage - weekdays**

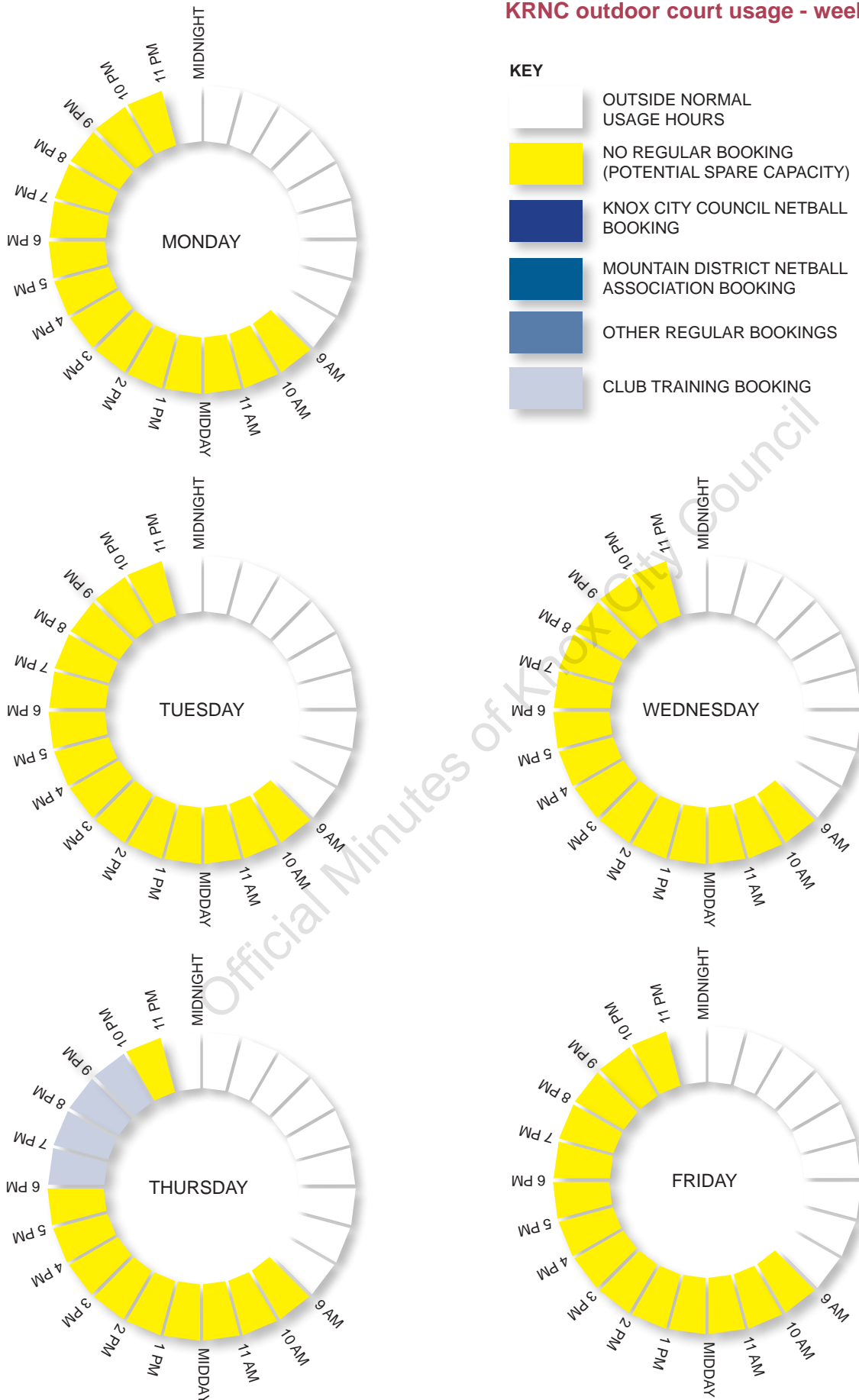


FIGURE 9 - KRNC outdoor court bookings - weekdays

**KRNC outdoor court usage - weekends**

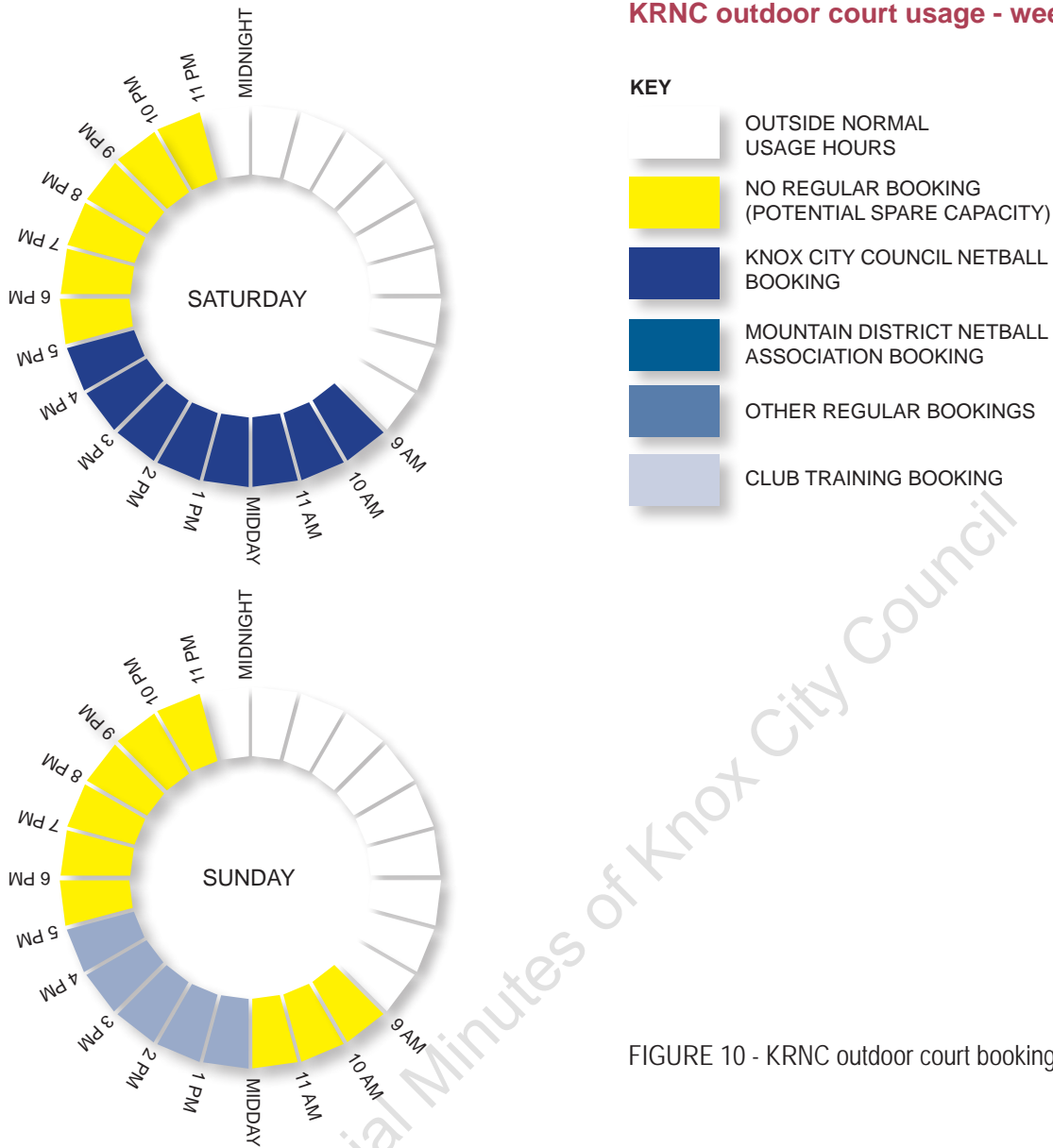


FIGURE 10 - KRNC outdoor court bookings - weekends

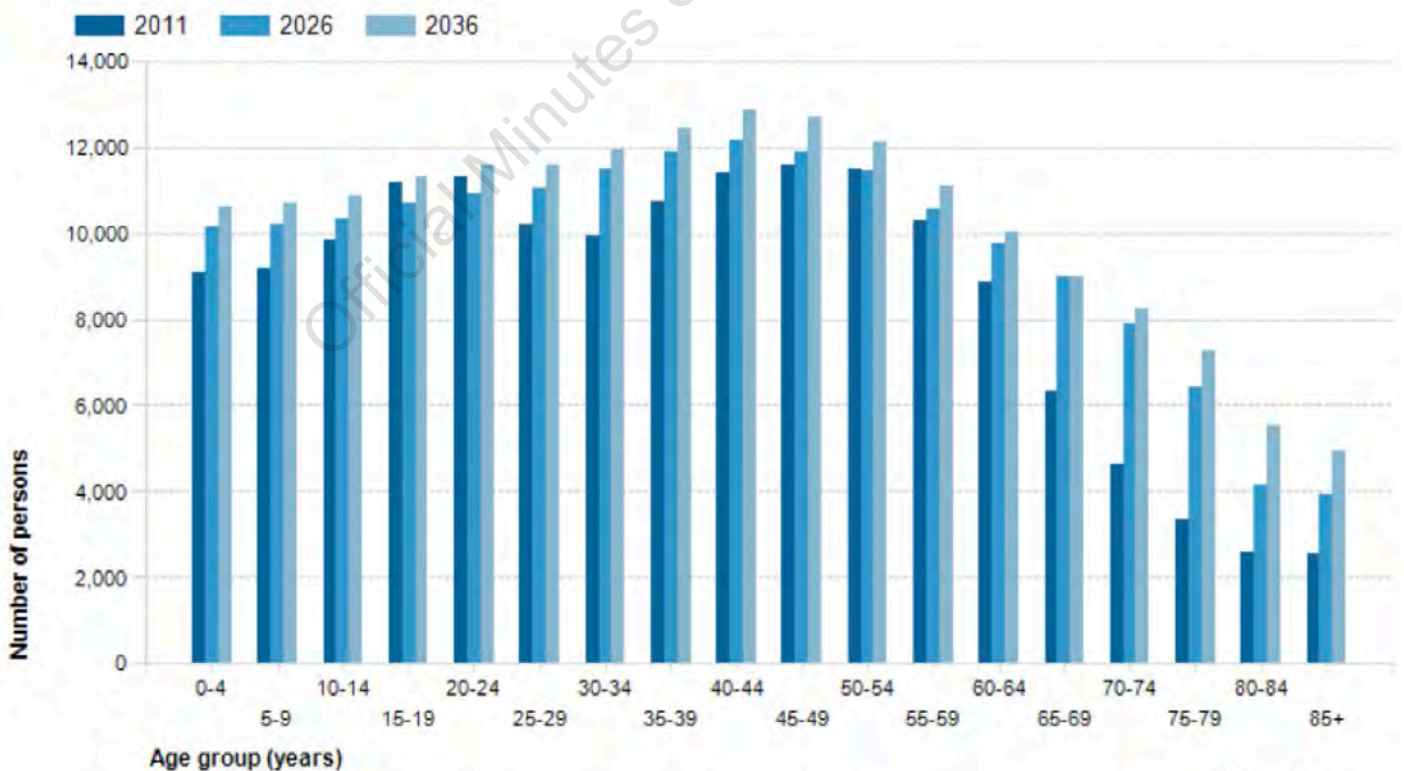
# Participation trends

## Demographics

The number and age of people in the key catchment area for the KRNC is one of the factors that impacts upon likely future usage of the facility. Key demographic data and trends identified include:

- The City of Knox Estimated Resident Population for 2016 is 157,052, with a population density of 13.81 persons per hectare.
- There are slightly more females than males (approximately 50.8% compared to 49.2% respectively).
- Between 2011 and 2036, the population for the City of Knox is forecast to increase by 30,203 persons (19.53% growth), at an average annual change of 0.72%.
- The population is forecast to reach 184,821 residents by 2036.
- Between 2011 and 2026, the age structure forecasts for the City of Knox indicate a 9.1% increase in population under working age, a 61.2% increase in population of retirement age, and a 4.6% increase in population of working age.
- In 2011, the dominant age structure for persons in the City of Knox was ages 45 to 49, accounting for 7.5% of the total persons.
- The largest increase in persons between 2011 and 2026 is forecast to be in ages 70 to 74, which is expected to increase by 3,247 and account for 4.5% of the total persons.
- However, the largest 5 year age group in 2026 will be 40 to 44 year olds, with a total of 12,155 people.

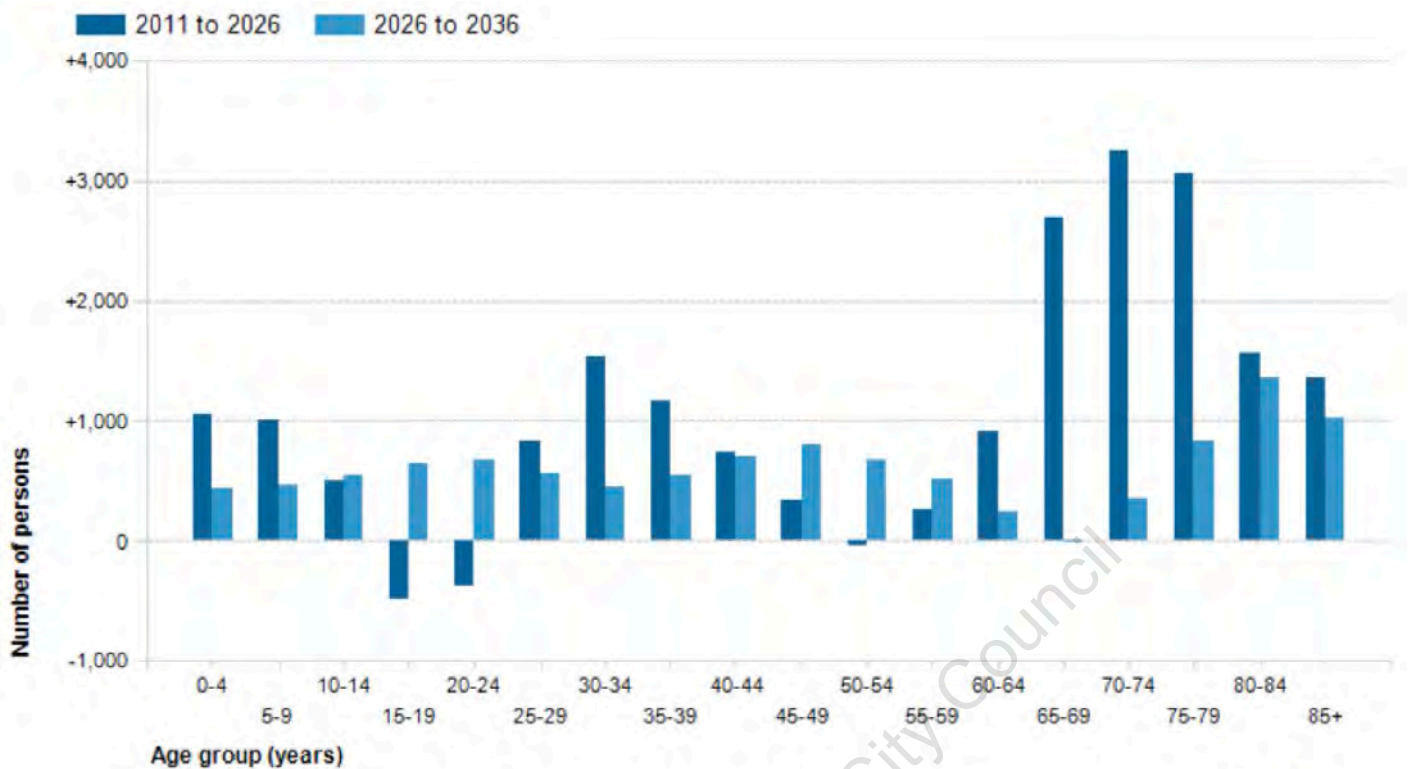
The forecast age structure and change in age structure for 5-year age groups are shown in the figures 11 and 12 below.



Population and household forecasts, 2011 to 2036, prepared by .id the population experts, May 2014



FIGURE 11 - City of Knox forecast age structure



Population and household forecasts, 2011 to 2036, prepared by .id the population experts, May 2014.

**.id** the population experts

FIGURE 12 - City of Knox forecast change in age structure

The changes in forecast age structure will influence future demand for indoor netball court provision through to 2036 and beyond. In particular overall growth in those aged under 25 years (i.e. including age groups with the highest overall participation rates in netball) will continue to drive demand for access to indoor and outdoor facilities. This will be intensified by increases in the total population aged over 25 years who will drive demand for access to indoor facilities as a strong preference over outdoor courts. The provision of indoor courts will therefore be critical to sustaining and supporting ongoing physical activity participation, particularly as the population ages.

### **Netball participation trends**

Netball is a popular participation sport. The *Melbourne East Regional Sport and Recreation Strategy* identified netball, along with basketball, Australian Rules Football, soccer and gymnastics as the highest participation sports in the region.

The *Knox Leisure Plan 2014-19* reported a netball participation rate of approximately 5% for the municipality. This is higher than State and National averages, and ranked netball the 11th most popular activity for adults in the City.

The *Netball Victoria Statewide Facilities Strategy* identifies that 'netball remains the most popular team sport for girls and women in Australia, and participation numbers continue to rise'.

Netball has traditionally been a sport played by females. While there has been a trend toward mixed-gender netball competitions, netball is still a sport played predominantly by females.

The characteristics of netball make it a sport suitable for a wide range of age groups.

Netball is a sport that is currently played competitively both indoors and outdoors, in contrast to a sport with similar characteristics, basketball, which is played competitively almost exclusively indoors.

There is a definite trend toward netball being played indoors. There is a significant proportion of regional netball facilities without any outdoor court provision, and netball-related developments in surrounding municipalities reflect this trend (such as the replacement of ten outdoor courts at HE Parker Reserve in Maroondah with 4 indoor and 4 outdoor courts). Netball Victoria estimates that in Victoria 70 to 80% of competitive netball is now played indoors.

Netball Victoria has identified both positives and negatives relating to the trend toward indoor courts. On the positive side:

- Players want to play indoors. This is particularly the case for senior players, of which Knox has a relatively high proportion.
- Indoor courts are much more intensively used than outdoor courts, including opening up the opportunity for easy use outside of daylight hours and in all weather conditions.

And on the negative side:

- indoor stadia are expensive to construct, and small scale venues (less than 4 courts) are often economically unviable.
- the cost to participants of playing indoors needs to be higher than playing outdoors to cover costs. Higher costs will discourage some potential participants, particularly in areas of economic disadvantage.

In addition to netball participation trends, there is also increasing interest and demand for access to indoor court space for a range of other non-traditional sports and activities, including Roller Derby and Speed Skating – both of which currently use facilities at KRNC.

### ***Indoor facility design trends***

Common design characteristics identified in contemporary indoor stadia relevant to this project are listed below. These are not mandatory, but provide a checklist of items that should be considered as a part stadium design to ensure the facilities can function at a high level:

- Heating/cooling to improve spectator amenity and participant safety (i.e. reduce incidences of cancellations due to excessive heat).
- Acoustic paneling to reduce sound reverberation.
- Multi-lined courts with adequate safety run off and circulation space.

- Sufficient roof height to allow multi-sport use.
- Adequate car parking, including access to an overflow car parking area when required.
- In-built spectator seating, including retractable seating servicing the show-court.
- Player change rooms with direct access to courts.
- Adequate storage with easy access to the courts.
- Multiple (unisex) change rooms and amenities.
- An appropriate sized foyer/kiosk to cater for participant and/or spectators mustering before and after games.
- Water harvesting facilities to take advantage of large roof space.
- Court spacing and seating design to maximise viewing.
- Glass walls/windows to maximise spectator viewing and amenity (i.e. from foyer and social areas).
- Inclusion of social spaces to meet, eat and gather.
- Vibrant interior designs including photographic displays, memorabilia and past history.
- Court dividers to support multi-use and safety.
- Inclusion of latest technology throughout the facility to aide communication, promotion, sponsorship and sports/event management.
- Incorporation of commercial facility components into the overall service mix, e.g. retail outlets, health services, café facilities.
- Pursuit of non-sporting uses for indoor facilities including events, displays, functions etc.

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# Consultation findings

## Community Survey

This feasibility study is being undertaken in parallel with a master plan for the KRNC and nearby HV Jones Reserve. To provide reserve users and local residents to have their say, a survey was undertaken. The survey was posted to local residents, and provided to site users via their organisations and at on-site consultation events. A single survey was used for the 3 pieces of work (this feasibility study and the two master plans). Approximately 170 responses were received.

The option of '*increase the number of indoor netball courts at the Knox Regional Netball Centre stadium*' was selected by just under half (49.1%) of respondents when asked to select up to three potential reserve improvement works that they would most like to see implemented at one or more of the reserves. This was the second most popular response, after '*more or improved car parking*' (52.0%).

The survey also included an open-ended question: '*Please list any other comments or ideas about these reserves that you would like to share*'. Of the 60 people who responded to this question, a reference to the need for upgrade and/or expansion of the KRNC stadium was found in 21.7% of responses. This was the second most popular response, behind references to improving car parking and access to the KNRC site (23.3%).

## Club/stakeholder engagement

A meeting was held with the organisations with an interest in KRNC, and in particular the clubs currently using the facilities. This meeting provided critical information about the way the site is currently used, and the findings have been integrated into this report.

Key items discussed at this meeting are itemised below, organised under subheadings.

### What is valued at KNRC?

- A central point/hub to come together and play.
- All teams to come to the one venue.
- Single lined courts. This is particularly important for younger kids and beginners as it is less confusing for them to learn the sport.
- People generally feel safe; however, the area adjacent to the entrance to the stadium is poorly lit at night. Some users feel a slight feeling of unease but people walk out together which helps with the sense of security.

### Access and car parking

- According MDNA data survey, the site on average receives approximately 6000 visitors per week, at times this increases to 10,500 visitors.
- Some users walk to the site but the majority of users drive.
- The site is poorly serviced by public transport. Kids can only rely on their parents to drop them off and pick up.
- The site has only one vehicle entrance, leading to traffic congestion, especially during game change over, when a large number of vehicles are exiting and entering the site at the same time.



A number of consultation events were held, including on-site engagement held on netball competition days (top). Car parking, including the condition of the overflow car park (bottom) was a consistent theme in engagement discussions.



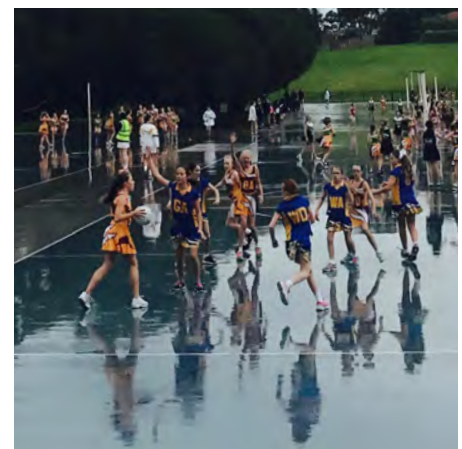
- Ambulances have difficulties accessing the site when traffic is at gridlock. KNRC often call for an ambulance one to three times on a Saturday.
- There is an emergency access point from Kevin Avenue but is normally gated.
- Some visitors choose to park in neighbouring streets, which is an issue for adjoining residents.
- Groups with members with limited accessibility have real difficulty accessing the site, due to the poor public transport infrastructure to the site. A netball disability league used to operate, but now operates from a different location due to the poor accessibility.
- Overflow gravel carpark gets muddy and cars become bogged, as there is no drainage. People park their vehicles inefficiently as it is not line-marked.

#### *Netball Use and Trends*

- The indoor courts are booked throughout the day and evening, pushing some games late into the evening (past 10pm). This is too late for many people (and especially kids and young adults). Late games can also be disruptive for neighbours.
- The Centre is regularly used by 35 netball teams
- MDNA Representation teams are permitted to train indoors and have priority over other teams. They are exclusively indoor. Representative teams were training at Mitcham – it took 15 years to get a spot at KRNC.
- Training can occur outdoors but there are multiple benefits with indoor courts, including allowing regular and sustained training which increase fitness level, skills, community participation and parent's involvement.
- As Netball is a winter sport, generally, all clubs prefer the use of indoor courts.
- Outdoor courts are often the main reason why older people quit Netball. Having more indoor courts and facilities may attract people to return to netball.
- Club's generally experience fluctuation (3-4 year cycle) caused by a number of reasons – e.g. access to the site, court time, play times being late. This fluctuates largely due to changes in the community, members becoming older, different priorities in life, new generation arises etc. Some clubs are witnessing a drop in members whilst others have waiting lists.
- The representatives, generally, do not feel their members are lost to other adjoin Associations in other regions, but potentially to other sports (e.g. female footy). MDNA would like to provide a 'fast 5s' competition if possible. A growth in junior, mixed netball, fast 5.
- With netball being televised on television, this may lead to increase in popularity and demand.
- Across sporting facilities within Knox, basketball takes up lots of court bookings, every team wants peak time.

#### *Roller Derby use and trends*

- Roller derby needs 2 courts side by side. Currently train 3 times a week, with one training at Scoresby Secondary College on one court only.



While much of the existing netball at KRNC is played outdoors, there is a preference among users, and broader trends, toward indoor netball.

- They lay their own lines every time they use the courts and then remove once training sessions are finished.
- KRNC were the first venue that allowed Roller Derby to use the site for training and games
- Roller Derby have been using KRNC for the past 3 years and have a great relationship with the centre
- Centre is at capacity for Roller Derby (size of court)
- Competitions run on Saturday - try to work around netball schedule
- They do an annual fund raiser for Beyond Blue
- Roller derby is highly inclusive of all adult ages and abilities
- Members are generally between 18 to 40 years old
- Large catchment of players

#### *Caribbean Speed Club use and trends*

- Limited by the commercial arm of Caribbean Rollerama
- Uses two outdoor courts for training on Sunday. Trains 4 hours per week. Need to train indoor and outdoor. Outdoor at Dandenong and Eltham.
- Would like to extend to do another evening training
- Ideal track is 400m in length
- Currently host competition at Dandenong Stadium carpark. Also uses facility at Eltham, Rowville Community Centre
- Speed skaters have to clean the courts before every session with blowers to make sure the area is safe.

#### *Overall wish list by the KRNC users*

- More indoor courts – possible option for an extension built over courts 17 and 18. The building can incorporate the existing playground and develop a new central area as foyer, administration and office space.
- There is no demand for an overall increase in court numbers (ie. combined indoor/outdoor number, currently 20).
- What if we lit more outdoor courts – will the clubs use them? No, the clubs have lights at their home courts. Just having lights is not enough. Would rather stay at their home courts but would definitely come if more courts were indoors. Lit outdoor courts are still not good enough for competition (lighting not to spec), but are suitable for training.
- Keen to develop other netball programs – rock up netball, net for kids (daytime activity, 2 to 5 years old, 6 week program)
- Option to extend carpark along the northern boundary – however that area has poor drainage and is limited in vehicle maneuvering space
- Indoor spectator seating
- The metal expansion strip between the two courts is a tripping hazard for roller derby
- Improved space for the first aid room. The current area only has one bed, lots of conflicting circulation near the entrance. Wheelchairs often queue up at the entrance.
- Multiple change rooms on court
- Umpires/Refs room
- More and improved transitioning space/ circulation space / run off space around the courts - warm down area, social area, debrief area, gathering space

- Off court training facility warm up area
- Marked area for spectators
- Additional shade/shelter around outdoor courts
- Better toilets – disabled, change rooms
- More secured storage – small lockers
- Improve forecourt area – the trees drop limbs and nuts, the brick paving is uneven, can be slippery and a trip hazard.
- Better access and egress for Ambulance
- Better carpark
- Commentators are located upstairs, too far from the action.
- Possible community partnerships.

### **Netball Victoria facility requirements**

Netball hierarchy of facilities:

Regional Netball Centres - facility requirements guidelines:

- 3 or 4 indoor courts, preferably adjoining outdoor courts bringing capacity to at least 8 courts with lighting.
  - Netball to be scheduled for at least 40% of peak usage times in indoor centre.
  - Minimum spectator capacity of 900 with some of the capacity around support courts.
  - Regional centre to be home to a strong local/ broad-reaching association.
  - 400m<sup>2</sup> of support amenity consistent with requirements outlined in event and high performance comments.
- OR
- 2 indoor courts adjoining 8 outdoor courts with at least 4 courts with lighting.
  - Netball to be scheduled for at least 40% of peak usage times.
  - Minimum spectator capacity in indoor court of 900 with some of the capacity around support courts.
  - Regional centre to be home to a strong local/ broad-reaching association.
  - 400m<sup>2</sup> of support amenity consistent with requirements outlined in event and high performance comments.

Catchment:

Metropolitan - the facility currently or is projected within the next three years to have a catchment population within a 15 km radius of greater than 300,000 and a netball playing population of at least 10,000.

Sub-Regional Netball Centres

- Minimum of 2 indoor courts with preference for 3 indoor courts.
  - Seating capacity of 200 with capacity to expand.
  - Minimum of 6 outdoor courts (majority with lighting) with seating for 200 spectators.
  - Support amenity of at least 300m<sup>2</sup>, including 2 unisex change rooms with showers, officials and control room, function space.
- OR
- 8 outdoor courts with at least 4 lit.
  - Seating capacity of 200 with capacity to expand.
  - (The option two model would not be eligible to host VNL or Regional State League games and training).

Catchment:

Metropolitan - the facility currently or is projected within the next three years to have a catchment population within a 15 km radius of greater than 100,000 and a netball playing population of at least 3,000.

# Demand assessment

The *Netball Victoria Statewide Facilities Strategy* (2017) notes that in 2015, there were 56,518 Netball Victoria members in Greater Melbourne - a membership rate of 1.3% of the total population. Within the Greater Melbourne segment, Eastern Metro (including Knox City) had the highest membership rate, 1.8% of its population. If Netball Victoria's membership penetration rate remains at 1.3%, this will result in an increase of over 58,000 new netball members in Greater Melbourne by 2031. Netball Victoria supports the development of both indoor and outdoor courts to cater for future needs. Indoor courts allow for greater scheduling capacity, are not weather dependent and can be activated for longer periods. Outdoor courts present a more affordable playing experience and are more likely to be dedicated netball venues.

Based on a quantitative assessment (i.e. provision ratios) the *Netball Victoria Statewide Facilities Strategy* suggests that all Greater Melbourne regions (including Eastern Metro) have a current deficit of multi-lined indoor courts. However the report suggests that the level of provision within Knox is adequate for both indoor courts and lit outdoor dedicated netball courts.

The Netball Victoria Statewide Facilities Strategy acknowledges that their quantitative assessment is an estimate only which needs to be supported by localized qualitative assessment of provision levels, capacity and demand in order to confirm LGA based recommendations.

This project has considered a quantitative and qualitative review of existing netball provision in Knox City. The review has identified that the quantitative data used by Netball Victoria overstates existing levels of provision within Knox which has strongly influenced the recommendations contained in the Statewide Facilities Strategy – i.e. suggesting that existing levels of provision within Knox are adequate.

As identified previously in the *Municipal Context* chapter, Knox currently has 29 useable outdoor netball courts and 7 indoor courts (only two of which are dedicated netball courts) capable of accommodating competition standard use. By comparison, the Netball Victoria Statewide Facilities Strategy listed 40 outdoor courts and 27 indoor courts. The differences seem to be largely due to:

- the Netball Victoria figures including privately-owned commercial and school facilities in their assessment. This study has identified 7 privately-owned indoor multi-use courts and 3 indoor school multi-use courts that are currently used for netball.
- an assumption by Netball Victoria that all six indoor courts at both the Knox Basketball Stadium and Knox Regional Sports Park are utilised for netball – in reality, only 2 and 3 courts respectively are suitable for netball at each site (i.e. 5 indoor courts combined, not 12).

The *Netball Victoria Statewide Facilities Strategy* identifies recommended ratios regarding different types of court provision compared to population. The following table and graph (figure 13) compare these recommendations to the current provision within Knox. The comparisons are made to two different figures:

- Council-owned facilities only. It is noted that non-Council facilities are provided at the whim of other companies, individuals and organisations, who do not have the strategic interests of netball within the municipality as a key motivator.
- Total facilities (including privately-owned and school facilities as identified within this study).

From a quantitative point of view, it can therefore be concluded that the existing level of netball court provision in Knox City is significantly below that recommended by Netball Victoria for both indoor and outdoor courts per head of population. The difference between the recommended provision levels and the existing provision is greatest for dedicated indoor netball courts.

#### **Court provision ratios (courts per head of population)**

	<i>Netball Victoria Statewide Facilities Strategy</i> recommendation		Existing provision in Knox: Council-owned facilities currently in use		Existing provision in Knox: Total facilities (including privately-owned, school and currently disused facilities)	
	<i>Number of courts</i>	<i>Ratio (courts: population)</i>	<i>Number of courts</i>	<i>Ratio (courts: population)</i>	<i>Number of courts</i>	<i>Ratio (courts: population)</i>
Dedicated indoor netball courts	21	1:7,640	2	1:81,585	2	1:81,585
Multi-lined indoor courts	33	1:4,880	7	1:23,310	14	1:11,655
Dedicated lit outdoor courts	23	1:7,070	9	1:18,130	9	1:18,130
Dedicated un-lit outdoor courts	48	1:3,360	29	1:5,626	33	1:4,945

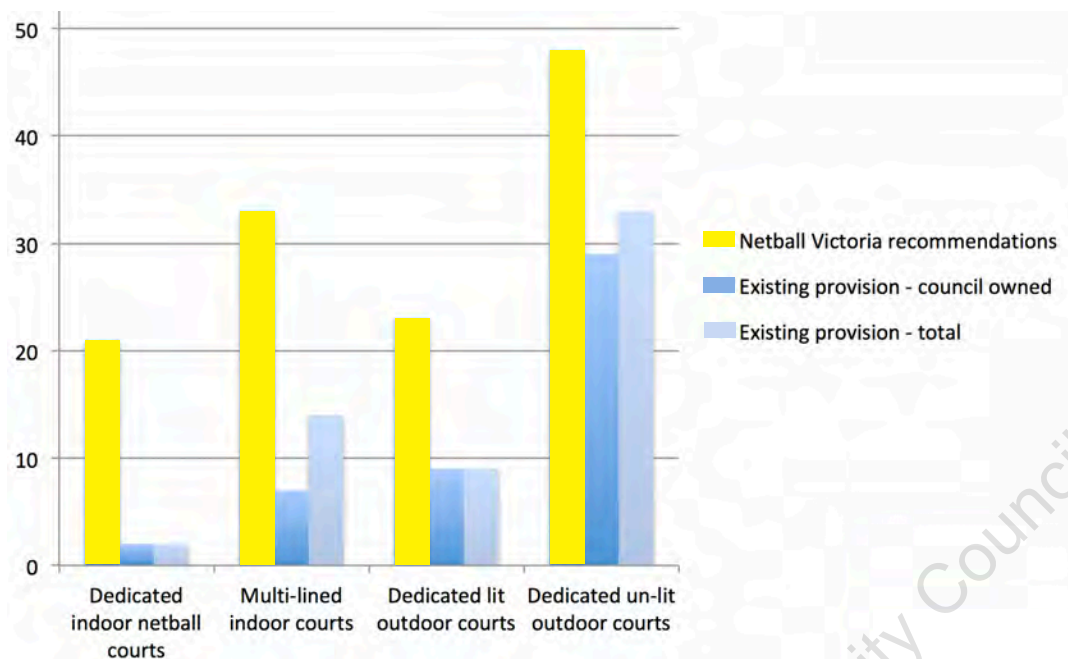


FIGURE 13 - Netball court provision - number of existing courts in Knox compared to recommendations based upon Netball Victoria court to population ratios.

As demonstrated earlier, there is very little spare capacity available for the existing two indoor courts. The two existing indoor courts at the Knox Regional Netball Centre are used to 100% capacity during peak periods (peak usage hours are defined as Monday to Friday from 5pm to 10pm and Saturday from 9am to 5pm for forty weeks per annum). A single court can therefore accommodate approximately 1,320 hours of usage during peak time per annum.

*Netball Victoria* data identifies that on average each netball player participates in 1.5 hours of on-court netball activities per week or approximately 65 court hours per annum. This excludes formal club training and social netball activities at neighbourhood courts. The report concludes that one indoor court can therefore cater for approximately 300 to 500 players per annum.

The Knox Regional Netball Centre (indoor and outdoor courts) reportedly attracts 6,000 regular visitors per week, which can exceed 10,000 visitors during finals or special events. The centre (all courts) are used for 232 hours of competition use per week (i.e. 144 court-hours outdoor and 88 court-hours indoor). Indoor court usage therefore accounts for 38% of total court-hours for competition use. The centre (all courts) are used by approximately 4,176 players per week, inclusive of approximately 1,580 players utilising the indoor courts per week.

### **Projected future usage growth**

The population of Knox is projected to grow by 23,530 people by 2036. There are a number of ways to assess the impact that this population growth has on desirable levels of netball court provision.

If no new netball facilities are built, population growth will mean that the existing netball court provision will decrease when compared to population.

Using the Netball Victoria recommended ratios examined previously, a population growth of 23,530 would translate to a need for:

- 3 additional dedicated indoor netball courts  
(based upon a ratio of 1:7,640)
- 4 additional multi-lined courts  
(based upon a ratio of 1:4,880)
- 3 additional dedicated lit outdoor netball courts  
(based upon a ratio of 1:7,070)
- 7 additional dedicated outdoor netball courts  
(based upon a ratio of 1:3,360)

Current netball participation rates can also be used to predict additional facility demand. The estimated population growth for the City of Knox for an additional 23,530 people by 2036 means approximately 3,608 additional people aged under 15 years and 19,922 people aged over 15 years. Based on ABS & ERASS netball participation rates (i.e. 8.4% for children under 15 years and 3.5% for people over 15 years) this will equate to approximately 1,000 additional players by 2036 (i.e. 303 players aged under 15 and 697 players aged over 15 years). The *Netball Victoria Statewide Facilities Strategy* identifies increasing participation numbers in Victoria, but these increases are not quantified for Knox and so are not included here.

One court can generally accommodate between 3000 - 3500 players per annum (based on the current use of the courts and the competition weeks on offer). Given that demand is currently outstripping supply (i.e. indoor court availability) it is recommended that an additional 2 indoor netball courts be established at the Knox Regional Netball Centre.

### ***Court provision recommendations***

While the comparison to Netball Victoria provision ratios suggests that a significant number of additional netball courts are required, the qualitative analysis does not necessarily support this. For example, whilst existing usage levels for current facilities supports demonstrable demand for additional indoor courts, the same cannot be said for outdoor courts. Specifically, Knox's existing outdoor courts generally have considerable capacity for additional usage, particularly outside of peak periods, namely Saturdays. Whilst this may present scheduling challenges for existing Associations and clubs, it does not warrant additional outdoor court provision to cater for limited peak periods.

It is therefore recommended that future netball provision in Knox prioritise the development of indoor courts. Some improvements to existing outdoor courts are also recommended in order to support ongoing training, competition and night time use in order to increase scheduling and flexibility.

Recommendations relating to court provision for each of the existing Council-owned sites identified earlier in the report are summarised in figure 14 below.

The most significant recommendation, both in relation to financial implications and functional impact, is the recommendation that 2 additional indoor courts be constructed at the KRNC site.

This recommendation is supported by the following facts identified in the previous chapters:

- The existing KRNC indoor facilities are at peak capacity and the population growth forecast for Knox will result in increased facility demand.
- Provision of indoor netball facilities within Knox falls a long way short of Netball Victoria recommended levels of provision, despite Knox being in an area with the highest Netball Victoria membership levels in the state.
- There is a growing preference among netball participants for indoor netball facilities.
- The community and club engagement undertaken as a part of this study revealed support for the development of additional indoor courts at KRNC.



FIGURE 14 - Netball court provision recommendations at Council-owned venues within Knox.

Venue (alphabetical order)	Current provision		Recommended provision		Notes
	Outdoor	Indoor	Outdoor	Indoor	
Chandler Park Reserve	3	0	No change	No change	<ul style="list-style-type: none"> <li>Retain for informal use and club training</li> </ul>
Fairpark Reserve	2	0	No change	No change	<ul style="list-style-type: none"> <li>Retain for informal use and club training</li> </ul>
H.V Jones Reserve	2	0	No change	No change	<ul style="list-style-type: none"> <li>Retain for informal use and club training</li> <li>Surface improvements required</li> </ul>
Kings Park	2	0	No change	No change	<ul style="list-style-type: none"> <li>Retain for informal use and club training as required</li> </ul>
Knox Basketball Stadium	0	2	No change	No change	<ul style="list-style-type: none"> <li>Scheduling access for netball is limited</li> </ul>
Knox Regional Netball Centre	18 (4 lit)	2	18 (8 lit)	4	<ul style="list-style-type: none"> <li>Light an additional 4 outdoor courts for training and competition use</li> <li>2 additional dedicated indoor courts</li> <li>Work with relevant Netball Associations to improve scheduling and increase use of existing courts outside of peak periods (i.e. Saturdays) to address any increased demand for outdoor court usage over time.</li> </ul>
Knox Regional Sports Park	0	3	No change	3 (shared use)	<ul style="list-style-type: none"> <li>Ensure at least 3 of the proposed 10 new basketball courts allow netball</li> </ul>
Liberty Reserve	2 (half courts)	0	No change	No change	<ul style="list-style-type: none"> <li>Retain for informal use and club training as required</li> </ul>
Rowville Community Centre	2	0	No change	No change	<ul style="list-style-type: none"> <li>Retain for informal use and club training as required</li> </ul>
Walker Reserve	2	0	No change	No change	<ul style="list-style-type: none"> <li>Retain for club training use – constructed in 2017.</li> </ul>
Wally Tew Reserve	2	0	No change	No change	<ul style="list-style-type: none"> <li>Retain for informal use. Upgrade (resurface courts and lighting) if established for club training use</li> </ul>
<b>Totals</b>	<b>35</b>	<b>7</b>	<b>35</b>	<b>12</b>	

# KRNC development options

This chapter identifies options regarding ways in which two additional indoor courts could be provided at the KRNC site, as recommended in the previous chapter.

## **Building type**

### *Open-sided structure option*

While the standard approach to the provision of all-weather courts has been to provide enclosed courts and associated facilities within a stadium, there was another option raised during consultation. This option is for covered, but not enclosed, courts. This option would involve the building of a roof over outdoor courts to protect them from rain and sun.

The benefits of this approach are the initial lower cost of construction (compared to fully enclosed indoor stadium). However, there are also significant negatives to this approach, including:

- Having an open sided structure would make it unsuitable for later evening use, due to the noise generated by evening competitions not being contained. There could also be light-spill issues, depending upon proximity to sensitive surrounding residential uses.
- While protected from direct rain and sun, an open-sided structure would still be subject to wind and wind-blown rain. This could result in low levels of player comfort, or even the courts being unusable, during certain weather conditions.

These negative aspects would mean that the facility;

- could not reliably provide the levels of player comfort sought by users.
- could not provide the scheduling certainty of an indoor facility, due to the potential for the need to cancel bookings due to wind-blown rain or excessive wind.
- could not be used later in the evening, which are the most reliably-booked time slots within the existing stadium booking schedule (the 9-10pm time slot is booked 6 days of the week).

While a lesser cost than an indoor stadium, the cost of roofing courts would still be substantial. The negatives associated with this type of court provision noted above would mean that revenue able to be recouped through hire fees would be substantially less than for an indoor stadium.

Because of the negative issues identified, this option does not seem to provide a functional solution to meeting demand for netball facilities in Knox. The option of an open-sided roof structure over netball courts is therefore not considered further in this report.

*Enclosed stadia*

Enclosed multi-court stadia are the typical way in which indoor netball facilities are provided. There are many precedent projects that allow facility and cost comparisons, as addressed in the 'Facility Concept' section of this report.

The site conditions and existing facilities at KRNC mean that there are some options open that would not apply at a new facility on a 'greenfields' site. This includes the option of using the existing facilities at the existing KRNC stadium, including the change rooms, administrative spaces, and canteen. It is likely that all of these elements would require some upgrade work to meet the needs (including mandatory Building Code requirements) and expectations of a new facility.

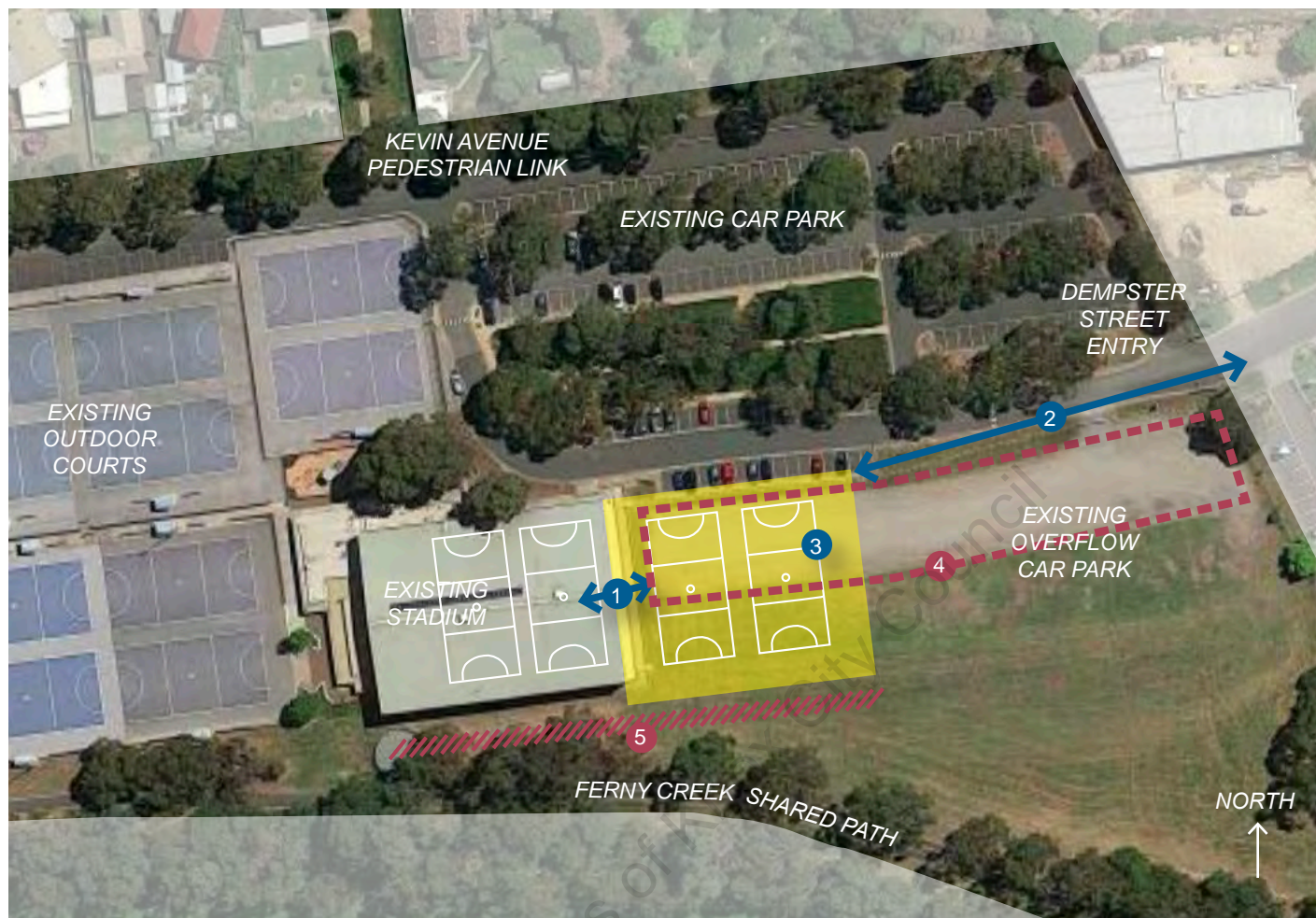
The feasibility options investigated over the following pages are for a 2 court extension to the existing 2 court stadium.

The site presents three main opportunities for the potential addition of two courts and associated amenities (eg. change rooms, storage, entry, foyer, café, gathering space and potential review of office and administration facilities). These three options are graphically represented, along with a list of positive and negative attributes of each option, in figures 15 to 17.

The costs of each of the options proposed would be expected to be similar.

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FIGURE 15 - KRNC Potential development option A



Potential development option A - the extension of the existing stadium to the east into the overflow car parking area. Approximate building footprint shown in yellow above.

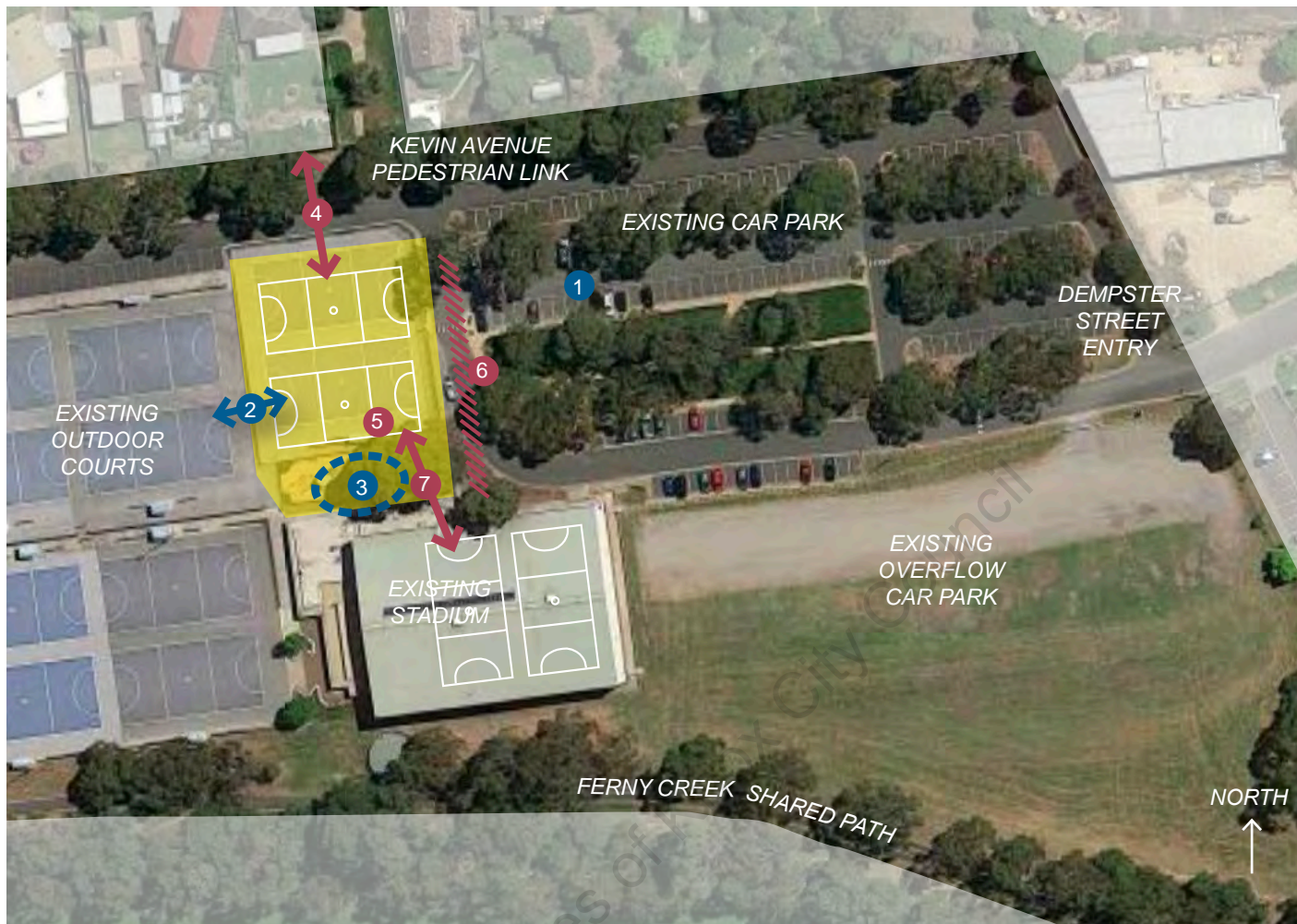
**Positives**

- ① Capacity to physically adjoin courts, and have the new courts strongly integrated with the existing.
- ② Closer proximity to Dempster Street provides the opportunity for the stadium to better address the main vehicle entry.
- ③ Existing land is undeveloped and free of established trees or other significant constraints.
- ④ An increase in the total number of courts on the site, from 20 to 22.

**Negatives**

- ④ The reduction in the area of overflow car parking (amounting to approximately one third of the gravel car park, and one quarter of the grassed overflow car parking area).
- ⑤ The building alignment would create a long barrier to Ferny Creek, reducing passive surveillance to and from the shared path.

FIGURE 16 - KRNC Potential development option B



Potential development option B - the extension of the existing stadium to the north (over existing outdoor courts 17 and 18). Approximate building footprint shown in yellow above.

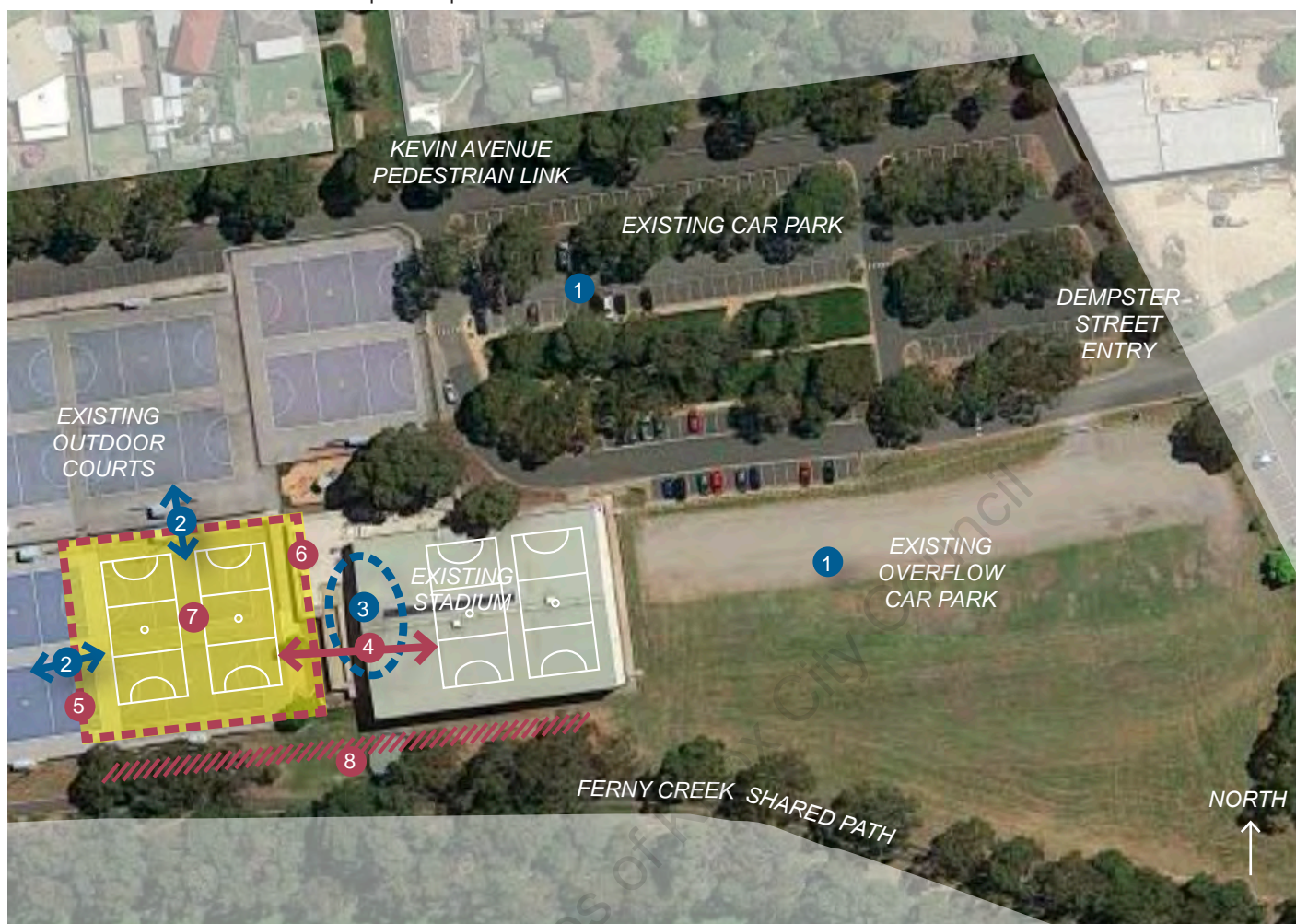
**Positives**

- ① Minimal disturbance to existing car parking arrangements.
- ② Capacity to better connect indoor and outdoor courts.
- ③ Amenities able to be located between existing and new indoor courts, also ideally located to service the outdoor courts.

**Negatives**

- ④ Proximity of the new building to residential uses.
- ⑤ Requires the removal of existing infrastructure and existing vegetation.
- ⑥ Creation of a barrier between the eastern and western parts of the reserve, dividing the site in two (limiting future development options, such as extending the outdoor courts east into the car park or vice versa), and reducing passive surveillance.
- ⑦ A distinct separation between the existing and new indoor courts, potentially reducing the opportunities for integrated stadium functioning and management.

FIGURE 17 - KRNC Potential development option C



Potential development option C - the extension of the existing stadium to the west (over existing outdoor courts). Approximate building footprint shown in yellow above.

**Positives**

- ① Minimal disturbance to existing car parking arrangements.
- ② Capacity to better connect indoor and outdoor courts.
- ③ Existing amenities located between existing and new courts, convenient to both.

**Negatives**

- ④ A distinct separation between the existing and new indoor courts, reducing the opportunities for integrated stadium functioning and management.
- ⑤ The size of the stadium, including building structure, court clearance zones, and spectator circulation/seating will exceed the size of the existing two outdoor courts. Fitting indoor courts on this site could involve losing the use of more than two external courts and/or modifications to the existing building.
- ⑥ The site is constrained on all four sides (on two by outdoor courts, one by the stadium, and one by vegetation and the existing shared path). Some design options (such as spectator seating) may not be possible on this site due to space constraints.
- ⑦ Building the stadium on this site would involve the loss of two existing lit courts, which would either need to be replaced or foregone.
- ⑧ The building alignment would create a long barrier to Ferny Creek, reducing passive surveillance to and from the shared path.

### Recommendation - Indoor Facility

Option A (eastern expansion of the stadium) is recommended as the preferred option.

A key reason for this recommendation is that the negative impacts of the preferred option are more easily able to be acceptably mitigated with design solutions. Specifically:

- it is clear that parking at the site needs to be addressed regardless of any development arising from this feasibility study. The loss of temporary car parking can be offset by providing alternatives that better meet the site needs. Options that could be considered include:
  - sealing and line marking the remainder of the existing temporary car parking area, which will provide parking more efficiently than the current situation.
  - reviewing the existing sealed car park, including line-marking areas not currently linemarked, thereby providing parking more efficiently.
  - potential to expand the existing car park to the west, either around the existing outdoor courts, or by sacrificing courts for parking provision (removing 2 courts for parking would result in no net loss of courts on the site if option A is enacted).
- surveillance to and from the Ferny Creek shared path could be improved if the new facility included windows, rather than presenting the blank facade that the current stadium does.

By contrast, the negatives identified for the other two options will be difficult to address and manage via design.

The negative aspects of the northern expansion option (option B) are items that have the potential to create longer-term planning and management issues for the site. In particular:

- building a large public facility that is used until late at night most days of the week very close to existing residents will create ongoing management issues.
- The creation of a building mass that divides the site in two is seen as undesirable for a number of reasons. It restricts visual permeability through the site, in a site that already feels 'tucked away' and out of sight. Under this scenario, the outdoor courts would be further visually isolated, decreasing passive surveillance and increasing the potential for anti-social activity, making it very difficult to meet key Crime Prevention Through Environmental Design (CPTED) principles.  
The central, dividing building mass would also place significant restrictions upon site planning options and the ability of the site to adapt to changing circumstances in the longer term.

Both options B and C (expansion to the north and west) propose construction on constrained sites. While the intention may be to remain within the footprint of just two existing outdoor courts in each scenario, this is unlikely to be possible due to design requirements for indoor courts (safety run-off zones, spectator circulation areas, etc) and the space required to accommodate the building structure

itself (columns, walls, etc). There would almost certainly be impacts, temporary and permanent, upon the surrounding elements. Extending east (option A) provides a 'cleaner slate', with much more room for the design to accommodate contemporary design standards and design issues that arise without being constrained by surrounding infrastructure. The less constrained nature of the eastern site also means that the existing facility will more easily be able to continue to operate during the construction period.

**Recommendation - Outdoor Facilities**

It is also recommended that the existing outdoor netball courts at KRNC be retained (and repaired as required), including the provision of four additional lit courts (making a total of 8), in order to continue to support netball competition and training use.

Development of additional indoor courts will reinforce KRNC as a hub for netball competitions in the region. Other outdoor courts in Knox are recommended to be retained for local club training and informal community use (i.e. not developed as competition venues).

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### Functional design requirements

Functional design requirements to be considered in concept planning include:

- Addition of two multi-use indoor sports courts – primary line marking for netball with secondary options for badminton (8 courts), volleyball (2 courts) and Roller Derby (requirements to be confirmed).
- Additional uni-sex change rooms and amenities.
- Equipment and club storage facilities.
- Review entry arrangements.
- Café and social gathering space.
- Provision of ground level office and administration space.
- First aid room.
- Umpires/Refs room
- Connection to existing outdoor courts – visual, physical, functional.
- Adequate circulation and safety zones (refer to figure 18).
- Players and scores benches. Spectator seating on at least one side of each court. Grandstand not required.
- Capacity for two courts to be used as one space, however also include a curtain divider to separate as required.
- Association/Club display space.
- More and improved transitioning space/ circulation space / run off space around the courts - warm down area, social area, debrief area, gathering space.
- Consider options for an off court training facility warm up area.
- Secured storage – small lockers.
- Universal design (including addressing the upstairs spaces in the existing stadium)
- Incorporation of ESD principles.

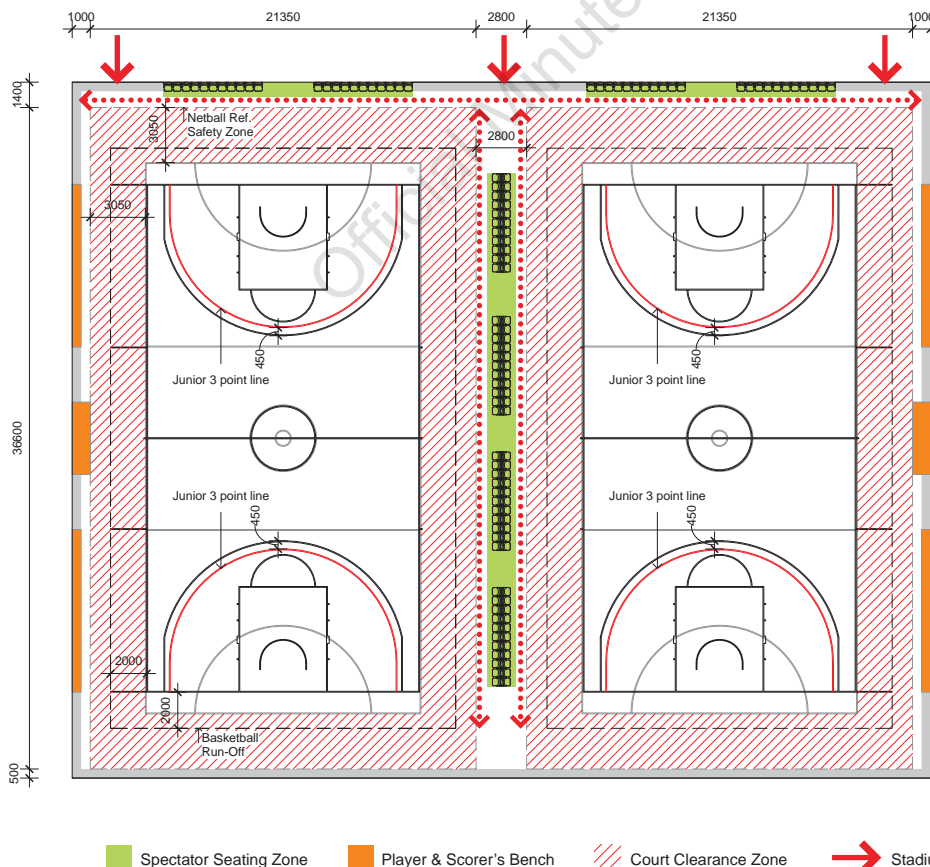


FIGURE 18 - Spatial requirements for a 2 court basketball/netball stadium (prepared by Mantric Architecture)

# Financial considerations

## Existing stadium

The finances of the existing KRNC facility have been reviewed as a part of this study to help determine the cost implications of different scenarios associated with the facility. This includes a review of both capital works and operational costs.

### Operational costs - existing facility

The operational costs and expenses for the facility were assessed for the 2015-6 financial year.

The review of the 2015-6 financial year showed that income was gained from the stadium in the form of stadium bookings, room bookings and the like, totalling \$115,176. It can be seen in figure 19, that stadium hire was the highest of these income sources by some margin, with Mountain District Netball Association (MNDNA) being the largest contributor. Ferntree Gully Netball Club (FTGNC) and the Knox City Council competition were the other key contributors.

The breakdown of key expenses relevant to the operation of the stadium during the 2015-6 financial year are shown in figure 20, totalling \$128,994. The operational costs for the facility include both the running of the stadium itself as well as various programs and competitions. Only those figures that unambiguously relate to the running of the stadium have been included here, as the various programs (including some un-related to netball) are not a focus of this study.

Combined, these basic operational expenses were greater than the combined income in 2015-16 by just under \$14,000.

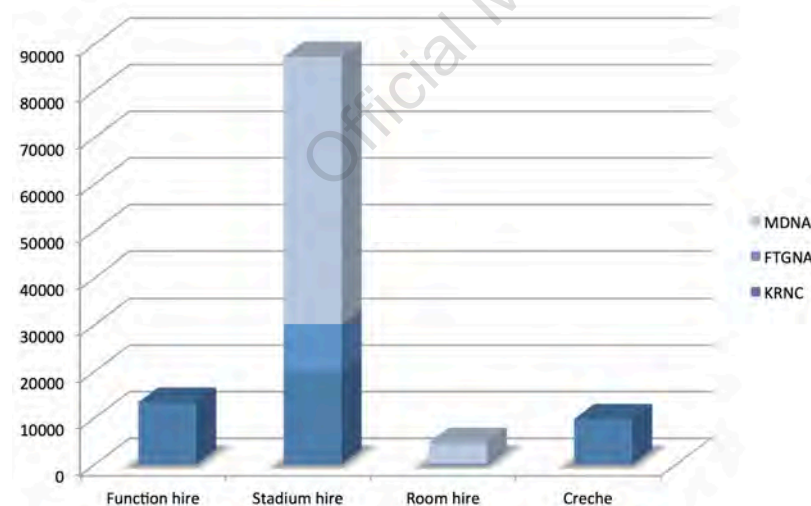


FIGURE 19 - KRNC stadium income by type and source (2015-16)

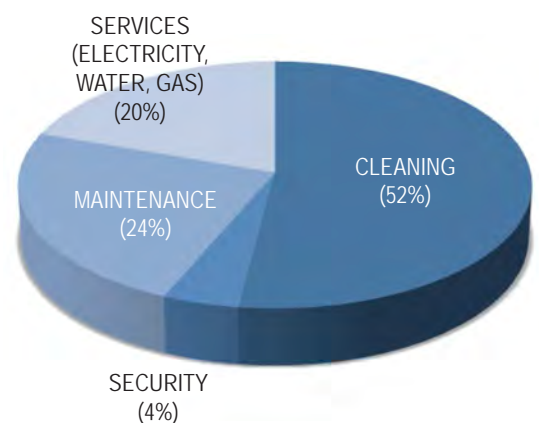


FIGURE 20 - KRNC stadium basic expenses by type (2015-16)

It is noted that these figures do not include staff expenses related to the management of the facility. This is due to the difficulty in separating staff costs associated with the running of the stadium and costs for running other Council services and programs. The addition of labour costs could increase the operating deficit by up to \$100,000.

An assessment was also undertaken of operational costs at KRNC over a longer period. Over a 5 year period (from the start of the 2012/3 financial year, to the end of the 2016-7 financial year) Council figures show that total maintenance costs for the KRNC stadium totalled \$394,850, or an average of \$78,970 per annum. The breakdown of these maintenance costs (figure 21) shows a high proportion of 'reactive' and 'renewal' maintenance tasks (combining to 55% of the total), as would be expected in an aging facility.

Projected renewal spending relating to the KRNC stadium for the next 5 years (from the start of the 2018/9 financial year, to the end of the 2022-3 financial year) total \$219,464, or approximately \$43,900 per annum. If this projected expenditure is realised, it would constitute a 92% increase in renewal expenditure compared to the 5 years prior to 2017 (approximately \$22,800 per annum).

Key elements of this expected renewal expenditure are shown in figure 22, and include:

- Ceiling lining replacement works (sisilation paper) - 26%
- Floor covering replacement (carpet/paint/laminate) - 18%
- Interior and exterior painting - 16%
- Hygeine/bathroom fixtures - 13%
- HVAC (heating, ventilation & air conditioning) - 8%
- Curtains/blinds - 7%
- Fire services - 1%
- Security hardware - 1%

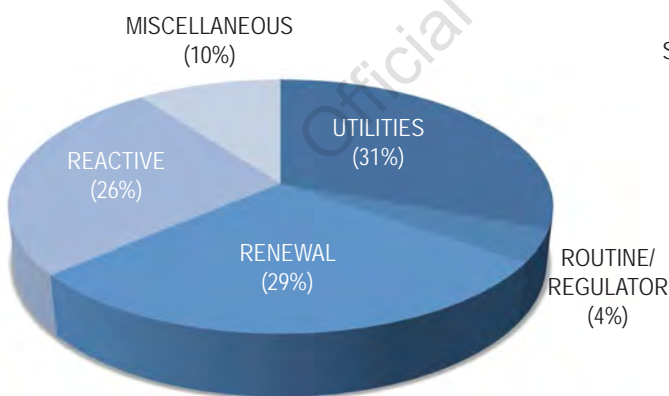


FIGURE 21 - KRNC stadium maintenance expenses by category (2012-17)

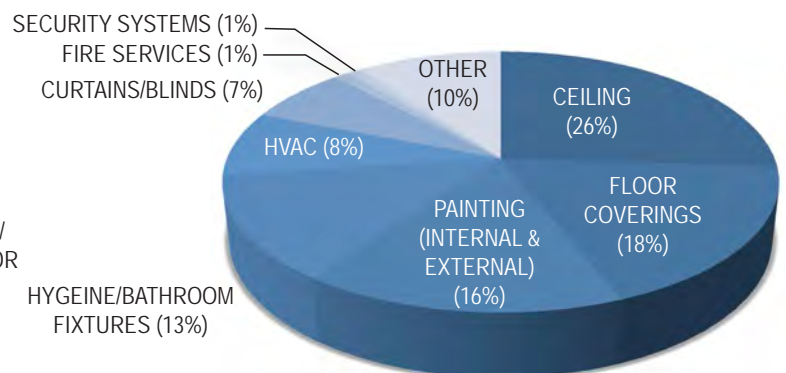


FIGURE 22 - KRNC stadium projected renewal expenses by category (2018-23)

### **Operational costs - expanded facility**

This study recommends that the existing stadium be expanded to incorporate 2 additional courts. This recommendation will increase both the income able to be derived from the facility, as well as increasing the operational costs. Overall, the financial impacts of constructing additional courts is likely to be positive, for the following reasons:

- While revenues gained from stadium hire should double, operational costs would increase less than this due to economies of scale.
- A new facility will have lower maintenance and running costs than a 30 year old facility. Stadium design trends including natural daytime lighting and more efficient building systems will result in utility expenses lower for the facility extension. These kinds of efficiency upgrades may also be considered for the existing facility.

In summary, a newer larger facility will be more economical to operate than a smaller, older one.

The Centre for Environment and Recreation Management (CERM) benchmarking produced by the University of South Australia showed that the median expense recovery for dry sport and leisure centres (ie. not aquatic facilities) over 3000 square metres has recently averaged around 84%, and that the majority are not self sufficient. The research demonstrated that facilities such as KRNC are not run as purely commercial operations, but are facilities that are provided by local government authorities due to the wide range of physical and social benefits that sport participation within the community provides.

While it is not possible to accurately compare the KRNC figures with this research due to uncertainty about the exact study methodology and the scope of costs considered, this research provides potentially useful insights when applied to the proposed expanded facility.

The 2015-6 financial year income figures showed an annual income derived from the stadium of \$115,176 (and an operational loss of approximately \$14,000, not including staff expenses). A stadium twice the size would be expected to generate an income in the order of \$230,000. If we apply the 84% expense recovery average to this income, this would mean operational costs of approximately \$274,000 and an operating loss of approximately \$44,000 per annum.

There are potential ways to minimise or negate the need for Council subsidy of the venue, including:

- paid parking at the venue, however this is likely to be unpopular with both facility users and local residents (who will see an increase in people parking on surrounding streets), and may also dissuade people from using the facility and therefore also reduce the health and wellbeing benefits to the community.
- including commercial tenancies at the redeveloped stadium (eg. cafe). While an expanded facility will have a higher number of users, the 'tucked away' location and lack of passing traffic means that it would be difficult to operate a profitable business from this location.

**Capital works - existing facility**

Capital works undertaken at KRNC over the past ten years have included:

- Works to address sub-base failure and OH&S issues on outdoor courts 1 to 6 (\$1.77M, undertaken between 2006-2010)
- Building works to reconfiguration entrance/reception at the stadium building to improve facility security (\$102,500, undertaken between 2009-2011)
- Installation of solar panels/battery backup on the stadium building as an energy saving initiative (\$61,000, undertaken between 2013-4)
- Creation of additional storage space, by converting an outdoor space (\$50,000, undertaken between 2015-6)

Other capital works projects that have been identified but are awaiting direction from the current master planning exercise for the site include:

- Outdoor court surface works
- Installation of additional shelters to the outdoor courts
- Supplying and installing lighting to outdoor courts 5 to 8.

It can be seen that capital works expenditure on the stadium building itself have been quite low over the past decade, and have been undertaken in response to specific and relatively discrete operational issues (specifically, security, energy usage, and storage requirements).

The existing stadium building was constructed in 1986, so the initial capital cost of the building has depreciated over more than 30 years leaving a low residual value of this investment in financial terms. However, this previous investment has provided lasting value to the community and continues to provide a functional facility.

While ongoing spending is required to keep the facility operational, these costs are relatively low compared to those associated with demolishing the existing building and replacing it. For the sake of comparison, the annual costs associated with keeping the stadium facility operational over the past 5 years have been approximately \$100,000 (including maintenance and renewal tasks of around \$80,000 per annum, and an average of \$20,000 of capital works, excluding outdoor court works). Replacement of the existing facility with a new 2 court stadium would cost multiple million dollars, or the equivalent of many decades of current annual capital and renewal spending.

### Construction cost

The construction of a new facility of the type and scale envisioned will cost somewhere between \$5 million and \$8 million to build, depending upon the design proposed. A more accurate estimate of cost will be able to be provided when a conceptual design has been prepared.

As noted above, this capital cost may not be met by revenues generated from the facility, even in the long term. The research referred to previously shows that this is in line with other government-run facilities of a similar nature. The social and public health benefits gained from the facility cannot be included in profit and loss statements, but are an important reason for the provision of these kinds of facilities by local government authorities.

### Funding options

A review of funding for multi-use indoor sport stadia facilities by Warren Green Consulting identified the average funding mix as shown in figure 23. As can be seen, local government contributes the greatest amount to indoor sport stadia funding.

A recent nearby case study is the HE Parker Reserve netball facility that is being extensively redeveloped including construction of a stadium. This project received \$10.5M in Federal Government funding, with an additional \$6M from State Government and Maroondah City Council.

Within Victoria, the State Government Better Indoor Stadiums Fund is a funding program that helps provide indoor multi-sports stadiums across metropolitan Melbourne and regional Victoria. Councils can submit one application for funding per annum and may be successful in receiving up to \$3 million.

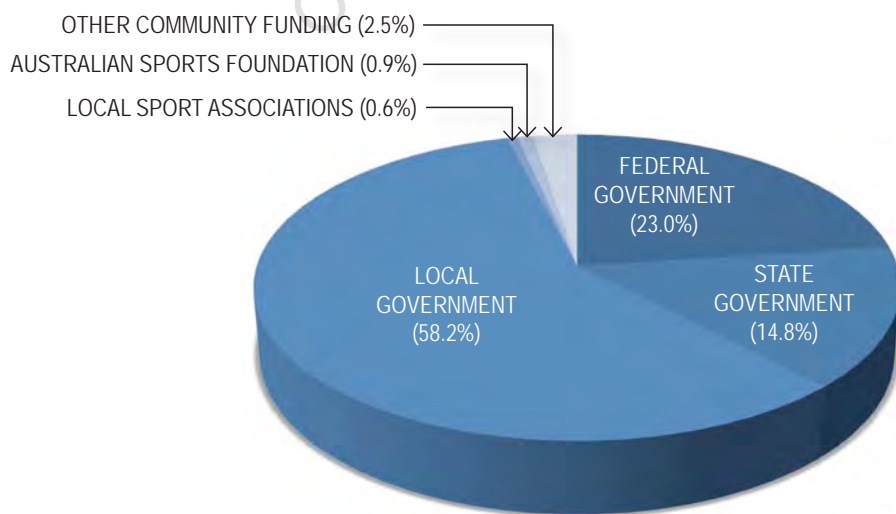


FIGURE 23 - Funding sources for multi-use indoor sport stadia facilities

# Facility concept

To be prepared following review of draft feasibility study recommendations.

Official Minutes of Knox City Council

# improving your local parks

## Knox Regional Netball Centre and H. V. Jones Reserve

june 2017



### Creating better parks

Knox City Council is preparing two masterplans to improve the Knox Regional Netball Centre and H.V. Jones Reserve in Ferntree Gully.

We are seeking your feedback to plan for the future and ensure that both sites meet the community's needs.

### What is a masterplan?

The purpose of a masterplan is to guide any future management, development and upgrade of the reserves as needs arise and/or when funding is available.

Council prepares masterplans by conducting community consultations, a site analysis of surrounding land uses and background research on the history and future usage of the sites.

### What is involved?

The first phase of the project will be the preparation of a feasibility study relating to the Knox Regional Netball Centre. The study will help Council determine the current needs and future direction for the facility.

The development of the feasibility study will inform the masterplans. Subsequent works include consultation, development of issues and opportunities to be considered in the master planning for the site.

### Have your say now!

Your feedback is important and will be used to ensure that both masterplans meet the community's needs.

You can have your say by either:

#### COMMUNITY ENGAGEMENT SESSIONS

We will be holding two community engagement drop-in sessions at the Knox Regional Netball Centre Forecourt on

**Friday 23 June, 10am to 12 noon**

**Saturday 24 June, 9am to 11am**

As a thank you for attending, the first 50 attendees will receive a voucher for a free indigenous plant from the Knox Environment Society Nursery.

#### SURVEY

You can also have your say by completing the attached hardcopy survey and returning it to Council.

To complete an online version of the survey visit [www.knox.vic.gov/krncmasterplan](http://www.knox.vic.gov/krncmasterplan).

The survey closes at **5:00pm Friday 7 July 2017**.



## The two sites

While the focus is the Knox Regional Netball Centre and HV Jones Reserve, Council is also including in its masterplan the open space along Ferny Creek that connects the two sites.



## For more information

To find out more about this project:

**Website:** [www.knox.vic.gov.au/krncmasterplan](http://www.knox.vic.gov.au/krncmasterplan)

**Email:** [openspace@knox.vic.gov.au](mailto:openspace@knox.vic.gov.au)

**Phone:** 9298 8000

(ask to speak to the Landscape Team)

**You can also contact the Landscape Team via writing:**

Attention: Landscape Team  
Knox City Council  
Reply Paid 70243  
Wantirna South Vic 3152

### Visit us

Knox City Council  
511 Burwood Highway  
Wantirna South

### Hearing and Speech Impaired

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If you are deaf, or have a hearing or speech impairment,

- You can contact us through the National Relay Service (NRS) website.
- Tell them you want to call 03 9298 8000.

For more information, visit [www.relayservice.gov.au](http://www.relayservice.gov.au).

### Translating and Interpreting Service (TIS)

You can access immediate telephone interpreting services through TIS National by calling 131 450.

You will be asked to provide:

- the name of the organisation you need to contact: Knox City Council
- the phone number of the organisation you need to contact: 03 9298 8000

# Improving your local parks community survey

We invite you to complete the following survey, which will help the project team to better understand how the community uses the two reserves, and how you would like to use the reserve in the future.

1. In the table below, please indicate if you are satisfied with the following aspects of the reserve(s).

Mark  if you are satisfied and  if you believe there is room for improvement and leave blank if unknown.

	Knox Regional Netball Centre	H.V. Jones Reserve
<b>Sporting Facilities</b>		
• Stadium / Pavilion	<input type="checkbox"/>	<input type="checkbox"/>
• Netball courts (Outdoor)	<input type="checkbox"/>	<input type="checkbox"/>
• Soccer		<input type="checkbox"/>
• Cricket		<input type="checkbox"/>
• Tennis		<input type="checkbox"/>
<b>Community Buildings</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Connectivity to the sites</b> e.g. how easy it is to get to the site? Is the site well connected to the surrounding neighbourhood via shared path / footpath	<input type="checkbox"/>	<input type="checkbox"/>
<b>Playground</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Reserve Facilities</b> e.g. seating, picnic facilities, drinking fountains, bins	<input type="checkbox"/>	<input type="checkbox"/>
<b>Carparking</b>		<input type="checkbox"/>
<b>Safety and Security</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Public Toilet</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Shade / Shelter</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Public Art</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Vegetation</b>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Others</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
.....		
.....		
.....		
<b>Comments:</b>		

2. Please select up to three of the following potential reserve improvement works that you would most like to see implemented at one or more of the reserves.

- Increase the number of indoor netball courts at the Knox Regional Netball Centre stadium
- Improvements to onsite sporting facilities  
Please specify what and where?  
.....  
.....
- Improvements to buildings and pavilions  
Please specify what and where?  
.....  
.....
- More or better play facilities for children
- Provision of new recreation opportunities aimed at teenagers and young adults
- More tree/garden bed planting
- Development of wetland/ raingardens
- Provision of additional paths and seating through the reserves
- Installation of outdoor exercise equipment
- More or improved car parking
- Others, please specify .  
.....

3. What would you like to see if the HV Jones Reserve tennis courts were re-developed?

.....  
 .....  
 .....  
 .....

Do you have any other comments or ideas related to these reserves that you'd like to share? Please provide us with your comments on a separate piece of paper

This survey folds into a reply paid envelope. Fold and seal the envelope with tape or staples and return free of charge, by post. Please return all submissions by Friday 7 July 2017. If you need assistance please call 9298 8000 and ask for one of the Landscape team.

**If you would like to be kept up to date on the project, please provide your contact details**

Name

Phone

Email

**Privacy Statement**

Council is committed to protecting your privacy. Any personal information you share will only be used by Council to process this form. We will not give this information to any other individual or organisation unless required to by law. You may access this information by contacting Council on 9298 8000.

Fold along dotted lines, then staple or secure with tape to make a reply paid envelope.

Improving your local parks  
**community survey**

No stamp required if  
posted in Australia



Attention: Landscape Team  
Knox City Council  
Reply Paid 70243  
Wantirna South VIC 3152

# Consultation Summary

## Stage 1 Consultation

The initial phase of Community consultation for the Knox Regional Netball Centre Masterplan was held in June 2017 and was programmed and undertaken in conjunction with the public consultation for HV Jones Reserve.

### 1. Consultation with stakeholders

On 7<sup>th</sup> June 2017, Council representatives from the Open Space and Landscape Design team and the Recreation Team ; Consultants from Insight Leisure Planning met with stakeholders representatives at Knox Regional Netball Centre.

Stakeholders who were present at the meeting included:

- Natasha - Boronia Uniting Netball Club
- Sarah – East Vic Roller Derby
- Andre Roza – Rowville Netball Club
- Emma Alipan – Rowville Netball Club
- Karyn Peverill – Caribbean Speed Club Inc
- Kate - Fairpark Netball
- Mellissa - Mountain District Netball Association
- Lyn - Mountain District Netball Association
- Chris - Boronia Netball Club
- Caitlin – Blackwood Park Netball Club
- Ellen -

What is valued at KNRC?

- A central point/hub to come together and play.
- All teams to come to the one venue.
- Single lined courts. This is particular important for younger kids and beginners as it is less confusing for them to learn the sport.
- The staff at KRNC are always friendly and helpful.
- The staff at KRNC have taken the time to consider and accept the Roller Derby Club to use the courts at KRNC.
- Appreciate the improvements to playground, footpaths etc
- People generally feel safe; however, the area adjacent to the entrance to the stadium is poorly lit at night. Some users feel a slight feeling of unease but people walk out together which helps with the sense of security.

### Access and Car parking

- According MDNA data survey, the site on average receives approximately 6000 visitors per week, at times this increases to 10,500 visitors.
- Some users walk to the site but the majority of users drive.
- The site is poorly serviced by public transport. Kids can only rely on their parents to drop them off and pick up.
- The site has only one vehicle entrance, leading to traffic congestion, especially during game change over, when a large number of vehicles are exiting and entering the site at the same time.
- Ambulances have difficulties accessing the site when traffic is at gridlock. KNRC often call for an ambulance one to three times on a Saturday.
- There is an emergency access point from Kevin Avenue but is normally gated.
- Some visitors choose to park in neighbouring streets, which is an issue for adjoining residents.
- Groups with members with limited accessibility have real difficulty accessing the site, due to the poor public transport infrastructure to the site. A netball disability league used to operate, but disbanded due to the poor accessibility.
- Overflow gravel carpark gets muddy and cars become bogged, as there is no drainage. People park their vehicles haphazardly (spaces are not maximised) as it is not line-marked.

### Netball Use and Trends

- The indoor courts are booked throughout the day and evening – pushing games late into the evening (past 10pm) – This is too late for many kids and young adults. Late games can also be disruptive for neighbours.
- The Centre is regularly used by 35 netball teams
- MDNA Representation teams are permitted to train indoors and have priority over other teams. They are exclusively indoor. Representative teams were training at Mitcham – it took 15 years to get a spot at KRNC.
- Training can occur outdoors but there are multiple benefits with indoor courts; including allowing regular and sustained training which increase fitness level, skills, community participation and parent's involvement.
- As Netball is a winter sport, generally, all clubs prefer the use of indoor courts.
- Outdoor courts are often the main reason why older people quit Netball. Having more indoor courts and facilities may attract people to return to netball. More females are staying in Netball for longer if indoor venues.
- Club's generally experience fluctuation (3-4 year cycle) caused by a number of reasons – e.g. access to the site, court time, play times being late. This fluctuates largely due to changes in the community, members becoming older, different priorities in life, new generation arises etc. Some clubs are witnessing drop in members whilst others have waiting list.
- The representatives, generally, do not feel their members are lost to other adjoining Associations in other regions, but potentially to other sports (e.g. female footy).
- MDNA would like to provide a fast 5s comp if possible. A growth in junior, mix netball, fast 5.
- With netball being televised on tv, this may lead to increase in popularity and demand.
- How much is HV Jones Netball courts used? Only Thursday night for training.
- Across sporting facilities within Knox, Basketball takes up lots of court bookings, every team wants peak time. Off peak is not an issue it is the peak times.

### Roller Derby Use and Trends

- Roller derby needs 2 courts side by side. Currently train 3 times a week, with one training at Scoresby Secondary College one court only.
- They lay their own lines every time they use the courts and then remove once training sessions are finished.
- KRNC were the first venue that allowed Roller Derby to use the site for training and games
- Roller Derby have been using KRNC for the past 3 years
- Have a great relationship with the centre
- Centre is at capacity for Roller Derby (size of court)

- Competitions run on Saturday - try to work around netball schedule
- They do an annual fund raiser for Beyond Blue
- Roller derby is highly inclusive of all adult ages and abilities
- Members are generally between 18 to 40 year old
- Large catchment of players

### Caribbean Speed Club Use and Trends

- Limited by the commercial arm of Caribbean Rollerama
- Uses two outdoor courts for training on Sunday. Trains 4 hours per week. Need to train indoor and outdoor. Outdoor at Dandenong and Eltham.
- Would like to extend to do another evening training
- Ideal track is 400m in length
- Currently host competition at Dandenong Stadium carpark. Also uses facility at Eltham, Rowville Community Centre
- Speed skaters have to clean the courts before every game with blowers to make sure the area is safe.

### Overall Wish List by the KRNC Users

- More indoor courts – possible option for an extension built over courts 17 and 18. The building can incorporate the existing playground and develop a new central area as foyer, admin and office space.
  - There is no demand for an overall increase in court numbers.
  - Improve timing/ scheduling
  - Are we shifting teams who currently use outdoor courts to indoors or creating new opportunities to get more people on courts? Will the new indoor courts attract new competition or just accommodate more training? - A bit of both but most users are confident it can attract more competition and attract new games such as fast 5
  - What if we lit more outdoor courts – will the clubs use them? No, the clubs have lights at their home courts. Just having lights is not enough.
- Would rather stay at their home courts but would definitely come if more courts were indoors.
  - Lit outdoor courts are still not good enough for competition (lighting not to spec), however is ok for training.
  - Can we identify shared use? Are there any other sports we should consider?
  - If we are to build new indoor courts – can we lined them up for other sports to share? Not ideal for younger kids because it can be confusing but MDNA would adapt if multi lined if it led to additional 2 indoor courts
  - Keen to develop other netball programs – rock up netball, net for kids (daytime activity, 2 to 5 years old, 6 week program)
- Option to extend carpark along the northern boundary – however that area has poor drainage and is limited in vehicle manoeuvring space
- Indoor spectator seating
- The metal expansion strip between the two courts is a tripping hazard for roller derby
- Improved space for the first aid room. The current area only has one bed, lots of conflicting circulation near the entrance. Wheelchair often queue up at the entrance.
- Multiple change rooms on court
- Umpires/Refs room
- More and improved transitioning space/ circulation space / run off space around the courts - warm down area, social area, debrief area, gathering space
- Off court training facility warm up area
- Marked area for spectators
- Additional shade/shelter around outdoor courts
- Better toilets – disabled, change rooms

- More secured storage – small lockers
- Improve forecourt area – the trees drop limbs and nuts, the brick paving is uneven, can be slippery and a trip hazard.
- Better access and egress for Ambulance
- Better carpark
- Commentators are located upstairs, too far from the action.
- Possible community partnerships.
- Can clubs provide Council with their member's postcode database so we have a better appreciation of where members are coming from.

## 2. Consultation with Recreation and Leisure Liaison Group

The project was presented to the Recreation and Leisure Liaison Group on 31 June 2017.

- 4 courts are currently lit
- Bruce from Mountain District Netball Association expressed that more courts are not needed however it would be nice to have a mix of indoor and outdoor.
- Courts were built 30 years ago, back then, the netball stadium was ahead of it time compared to other facilities in the area but it's now lagging behind.
- Someone from the group suggested whether we could build a roof over the courts. Tim from FFLA explained it is costly and it would still be cold and wet. A cost/benefit analysis will need to be conducted to work out if it is a viable option.

## 3. Consultation with Consultation with the users and community

In June 2016, a bulletin with an attached survey questionnaire was sent to approximately 1,115 nearby households. The survey questions were targeted at identifying how people used the two reserves.

The bulletin and the survey were available for the broader community on Council's website, emailed to usergroups and was also published on social media.

The bulletin included an invitation to two (2) community consultation events, at the Knox Regional Netball Centre on Friday 23 June 2017 and Saturday 24 June 2017. At these events, the Ward Councillors, Council officers and Council's consultant met with approximately forty (40) reserve users.

Council received fifty-one (51) written responses and 173 responses through the online survey. Refer to the appendix for a summary of the survey results.

## 4. Consultation with Netball Victoria

Council hosted a meeting with Netball Victoria on 15 September 2017 at the Knox Regional Netball Centre.

Nancy Da Silva and Amber Koster represented Netball Victoria.

Tim Fitzgerald from FFLA, Jayson Moran from Insight Leisure Planning represented the consulting team.

Jaki Mitchell, Nicole Columbine, Tristan Smith and Flora Lau from Knox City Council attended the meeting.

- Outdoor courts and Indoor courts are equally valuable as they support Netball in different ways.

- Netball is a diverse sport with lots of options. People generally play on average 1.6 times a week.
- Netball Victoria will never be able to come to a position where it will have a declared preference for one over the other.
- Benefits of outdoor courts include exclusive use by Netball, great for junior players, cost effective, ease of utilisation etc.
- Indoor courts however double usage of outdoor courts. Indoor appeals to senior and mixed games.
- Mixed competition is huge at Knox (Sunday) and Knox got insurance to cover teens down to 14 years old to encourage them to start playing mixed games, more convenient for families.
- Fast 5 starts next month (October).
- Jells Parks has good model where priority is based on first come first serve basis rather than on grade. Jells Park is not managed by Council.
- No argument from Netball Vic for KRNC to have more indoor courts but need to consider services such as car parking etc.
- Is there a hybrid model e.g. covered courts, Yarra Ranges (Pinks- 12 outdoor courts and 6-7 indoor basketball courts) – Shelter is still very expensive and sounds reflecting off the shelter can be a nuisance for nearby residents – need sound barrier – not really a preferred alternative.
- Parking restriction along Kevin Avenue is applicable on Saturday.
- Saturday competition – Mountain District Asso runs the competition on Saturday. From 8:30am to 5pm, all outdoor courts are booked.
- The car park towards the end of the site, parallel to Kevin Avenue are not line marked.
- Having four indoor courts and four outdoor courts is ideal for competition.
- Option to build to the north of the existing stadium can be problematic in that it is going to sit right on the boundary with neighbouring residential properties and the building will block surveillance towards the rear of the site.
- Option to build to the west of the existing stadium will take up more than two outdoor courts hence resulting in a reduction in number of courts. Lights will have to be reinstalled.
- Out of the three options, building over the overflow carpark is the easiest to implement.
- According to Netball Vic – 8+ courts is classified as a regional facility – does not matter if it is indoor or outdoor.
- Netball Vic is about to release a State-wide Facility Strategy (Oct/Nov)
- Facility Masterplan as mentioned in the Draft Feasibility Study is not a public document. The document has never been released. Do not reference.
- According to the State-wide Facility Strategy, Knox has 27 indoor courts and under Netball Provisional ratio – Knox is described as ‘adequate supplied’; having 11 more courts than predicted growth (based on 2015 statistics). However, this does not look at the condition of the courts.
- From the 27 courts, 6 @ Knox Basketball Centre (Park Crescent, Boronia), 2 @ Knox Regional Netball Centre, 3 @ Eastern Indoor (Ferntree Gully Road, Private), 2 @ Rowville Community Centre (not line marked for Netball, only basketball), 4 @ Rowville Secondary, 6 @ Knox Regional Sports Park, 4 @ Insportz Knox (Lewis Road, Wantirna). Out of the 27, 7 courts are within private facilities, four courts are in a school and many others (Rowville Community centre, KRSP, Knox Basketball Centre) are taken by basketball. Whilst there are 27 indoor courts in Knox, however access to these facilities are actually limited.
- Nicole and Jaki to work with Amber and Nancy to clarify and update the data.
- Knox has undertaken audits on all outdoor courts and found many of the courts are in poor condition and a few are being decommissioned e.g. Kings Park, Marie Wallace, Seebeck Reserve.
- Feasibility Study should align with Netball Vic State-wide Facility Strategy.
- State-wide Facility Strategy will consist of 3 volumes, V2 and V3 will contain operational plans
- Nancy to send us the database
- Amber to send us a copy of the strategy
- Amber to mark the draft Feasibility Study with her comments
- Nicole to send KCC latest demographic data





# Consultation Summary

## September 2017

- Amber will go to Minister next week, would be good to have a list of development we have in line at Knox.
- Jayson to proceed and develop the Feasibility Study to the next draft, incorporating all relevant comments.

Official Minutes of Knox City Council



# Consultation Summary

September 2017

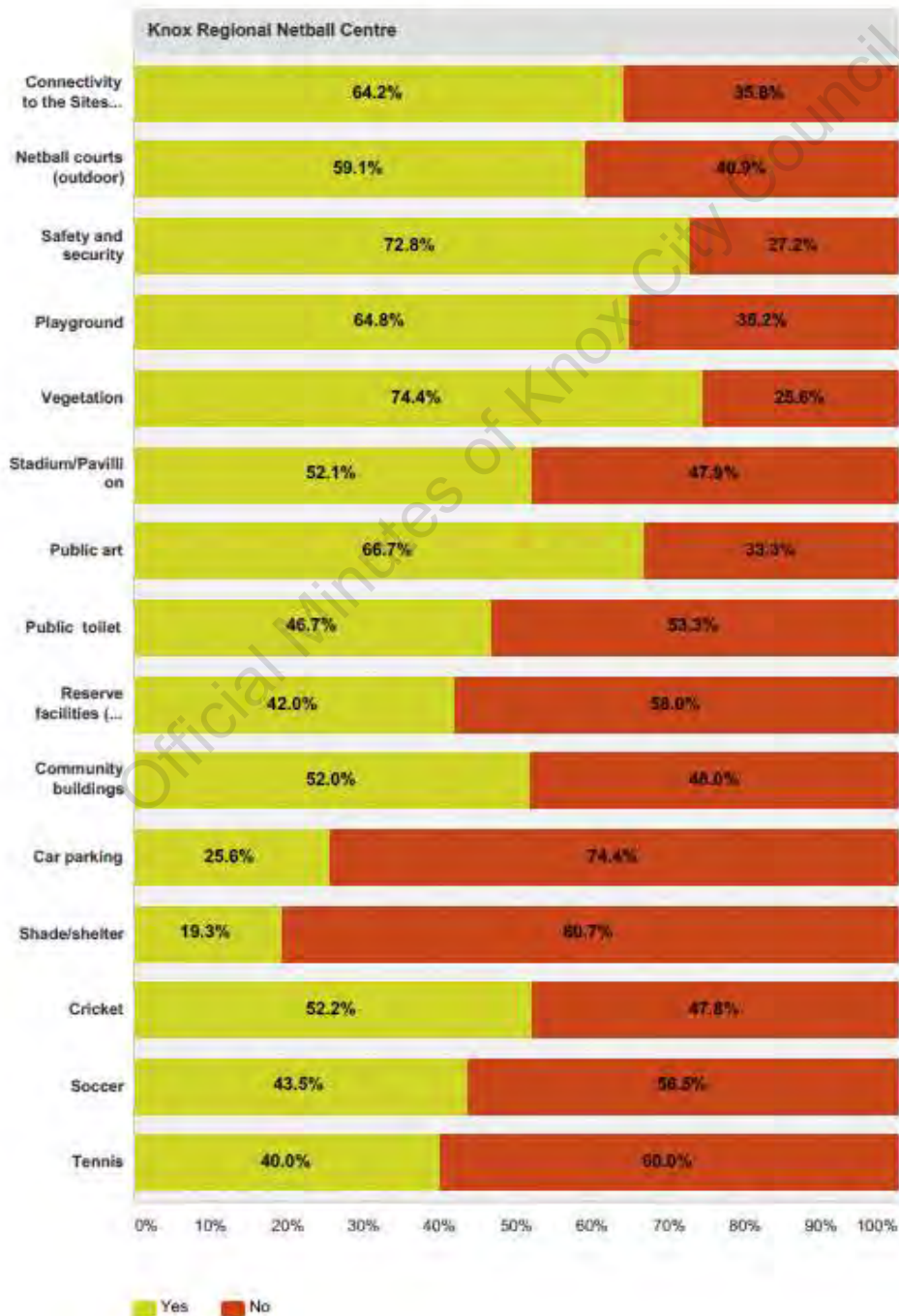
## APPENDIX A

Official Minutes of Knox City Council

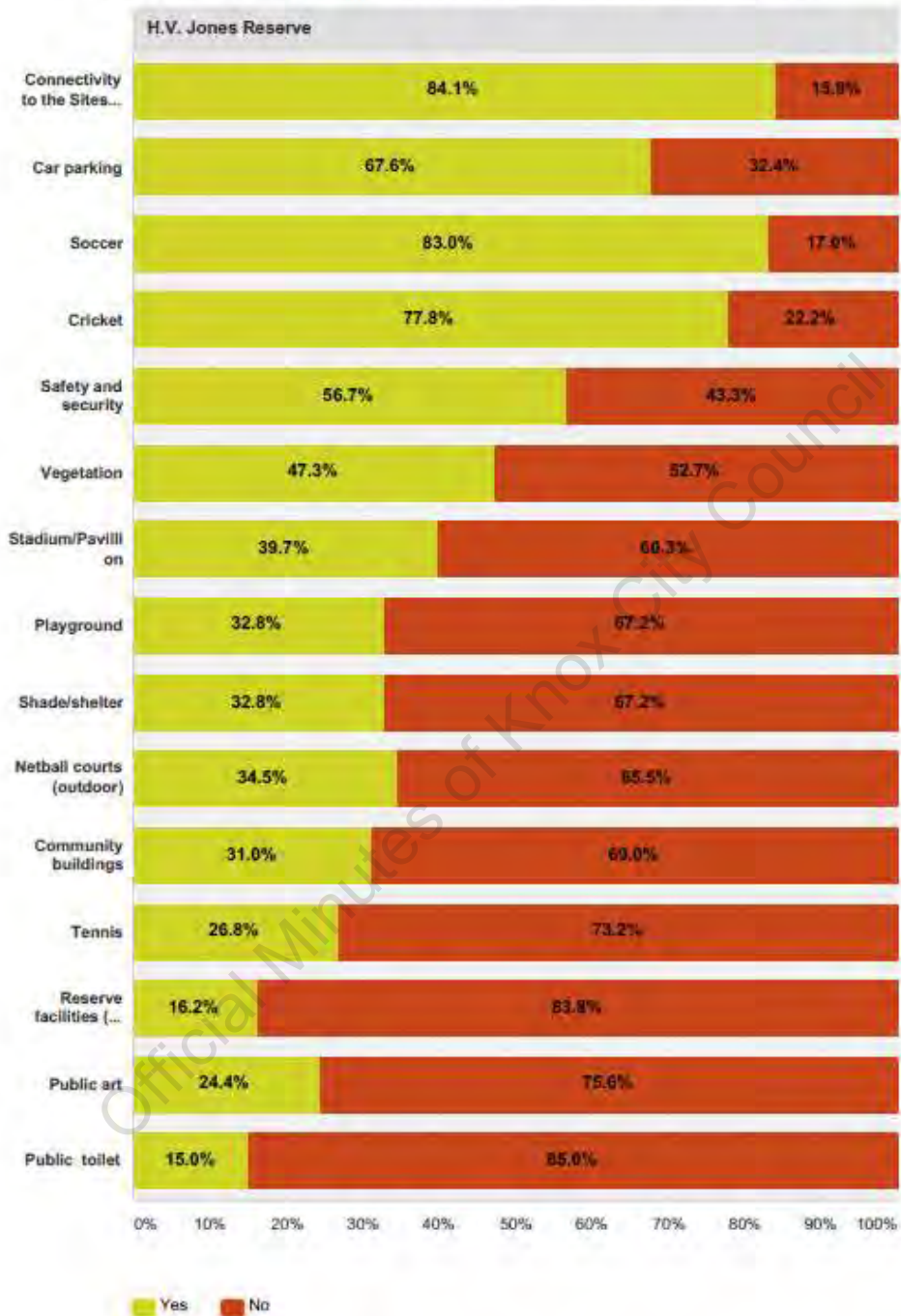
## Knox Regional Netball Centre and H.V. Jones Reserve Masterplan Survey

**Q1 In the table below, please indicate if you are satisfied with the following aspects of the reserve(s). Select 'Yes' if you are satisfied and 'No' if you believe there is room for improvement and leave blank if unknown.**

Answered: 169 Skipped: 2



## Knox Regional Netball Centre and H.V. Jones Reserve Masterplan Survey



Knox Regional Netball Centre			
	Yes	No	Total
Connectivity to the Sites (How easy it is to get to the site? Is the site well connected to the surrounding neighbourhood via shared path / footpath)	64.2% 77	35.8% 43	120
Netball courts (outdoor)	59.1% 75	40.9% 52	127
Safety and security	72.8% 75	27.2% 28	103
Playground	64.8% 68	35.2% 37	105

Vegetation	74.4%	25.6%	90
	67	23	
Stadium/Pavillion	52.1%	47.9%	119
	62	57	
Public art	66.7%	33.3%	84
	56	28	
Public toilet	46.7%	53.3%	107
	50	57	
Reserve facilities (Eg. seating, picnic facilities, drinking fountains, bins)	42.0%	58.0%	112
	47	65	
Community buildings	52.0%	48.0%	75
	39	36	
Car parking	25.6%	74.4%	129
	33	96	
Shade/shelter	19.3%	80.7%	119
	23	96	
Cricket	52.2%	47.8%	23
	12	11	
Soccer	43.5%	56.5%	23
	10	13	
Tennis	40.0%	60.0%	25
	10	15	
<b>H.V. Jones Reserve</b>			
	<b>Yes</b>	<b>No</b>	<b>Total</b>
Connectivity to the Sites (How easy it is to get to the site? Is the site well connected to the surrounding neighbourhood via shared path / footpath)	84.1%	15.9%	69
	58	11	
Car parking	67.6%	32.4%	68
	46	22	
Soccer	83.0%	17.0%	53
	44	9	
Cricket	77.6%	22.2%	54
	42	12	
Safety and security	56.7%	43.3%	67
	38	29	
Vegetation	47.3%	52.7%	55
	26	29	
Stadium/Pavillion	39.7%	60.3%	58
	23	35	
Playground	32.8%	67.2%	67
	22	45	
Shade/shelter	32.8%	67.2%	64
	21	43	
Netball courts (outdoor)	34.5%	65.5%	55
	19	36	
Community buildings	31.0%	69.0%	58
	18	40	
Tennis	26.8%	73.2%	56
	15	41	
Reserve facilities (Eg. seating, picnic facilities, drinking fountains, bins)	16.2%	83.8%	68
	11	57	
Public art	24.4%	75.6%	45
	11	34	
Public toilet	15.0%	85.0%	60
	9	51	

#	Other (please specify)	Date
1	Should never have allowed outdoor netball courts, major noise pollution, whistle every 2 sec, constant screams and shouts! I think of shift workers, medical staff, people who save the life of many who bring them total miseries.	7/4/2017 9:54 AM
2	Extend Dorset Road through and give the Netball Centre its own dedicated entrance from Dorset Road, increase the size of the car park along the new entrance. Stop netballers parking in side streets such as Segarta Circuit.	6/30/2017 3:57 PM
3	Nice gardens were laid out at the new parking bays on Kingston Road, HV Jones Reserve but they have no planting other than the previously existing trees. Native planting here would greatly benefit the area.	6/30/2017 10:49 AM
4	We need more traffic lights on Burwood highway to get in and out and we need more sealed parking at the netball courts themselves.	6/28/2017 8:30 PM
5	Make an Indoor Tennis Centre.	6/27/2017 2:11 PM
6	Toilets for sporting clubs are enough not for just anyone as it will attract fools. Shade/Shelter, NO, Youth will hang out and drink!	6/27/2017 2:08 PM
7	Beautiful oval well done!! Now keep the rest of the grounds looking good as well.	6/27/2017 1:53 PM
8	Car parking at netball is far from satisfaction	6/27/2017 1:45 PM
9	The Reserve needs more paths around eastern and southern sides - along with more vegetation and pathways.	6/27/2017 11:51 AM
10	Safety - more fences so dogs have less risk of running on the road.	6/27/2017 10:04 AM
11	BAN Parking in Segarta Circuit	6/27/2017 10:01 AM
12	HV Jones Netball court is in terrible condition.	6/27/2017 9:49 AM
13	Paths wrecked by gum trees.	6/27/2017 9:45 AM
14	Bins need improvement at both sites.	6/27/2017 9:28 AM
15	Hot water required in shower.	6/13/2017 8:41 AM
16	The site is home to several thousand netball players every week, and needs improvement and expansion	6/12/2017 9:56 PM
17	Car parking is ridiculous, particularly in the winter months when the grassed area is no longer available	6/11/2017 6:21 PM
18	4 Indoor courts would be ideal for the demand	6/10/2017 8:33 PM
19	H V Jones needs better netball courts, community basketball court and community tennis courts.	6/9/2017 4:44 PM
20	Something really needs to be done about the car parking at the netball centre. It's dangerous because of all the cars and not feasible to park on the grass during the wetter months.	6/9/2017 2:51 PM
21	car parking is horrible you usually end up parking on the large grass area and get bogged. Netball is a winter sport and there isn't enough shelter so when it rains which is a lot you usually get wet because of lack of shelter	6/9/2017 1:01 PM
22	It would be great if the gravel car park could be extended or paved. Countless cars get bogged parking on the grass during Saturday winter season. There just aren't enough car parks.	6/9/2017 6:21 AM
23	The grassed area that is used for parking on Saturdays needs to be asphalted and made into a proper car park as it gets very muddy and boggy in winter	6/9/2017 8:11 AM
24	It is very difficult getting in and out of the centre on Saturday morning. Traffic trying to get out of the car park gets extremely backed up and is very slow.	6/9/2017 12:07 AM
25	Cracks on the netball courts need to be fixed, more seating needs to be available for spectators	6/8/2017 11:00 PM
26	Better holes in the ground for the netball rings to sit in at Knox netball centre as when we play they can be off of centre	6/8/2017 10:54 PM
27	Knox Regional Netball outdoor courts need more shelter. To have 20 - 30 people watching their kids play netball this past summer in the Saturday afternoon heat all huddled under a single shelter is ridiculous just to get out of the harmful UV rays. Australia is the skin cancer capital isn't it? I think there should also be some sort of shelter over some of the outdoor courts. I don't know how that would work or what sort of structure but I noticed glare on court plus again the UV rays etc. The shelters that are open both sides do nothing in the rain so they are pointless.	6/8/2017 10:43 PM
28	It would be great if there were more indoor netball courts.	6/8/2017 10:23 PM
29	Currently convicted paedophile lives opposite HV Jones who throws eggs when any parties at community centre are occurring.	6/8/2017 10:03 PM
30	HV Jones Reserve- Shading needed at playground and please complete the fencing to make it fully gated. No public toilets is a shame. Tennis and netball courts there are completely neglected.	6/8/2017 8:59 PM
31	The new drainage however has been fantastic for the oval.	6/8/2017 3:19 PM
32	The location of the park is not convenient. Children using the park when attending sporting events at the oval have to go behind the building & are out of sight. The park needs an up grade.	6/8/2017 5:32 AM



# Consultation Summary

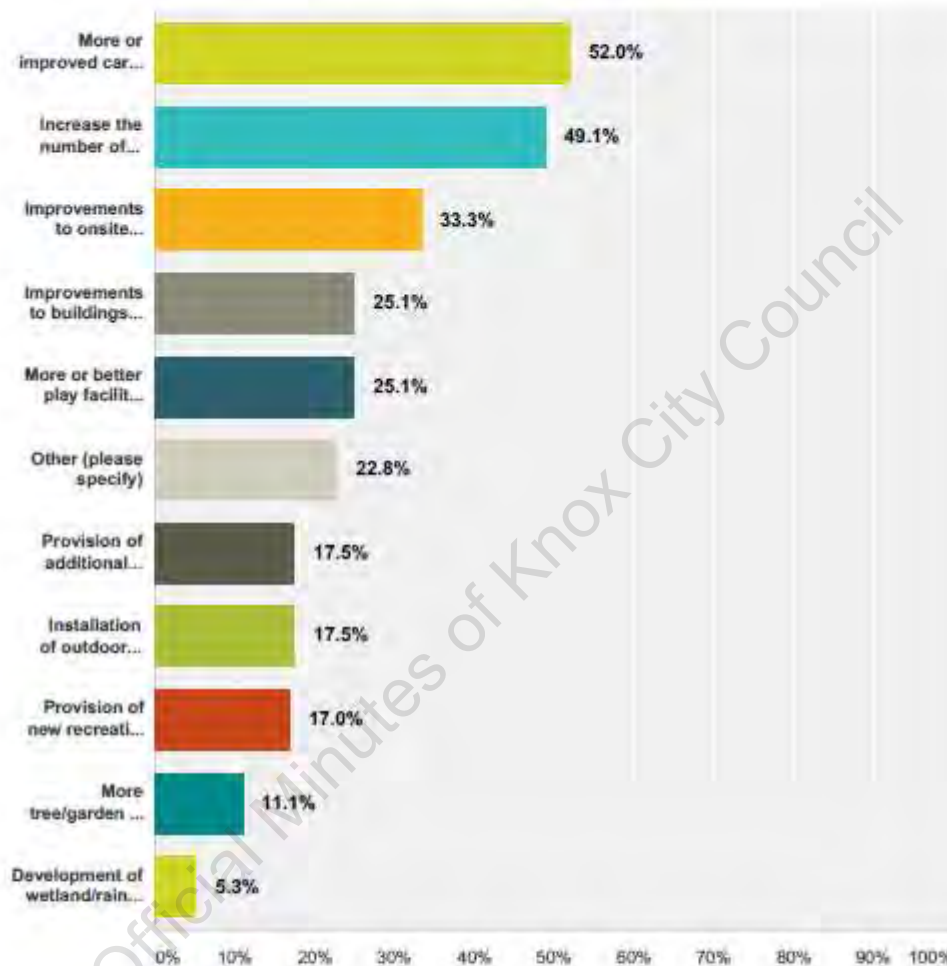
September 2017

.33	Liquor licence hours- the liquor licence hours attached to the reserve clubs are excessive for a residential area. The clubs using the pavillion have liquor serving hours greater than many restaurants at the mountain gate shops and are more reflective of night club hours (Le 3am closure) which creates noise issues.	6/6/2017 7:46 PM
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Official Minutes of Knox City Council

**Q2 Please select up to three of the following potential reserve improvement works that you would most like to see implemented at one or more of the reserves.**

Answered: 171 Skipped: 0



Answer Choices	Responses
More or improved car parking	52.0% 89
Increase the number of indoor netball courts at the Knox Regional Netball Centre stadium	49.1% 84
Improvements to onsite sporting facilities	33.3% 57
Improvements to buildings and pavilions	25.1% 43
More or better play facilities for children	25.1% 43
Other (please specify)	22.8% 39
Provision of additional paths and seating through the reserves	17.5% 30
Installation of outdoor exercise equipment	17.5% 30
Provision of new recreation opportunities aimed at teenagers and young adults	17.0% 29
More tree/garden bed planting	11.1% 19



#	Other (please specify)	Date
Development of wetland/rain gardens		5.3%
Total Respondents: 171		
#	Other (please specify)	Date
1	This person chosen more than 3 options Installation of outdoor exercise equipment Support people who use HV Jones Reserve daily for exercising	7/5/2017 4:28 PM
2	No more outdoor courts, put buildings and pavilions (if you must build) in industrial area. Preserve and regenerate what little native bushland we have for wildlife.	7/4/2017 9:54 AM
3	This survey was completed by a resident using the paper version. The resident has chosen more than three options. These are the additional options selected - Improvements to buildings and pavilions More tree/garden bed planting Development of wetland / raingardens More or improved car parking	7/4/2017 9:42 AM
4	Specific change and meeting rooms for umpires separate to players and coaches	6/27/2017 3:28 PM
5	The person who filled out the survey selected more than three options: - Installation of outdoor exercise equipment - More or improved car parking	6/27/2017 1:45 PM
6	Nothing	6/27/2017 12:22 PM
7	The person who filled out the survey selected more than three options: - More tree/garden bed planting - Development of wetland/rain gardens - Provision of additional paths and seating through the reserves - Installation of outdoor exercise equipment - More or improved car parking	6/27/2017 12:09 PM
8	The person who filled out the survey selected more than three options: - More or better play facilities for children - More tree/garden bed planting - More improved car parking	6/27/2017 12:01 PM
9	The person who filled out the survey selected more than three options: - Provision of additional paths and seating through the reserves	6/27/2017 11:47 AM
10	The person who filled out the survey selected more than three options: - Improvements to onsite sporting facilities - More or better play facilities for children - Provision of new recreation opportunities aimed at teenagers and young adults - More tree/garden bed planting - Development of wetland/raingardens - Provision of additional paths and seating through the reserves	6/27/2017 9:58 AM
11	Rubbish bins for soccer/cricket	6/27/2017 9:45 AM
12	The person who filled out the survey selected more than three options: - Provision of additional paths and seating through the reserves - More or improved car parking	6/27/2017 9:40 AM
13	The person who filled out the survey selected more than three options. - Improvements to buildings and pavilions - More or better play facilities for children - Development of wetland/rain gardens - Installation of outdoor exercise equipment	6/27/2017 9:38 AM
14	More seating and shade	6/22/2017 7:11 PM
15	More shelter for outdoor courts at Knox Regional Netball Centre	6/14/2017 10:45 AM
16	permanent standing netball goal posts (these are always locked away and prevent netballers shooting the way basket ballers can do at many other outdoor basketball centres)	6/13/2017 8:41 AM
17	Shade areas on outdoor courts (knox netball) + aircon/better ventilation in indoor courts (Knox netball)	6/12/2017 9:18 PM
18	Bitumen the grassy area at Knox Regional Netball Stadium for car parking! You can only park there if you have a four wheel drive! And you need to park there as there is not enough parking available.	6/11/2017 9:52 AM
19	Cooling in the inside netball courts New floors to the inside netball courts	6/9/2017 4:16 PM
20	Improved netball courts at hv jones	6/9/2017 12:37 PM
21	Netball Courts in Ferntree Gully should have a wider scope for shelter and indoor provisions for all games during the cold and wet weather.	6/9/2017 10:31 AM
22	More undercover standing/seating areas for families to watch their players. Both for shade and protection from rain.	6/9/2017 10:02 AM
23	It would be great if the public toilet and showers could be upgraded. They are well overdue, the ladies toilets really struggle with the high usage amounts each weekend and the showers don't warm up so you only use them if you are really desperate.	6/9/2017 8:21 AM
24	Free access public tennis courts at hv jones.	6/9/2017 8:08 AM
25	More seating and shelter at each outdoor court	6/9/2017 7:12 AM
26	Fix up the Tennis Courts	6/9/2017 12:16 AM
27	Improved car access out of the venue.	6/9/2017 12:07 AM

28	Fix cracks in current outdoor courts	6/6/2017 11:00 PM
29	The indoor netball Centre is well & truly over due for air conditioning of some sort . The current fans are useless making netball during the warmer months not enjoyable	6/8/2017 10:59 PM
30	Shelter next to courts	6/6/2017 10:52 PM
31	Courts outside need to be fixed. There are cracks & holes. Also the nets on the rings would be awesome, like at Jellis park.	6/8/2017 10:16 PM
32	Better change rooms for privacy.	6/8/2017 9:44 PM
33	Please gate/secure the playgrounds and add some shade!	6/8/2017 8:59 PM
34	Installation of more floodlights @ hv Jones reserve for sport at night	6/8/2017 3:13 PM
35	In the afternoons in cricket season the sun beams in under the sheltered area of the building at HV Jones. Working in the canteen you are blinded by the sun & there is no shade under the front of the building. If we could look at options to improve this situation that would be great.	6/8/2017 5:32 AM
36	Ideally there should be a plan that involves the inclusion of all netball courts to be indoors. Currently basketball courts have been built around Knox that give the sport an advantage over netball. It would be great to see netball given the same opportunities. Particularly with the growing decline in girls participating in team sports. With a state of the art facility for netball, the stadium could have more uses throughout the week. For example Futsal, more training facilities and other sporting activities. By having indoor courts. It would increase the participation rates as the weather is a huge deterrent to girls playing netball as well as parents allowing them to play. It would also give Knox the premier netball facility in the state.	6/7/2017 10:04 PM
37	Hv Jones needs a play ground nearer the pavilion where kids can be supervised while game is on	6/7/2017 9:31 PM
38	Tennis courts retained. This existing infrastructure has been left to go to ruin without community consultation. Liquor licence hours reduced and oval / grass area made alcohol free zone after dusk.	6/6/2017 7:46 PM
39	Remove dangerous trees from the entrance at Knox Regional Netball Centre and plant trees elsewhere to replace.	6/6/2017 11:46 AM

## Knox Regional Netball Centre and H.V. Jones Reserve Masterplan Survey

### Q3 What would you like to see if the HV Jones Reserve tennis courts were re-developed?

Answered: 37 Skipped: 116

#	Responses	Date
1	Due to the changing dynamics of the area there are increased dwellings and increase population with young families - developing it as an expanded playground with BBQs, picnic tables etc will see more people able to enjoy this great reserve. Newman Park in Perkins Street in Traragon is a wonderful example.	7/5/2017 4:26 PM
2	Demolish all man-made structures and give back to wildlife what they deserve. Knox City Council excels in 'Garden for Wildlife', please continue on that direction, do not lower your standard. Say 'no' to development.	7/4/2017 9:54 AM
3	Up to Council	7/4/2017 9:42 AM
4	Exercise station, or move netball court into outdoor tennis court. Keep artificial tennis court as free tennis court for the community. It already has a separate gate.	6/30/2017 7:48 PM
5	A hit and giggle tennis court to be kept, it is possibly an appropriate area for outdoor exercise equipment.	6/30/2017 10:49 AM
6	open for general public use, very few courts available for impromptu use	6/27/2017 3:25 PM
7	Multi-use for basketball and netball.	6/27/2017 2:19 PM
8	Indoor Tennis Centre for region or a NEW additional public swimming pool for growing population.	6/27/2017 2:11 PM
9	More courts - better access for non-members to play casually. Indoor courts.	6/27/2017 2:03 PM
10	- To be accessible without need for key to use - BBQ facilities and shaded area	6/27/2017 1:58 PM
11	Improvement of ground/dirt on tennis courts.	6/27/2017 1:56 PM
12	I would like to see the courts being used. What a waste. They used to be used all the time 4 - 5 times a week.	6/27/2017 1:53 PM
13	Better playground.	6/27/2017 1:38 PM
14	Better playground.	6/27/2017 12:29 PM
15	Soccer Pitches all weather surfaces.	6/27/2017 12:23 PM
16	I am a grandmother with grown up grand children but I have a 5yr old daughter permanently living with me. I would like to know that should could hear the Netball Centre where we hear games being played on Saturdays. but don't know the state of them. Sincerely Wendy Cristead	6/27/2017 12:22 PM
17	Extend the playground significantly (as per FTG near Library)	6/27/2017 12:16 PM
18	Through 2 rows parked especially on ronn near lane access to courts	6/27/2017 12:12 PM
19	- Keep Tennis Courts - Improve playground and more equipment - BBQ's with Table and Chair Seating - Shaded areas/shelters - Basketball Court also cricket pitch	6/27/2017 12:09 PM
20	Easy access and information on how they can be used/hired.	6/27/2017 11:52 AM
21	A really good play area for young children.	6/27/2017 11:51 AM
22	More courts, possibly different playing surface.	6/27/2017 11:47 AM
23	Open up whole corner for a community garden club. Building facilities are all ready there	6/27/2017 11:42 AM
24	Decent playground	6/27/2017 9:54 AM
25	Outdoor BBQ area. Upgrade the children's playground	6/27/2017 9:53 AM
26	Would be great for the local community use especially at a low cost to use.	6/27/2017 9:49 AM
27	Picnic area with shaded benches, seats. BBQ playground area and exercise equipment.	6/27/2017 9:45 AM
28	Grassed soccer or sporting area	6/27/2017 9:36 AM
29	More bins, but otherwise money is better spent elsewhere.	6/27/2017 9:26 AM
30	I would like to see the tennis courts developed into 2 basketball courts and a netball court for the kids of the area to use. There are no outdoor basketball or netball court in this area where kids can go and enjoy with other kids without having to pay. As basketball and netball are extremely popular in this area I believe this will help with the kids development and gives them something to do.	6/24/2017 9:14 AM

31	Don't know much about the tennis courts	6/22/2017 9:40 AM
32	Better seating and shelter	6/10/2017 8:33 PM
33	Yes	6/10/2017 1:26 PM
34	Yes	6/9/2017 7:50 PM
35	Community tennis courts, community basketball courts.	6/9/2017 4:44 PM
36	No. I think they could used for a bigger playground or potentially more parking.	6/9/2017 12:37 PM
37	NA	6/9/2017 9:23 AM
38	Basketball courts	6/9/2017 8:32 AM
39	Free access public tennis courts	6/9/2017 8:08 AM
40	Improve tennis courts. Maybe one bball court. Improve netball courts, also leave netball rings/poles out!	6/9/2017 7:42 AM
41	N/a	6/9/2017 7:34 AM
42	Ability to use them frequently Clearer lines	6/9/2017 7:32 AM
43	I would be disappointed if the tennis courts were removed. If they did it would be great if they could at least leave the synthetic grass court and make it available to the public.	6/9/2017 12:16 AM
44	Community events to bring in families who don't play regular sport. Connections with existing clubs at the reserve.	6/9/2017 12:08 AM
45	Better traffic flow and car parking.	6/9/2017 12:07 AM
46	Not Applicable to me Not sure where these are	6/8/2017 11:39 PM
47	N/A since I don't play here	6/8/2017 10:54 PM
48	Don't redevelop - keep them and allow public access Basketball court Dog park	6/8/2017 10:03 PM
49	Public access tennis courts	6/8/2017 8:54 PM
50	Basketball courts no fee to use. Outdoor exercise equipment. Youth need things to do sport is great all round.	6/8/2017 6:25 PM
51	Either tennis courts, futsal court, a vigger and better playground	6/8/2017 3:19 PM
52	Public access to the courts	6/8/2017 1:40 PM
53	Better courts, nice greenery. Secure fencing.	6/8/2017 1:22 PM
54	Our family isn't involved in tennis. It's just sad to see the area look so run down & unkempt.	6/8/2017 5:32 AM
55	A large fenced playground	6/7/2017 9:31 PM
56	A bigger playground and one public access tennis court.	6/6/2017 11:58 PM
57	Two to three hard surface (i.e rebound surfaces not tar) tennis courts. Open to public. One option is to follow inner city examples and let a cafe let the old club house in exchange for operating courts.	6/6/2017 7:46 PM

## Q4 Please list any other comments or ideas about these reserves that you would like to share.

Answered: 80 Skipped: 111

#	Responses	Date
1	It seems a good time to overhaul H V Jones. If the lighting is better in current tennis court than current netball courts, move netball into onlcar tennis court. Keep artificial tennis court as a free tennis court for community. Rip out playground equipment and install exercise station. Move playground closer to soccer/cricket area. Add additional pod for female change rooms adjacent to current pavillion and then playground adjacent to that. It will need to be fenced. Change current netball court into additional parking. Improve and open toilets at the end of the pavillion. Or demolish current pavillion and rebuild it bigger.	6/30/2017 7:48 PM
2	Both areas are under utilised when sport is not being played, probably because of lack of facilities. Dog poo bins and occasional drinking fountains for walkers and their dogs along the bike track would be well appreciated by the many people who use the bike track.	6/30/2017 10:49 AM
3	existing Netball facility is good but no additions to indoor courts since original build. I believe to maintain and improve Knox's regional netball influence newer and better indoor facilities are required. Having better change facilities and gym or weights rooms for elite players etc. would help	6/27/2017 3:25 PM
4	Please consider the rate payers here. We don't want a street full of cars that we can't work, we don't want idiots hanging around because there is shelter for them to do so, or toilets that can be used to inject!	6/27/2017 2:08 PM
5	Netball patrons parking on Mountain Gate Dv on Sat/Sun should be cleared as was done on Kevin Av. It is dangerous to exit driveways as you can be completely blind.	6/27/2017 2:00 PM
6	Living in Socarta CCT, it is a weekly hassle having Netballers over running our street for car parks.	6/27/2017 1:45 PM
7	Please do something to stop cars parking in Segarta Circuit on Saturdays residents find it difficult to pass.	6/27/2017 12:12 PM
8	The tennis courts are "Rundown". "Some" Functions held in the community hall don't respect the fact that the site is located in a "Residential Area". - Namely loud music is sometimes play at midnight. - Screaming/honing of people leaving the function held their.	6/27/2017 12:01 PM
9	We back onto netball courts, hence when there is heavy rain the courts flood and so does our backyard.	6/27/2017 11:54 AM
10	Ban Parking in Segarta Circuit. It is very dangerous on a Saturday.	6/27/2017 11:45 AM
11	No seating available near Club and Community Centre.	6/27/2017 11:42 AM
12	Somedays a lot of rubbish - coffee cups plastic bottles, wrappings etc. Accumulate on either side of the walking bike track alongside the courts after weekends!	6/27/2017 10:07 AM
13	Please stop parking in Segarta Circuit	6/27/2017 10:01 AM
14	Stop planting large gum trees that constantly drop their branches	6/27/2017 9:45 AM
15	A local to the netball courts & avoid dog-walker, we often see rubbish after netball families have finished. Wind blows bottles & rubbish throughout the area. Perhaps put those spakers to good use & remind people to take home their rubbish. And leave plenty of room either sides of our driveways.	6/27/2017 9:28 AM
16	More carparking needs to be available at the netball courts. The parking in the surrounding streets (especially Segarta Circuit) needs to be monitored and policed with people illegally parking on both sides of the road on Saturdays.....extremely dangerous and an accident waiting to happen with all the pedestrians from the netball courts.	6/25/2017 4:21 PM
17	Netball courts at Mountain District should have more indoor courts. We have the biggest complex and maybe if we had more indoor courts we would attract representative netball which would mean a lot more money & plus we have the biggest area. I would be looking to make court 17&18 indoor and possibly remove the playground and make it outdoor or make it an indoor playground. Good for parents to watch them as most opens play indoor anyway	6/22/2017 9:40 AM
18	The Knox netball court needs to reopen the other exits as there is far too much traffic in and out of one gate. The access through the residential streets is a reasonable compromise, and those residents I assume have either previously resisted or complained and had that access removed.	6/13/2017 1:31 PM
19	Please look at having at least a few goal rings permanently mounted at the netball centre so that the outdoor courts can be used by individuals as recreation areas as well, perhaps courts 17 & 18. Kids that live close would be happy to be able to walk to the courts and shoot goals in their own time.	6/12/2017 7:58 PM

20	I have seen a FB post regarding seating between the courts at KRN. PLEASE NO. The umpires need this space to run. It's hard enough with people walking through when the game is on. I have been using this space as a player, coach, umpire and 'Mum' for 8 years. My biggest issue is usually spectator space & shelter from the elements. When you're standing still watching the wind is bitter in the winter and there just isn't enough under cover space for everyone. Inside the new seating area is nice, but the 'stadium' seats are hard and VERY cold to sit on. They don't encourage spectators at all. Also, to have food & HOT drinks available for evening games would be awesome.	6/12/2017 9:21 AM
21	More shaded seating areas at the netball courts	6/11/2017 6:26 PM
22	More shelters and seating where all courts are and utilize the centre between the courts with seating would be great thanks. And a couple more drinking water points or bottle fill up stations aswell. The girls don't have time to run to the other end of the courts to get water which doesn't help with dehydration. Thanks	6/11/2017 6:21 PM
23	The surface of the netball courts at HV Jones Reserve is terrible and needs attention. The club rooms are awful.	6/11/2017 9:52 AM
24	survey wont let me submit!! at the netball centre you need better wet weather shelters as when you have supporters, umpires and 2 teams of up to 8 girls u cant all fit under a shelter that doesnt even stop the rain coming in!! you need at least 2 per court! also more courts inside and parking needs n update	6/10/2017 5:10 PM
25	Fix the netball courts at HV Jones reserve.	6/10/2017 1:26 PM
26	Need more carparks at the regional netball centre as there is not enough when every court is being used to cater for every player and official required. If not a footpath into the centre as walking on the nature strips and access roads is dangerous with numerous cars and pot holes in the grass. Covering the outdoor courts would be beneficial as well.	6/9/2017 7:52 PM
27	More shelter , seating at both sites	6/9/2017 5:25 PM
28	Better netball training courts for mt gate netball club.	6/9/2017 4:44 PM
29	More shelter outside at the netball courts	6/9/2017 4:16 PM
30	Knox needs indoor courts after 10 years of playing there it's so bad playing in the rain when so many other associations have more than 6 indoor courts	6/9/2017 3:16 PM
31	There is a large gravel parking lot at the netball courts that becomes unusable when wet (netball is a winter sport) so to have that paved over would be great for additional car parks	6/9/2017 1:19 PM
32	I think hv Jones needs more cover and seating for the soccer and cricket. In regards to netball I think the courts need to be resurfaced and done in a similar manner to those at Knox regional. Hv Jones could also use updated facilities within club rooms and more parking as when there is soccer cricket and netball parking is limited. This also happens on a Sunday. Soccer could also use more changing facilities as the netball rooms are shared on a Sunday	6/9/2017 12:37 PM
33	Netball courts need indoor like the basketball during the wet cold days	6/9/2017 10:31 AM
34	Better road access to Netball Ctr, the build up of cars leaving to cross Burwood Hwy is CRAZY and dangerous ! Maybe lights or something that only work on Saturday or when large events on.	6/9/2017 10:02 AM
35	More wet weather shelter at the netball courts. Improved toilet facilities improved trees and garden beds at the netball centre	6/9/2017 9:48 AM
36	The car park at Knox is in desperate need of expansion. On Saturday cars park up to a block away on the surrounding streets and the grass car parking has turned into a 4wd area and small cars struggle to navigate and find a park. The outer toilets are old and there are only 5 ladies toilets for the 20 outdoor courts. That's around 260 people. Most of the day on Saturday there is a queue out the door waiting to use the facilities.	6/9/2017 9:28 AM
37	Gravel throughout the grass area in the carpark at the netball centre would be great and a cheaper alternative to asphalt? If the weather has been wet, it can be difficult to get through where to where the free parks are without getting bogged. The parking has become progressively worse over the years (I've been attending the centre for over 20 years) - that back grass parking area really needs an upgrade (pretty please!). Any upgrade to add additional indoor courts or provide some shade/shelter for outdoor courts would also be wonderful. I might also add that I just love playing there and travel from Pakenham, with other players on my team travelling from the city to use this excellent facility every week.	6/9/2017 9:23 AM
38	I love the idea of providing more shading on the outside courts, the sun can get especially harsh during our spring netball season. That plus more car parks and an upgraded bathroom would be amazing!	6/9/2017 8:21 AM
39	Would love the tennis courts to be given a makeover at HV Jones with free access to the public.	6/9/2017 8:08 AM
40	We attend the Knox netball centre facility 3 times a week. On Saturdays during competition times carparking is very difficult. The grass area needs to be utilised as carparking space and when it is wet this area is only suitable for 4wd vehicles. The traffic congestion coming out of the facility is terrible. The courts are good however can become very slippery when raining. Could use some additional water fountains near the far courts. Toilet facilities could use upgrading. Lighting needs improvement inside the stadium.	6/9/2017 7:43 AM
41	At a basic, provisions for equipment like netball. The indoor court floors require updating as does the toilet/ change rooms. The facilities aren't bad just need updating and refinement to increase and maintain engagement	6/9/2017 7:34 AM

42	Whilst previously fit for purpose, the Netball courts have insufficient shade and parking. The indoor courts are out dated and have limited seating on one side.	6/9/2017 7:32 AM
43	Need a lot more indoor netball courts, so many injuries due to outdoor courts being terrible and zero shelter!	6/9/2017 7:13 AM
44	Another carpark exit from Knox Regional netball centre .	6/9/2017 7:07 AM
45	I would mainly like to see water fountains and seating at the hv jones reserve and along the walking track connecting to the Knox centre.	6/9/2017 12:08 AM
46	It would be nice to have more footpaths leading into the complex because not everyone drives. Some people do walk and use public transport and walking the streets from Burwood hwy to the main gates on the Rd to avoid muddy grass is actually dangerous. The stone/grass parking at the complex needs to become concrete. Parking small cars on their in the extreme wet it quite gambly but sometimes there are no other options. If there were going to be more indoor courts maybe add lights to the outdoor netball courts so there can be less timeslots for the night competition to avoid games being played after 10:00pm. Especially with Tuesdays which is a popular competitions night. 2 courts isn't enough.	6/8/2017 11:39 PM
47	Netball centre needs at least 4 indoor courts and to stop allowing roller derby and clean it/refurbish more than once a year!	6/8/2017 11:05 PM
48	Should have four indoor netball courts not two and more car parking. Open up access to another major road so you don't have 200 cars trying to get on Burwood hwy at the same time.	6/8/2017 10:26 PM
49	Toilets could use an upgrade, taps are broken & the outside ones need more. No use for showers in those. A changing room would also be great.	6/8/2017 10:16 PM
50	During recent years at Knox Regional Netball Centre, I have noticed player numbers declining. This is partly due to better facilities being offered elsewhere. Better facilities at Knox could enable Mountain District Netball Association to run a younger age section. Also drawing back adult players who have moved on due to a preference of playing indoors. Looking forward to upgrades to this facility to keep the community playing netball. Thank you.	6/8/2017 10:12 PM
51	Would like to see large enclosed dog park in area	6/8/2017 10:03 PM
52	Please gate/secure the playgrounds and add some shade!	6/8/2017 8:59 PM
53	More shade and seating at the courts would be greatly appreciated .)	6/8/2017 8:05 PM
54	Better playground	6/8/2017 8:25 PM
55	I currently play netball for Mountain Gate netball club and have no issues with Knox Regional Netball Centre courts and facilities. The only thing I would consider is another access point into the car park. HV Jones reserve is where we train for netball and the courts are unsafe and uneven. Quite often it is littered with broken glass and has to be swept before each training session.	6/8/2017 3:38 PM
56	Grass needs to be trimmed more frequently near the children's play area @ hv jones reserve and sufficient lighting	6/8/2017 3:13 PM
57	I think Knox Regional Netball needs more lined car parks. When it gets full cars have to park on the gravel area and grass area which gets muddy and dangerous as cars park anywhere. I think the centre could do with some more indoor netball courts. Knox Regional is getting left behind when you look at say Jells Park. Netball is becoming such a bigger sport with the introduction of Fast Five and the bigger tournaments with Vixens. Collingwood matches that are televised and played more often. By improving Knox Regional and building more indoor courts they will be able to hold bigger events there bringing even more people!!!	6/8/2017 2:21 PM
58	Water fountains/taps would be great. Some more trees planted for shade. Relocation & up date of playground	6/8/2017 5:32 AM
59	HV Jones reserve should not be over developed as it is in a quiet residential area. The parking is fine and is generally under utilised. There is no need for more parking. Netball should not be a tenant of the reserve as the regional centre is nearby and more appropriate. The regional centre could easily support expansion. The reserve already supports soccer and cricket. more traffic would be detrimental to residents. Tennis courts should be returned to the community to support family activities. The park is not an appropriate place for a skateboard park (a major one is already nearby)	6/6/2017 7:46 PM
60	Indoor netball courts, better parking at netball, inside revamp of stadium, better scoreboards, better toilet facilities, security upgrade.	6/6/2017 11:46 AM

## 8.2 RD Egan Lee Reserve Masterplan

**SUMMARY: Coordinator - Open Space and Landscape Design, Andrea Szymanski**

**This report outlines the proposed Masterplan for RD Egan Lee Reserve, Knoxfield and is presented for Council's consideration.**

**The Masterplan has been developed through broad internal officer liaison, community consultation and recommends a direction for the upgrade of RD Egan Lee Reserve (the Reserve).**

### **RECOMMENDATION**

That Council:

1. approve the Draft Landscape Masterplan for Egan Lee Reserve, Knoxfield as shown as Attachment 1 to this report;
2. note the future allocation of \$300,000 in the 2019/20 financial year for site investigations, design and documentation drawings and delivery of Stage 1 works; and
3. refer the balance of funding for the implementation of Egan Lee Reserve Masterplan to the 2020/21 budget process for consideration by Council.

### **1. INTRODUCTION**

Consistent with Council's Open Space Plan 2012-2022, the preparation of a Masterplan for Egan Lee Reserve, Knoxfield was commissioned by Council as part of the 2017/18 Capital Works Program.

Working with Knox City Council (KCC), consultants Fitzgerald Frisby Landscape Architecture (FFLA) were engaged to prepare a master plan for the RD Egan Lee Reserve, Knoxfield.

This report outlines the current status and use of Egan Lee Reserve, Knoxfield the consultation process and the development and features of the masterplan.

### **2. DISCUSSION**

#### **2.1 Location**

Egan Lee Reserve, Knoxfield is located in the north eastern part of Knoxfield, is accessed by Wallace Road, with residential properties bordering the entire Reserve, refer Figure 1 below. The Reserve is approximately eight (8) hectares and is zoned Public Park and Recreation Zone (PPRZ) in Knox's Planning Scheme.





## 2.2 Facilities

Egan Lee Reserve is a prominent open space reserve for local residents in the surrounding Knoxfield area. The Reserve offers large open grass soccer pitch areas, sealed roadway and car parking off Wallace Road, scouts building, soccer pavilion, junior playground, a disused (overgrown) small-basketball court and includes 2 ½ha of Significant Vegetation (Site of Biological Significance 118c).

## 2.3 Use of the Reserve

Egan Lee Reserve is classified as a Neighbourhood Open Space (Knox Open Space Plan 2012 – 2022) which serves a suburb-scale catchment and accommodates the needs of multiple residents, visitors and community groups.

The Reserve mainly supports active and passive recreational activities such as:

- Soccer (Knox City Football Club) on the grass pitches;
- 2<sup>nd</sup> Knoxfield Scouts Group;
- People walking dogs; and
- Families using the playground

## 2.4 Environmental Values

Egan Lee Reserve has been identified and documented as a reserve with state significance in Council's Sites of Biological Significance in Knox – 2nd Edition, 2010. The study states:

The native vegetation is the endangered Valley Heathy Forest, some of which is in good ecological condition. There are five plant species that are threatened with extinction in Knox and three others that are rare in Knox. Some of these species are present in dangerously small numbers. The ecological condition of native vegetation west of the playing fields has been improving steadily over recent years due to good management and the use of fire. The native vegetation east of the

playing fields comprises not much more than a canopy of large old trees with hardy native grasses beneath, and this could serve as a basis for ecological restoration.

The site is less than 300m from Lakewood Nature Reserve, which has a large area of forest habitat as well as a substantial lake.

## **2.5 Planning Provisions**

Egan Lee Reserve is zoned *Public Park and Recreation Zone (PPRZ)*.

The Reserve is affected by A Vegetation Protection Overlay 1 (VPO1). The primary objective of the Overlay is to protect areas of significant vegetation, to ensure that development minimises loss of vegetation, to preserve existing trees and other vegetation, to recognise vegetation protection areas as locations of special significance, natural beauty, interest and importance and to maintain and enhance habitat and habitat corridors for indigenous fauna.

A planning permit may be required for removal of vegetation. Planning permit considerations will be undertaken as part of the detail design.

## **3. CONSULTATION**

The consultation process is an important aspect in the development of a masterplan. Officers sought to ensure that key stakeholders and community members had the opportunity to participate in the development of the masterplan as it evolved. Consequently, the masterplan process has taken longer than anticipated, however the significant investment in consultation provides a solid framework to ensure future planning and design is in line with the collective input from Council, key stakeholders and the local community.

The following consultation occurred as part of the masterplan process;

### **3.1 Initial engagement**

- Internal officer engagement. A workshop providing an opportunity for sharing of local knowledge regarding site use, management, maintenance and history.
- Site stakeholder engagement. An opportunity to inform key identified stakeholders (Knox City Football Club and Scouts) of the project objectives and gain an understanding of the way they use the reserve, and any existing issues relating to that use.
- Meeting with Scott Ward Councillor (at the site stakeholder meeting)
- Community engagement. A project bulletin (incorporating a questionnaire/survey) was distributed to approximately 500 surrounding households, detailing the project scope, method, and opportunities for people to be involved.
- A 'listening post' event held at the reserve on Saturday 16/12/2017 morning, allowing people to discuss the project and provide input.

There were 48 respondents to the survey and approximately 20 people attended the onsite 'listening post' event. For further detail on the initial engagement phase, refer Attachment 1.

The following key items of interest were raised;

- Upgrade to provide female toilets change facilities;
- Improve soccer pitch drainage;
- Consider a multi-purpose play space to provide opportunities for other active recreational activities on site;
- Increase frequency of mowing adjacent to Scouts building; and

- Needs an overall general landscape improvement – seats, bins, drinking fountains and planting.

Following the initial consultation phase, the consultants prepared a draft masterplan. Refer Attachment 2.

### **3.2 Second phase of engagement**

A second phase of engagement was undertaken following the preparation of a draft masterplan. Consultation during the second phase of engagement included:

- A second project bulletin distributed to surrounding households (incorporating a plan showing the draft master plan proposals).
- A second 'listening post' event held at the reserve on the morning of Saturday 7 July, allowing people to discuss the draft master plan and provide feedback.
- An on-line survey on the Knox City Council website.

There were 66 respondents to the survey and approximately 10 people attended the second onsite 'listening post' event. For further detail on engagement phase, refer Attachment 3.

RD Egan Lee is a neighbourhood reserve with predominately active recreation amenity, important biodiversity areas and some adjoining passive open space. Following community consultation, the key vision for RD Egan Lee reserve is to retain the existing active sporting precinct, enhance and protect the valuable remnant bushland, its biodiversity and habitat values; provide complementary passive and active recreation opportunities and provide improved pedestrian links.

Based upon the feedback received, the following edits were made to the draft masterplan (refer Attachment 4:

4. Consider establishing a synthetic surface to one of the soccer pitches shown, to allow for all-weather use and increase the usage capacity of the pitch. Council has this item tentatively programmed for delivery in 2021/22 as part of the forward Capital Works Program 1008 Active Open Space.
5. That fencing between the publicly accessible pitches and the remnant vegetation be upgraded over time to help reduce damage to vegetation from people retrieving balls.
6. Drinking fountain to be placed near the football pavilion.
7. Improve the carpark off Wallace Rd. Additional facilities proposed near here, particularly the multi-purpose court, will likely increase use of this car park.
8. Add a path along the right side of the reserve to Watersedge Close.
9. Improve path connections to and within the reserve.
10. Provide outdoor exercise equipment.

## **4. ENVIRONMENTAL/AMENITY ISSUES**

The implementation of this project will have a long-term positive effect on the local amenity and environment by improving Council's assets and providing greater access and improved recreational opportunities to local residents.

The introduction of a wetland system will increase biodiversity, fauna habitat values and attract bird life. The additional planting of trees and shrubs will also contribute to attracting a range of fauna species and further enhance the much-loved green and leafy character of Knox.

As part of the construction process an Environmental Management Plan, specific to the proposed works, will be developed and will include items such as, dust suppression, erosion control, stormwater management and vegetation protection, which will be considered prior to any construction works.

A Vegetation Protection Overlay – Schedule 1 (VPO 1) applies to an L shaped section of Egan Lee Reserve. This area includes a significant grouping of remnant vegetation and trees.

The Draft Masterplan looks to retain all significant trees and enhance the protected vegetation by creating a wetland system.

The Draft Masterplan has taken into consideration CEPTED Principles (Crime Prevention Through Environmental Design), Universal Design Guidelines, accessibility requirements in accordance with Australian Standards AS1428, where possible.

## 5. FINANCIAL & ECONOMIC IMPLICATIONS

A staged implementation approach is recommended for the delivery of the Peregrine Reserve Masterplan and is in accordance with the current five (5) year Capital Works Program.

It is proposed that the Masterplan may be best delivered in two-three stages, as follows:

Stage	Proposed works	Cost estimate
Stage 1	<ul style="list-style-type: none"> <li>• Installation of outdoor gym equipment</li> <li>• Pathway improvements</li> <li>• Drinking fountains</li> <li>• Install new seats and bins</li> </ul>	\$300,000
Stage 2	<ul style="list-style-type: none"> <li>• Upgrade plays space</li> <li>• Multipurpose court</li> <li>• Swale works</li> <li>• Tree and garden bed planting</li> <li>• Fence relocation</li> </ul>	\$425,000
Stage 3	<ul style="list-style-type: none"> <li>• Wetland</li> </ul>	\$450,000
Sub Total		\$1,175,000

A total cost estimate of \$1,175,000(excluding GST), includes design, project management fees and a contingency allowance. The costing is consistent with projects of a similar nature.

Council has forecast \$300,000 in the 2019/20 financial year for site investigations, design and documentation drawings and delivery of Stage 1 works. Subject to future budget confirmation.

The remaining \$875,000 will be referred to the Capital Works forward program for Council consideration.

Implementation of the wetland will be subject to successful grant applications and funding contributions from Melbourne Water.

## 6. SOCIAL IMPLICATIONS

Egan Lee Reserve is a well-used community asset. The Draft Masterplan aims to increase the use of the site by encouraging a wider range of age group use by incorporating new features such as a

multi-purpose court, fitness equipment, playground renewal, improved path connections, indigenous tree and garden bed planting and small wetland area.

As the needs of the residents in Knoxfield and surrounding community members, continue to grow and change, it is important that the provision of well-designed, useable and functional open space meets these changing needs.

The engagement process undertaken by Council has provided an opportunity for community members to interact and participate in a process, which has resulted in the Draft Masterplan.

## **7. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2017-2021**

### **Goal 1 - We value our natural and built environment**

Strategy 1.1 - Protect and enhance our natural environment

Strategy 1.2 - Create a greener city with more large trees, indigenous flora and fauna

Strategy 1.3 - Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure

### **Goal 4 - We are safe and secure**

Strategy 4.4 - Protect and promote public health, safety and amenity

## **8. CONFLICT OF INTEREST**

Under section 80c of the Local Government Act 1989, officers providing advice to Council must disclose any interests, including the type of interest.

Author - Coordinator - Open Space and Landscape Design, Andrea Szymanski - In providing this advice as the Author, I have no disclosable interests in this report.

Officer Responsible – Director, Engineering and Infrastructure, Ian Bell

Manager, Community Infrastructure, David Yeouart - In providing this advice as the Officer Responsible, I have no disclosable interests in this report.

## **9. CONCLUSION**

The Egan Lee Reserve Draft Masterplan has been developed in consultation with the local community, who have indicated their support for the proposal.

The Draft Masterplan is consistent with the Knox Open Space Plan 2012-2022.

Implementing the Draft Masterplan will ensure that the local community has access to quality passive recreational opportunities and the green and leafy character of Knox is enhanced and maintained for current and future generations.

## **10. CONFIDENTIALITY**

There are no items of a confidential nature in this report.

**RESOLUTION**

**MOVED:** Councillor Cooper

**SECONDED:** Councillor Pearce

**That Council:**

- 1. approve the Draft Landscape Masterplan for Egan Lee Reserve, Knoxfield as shown as Attachment 1 to this report;**
- 2. note the future allocation of \$300,000 in the 2019/20 financial year for site investigations, design and documentation drawings and delivery of Stage 1 works; and**
- 3. refer the balance of funding for the implementation of Egan Lee Reserve Masterplan to the 2020/21 budget process for consideration by Council.**

**CARRIED**

**Report Prepared By:** Coordinator - Open Space and Landscape Design, Andrea Szymanski

**Report Authorised By:** Director, Engineering and Infrastructure, Ian Bell

Manager, Community Infrastructure, David Yeouart

**Attachments**

- 1. Egan Lee Masterplan - Attachment 1 [8.2.1]**
- 2. Egan Lee Masterplan - Attachment 2 [8.2.2]**
- 3. Egan Lee Masterplan - Attachment 3 [8.2.3]**
- 4. Egan Lee Masterplan - Attachment 4 [8.2.4]**



**RD Egan Lee  
Reserve  
Master Plan  
Knoxfield**

*Initial  
Engagement  
Report*

**Introduction**

Working with Knox City Council (KCC), Fitzgerald Frisby Landscape Architecture (FFLA) is currently preparing a master plan for the RD Egan Lee Reserve, Knoxfield. A number of engagement activities have been undertaken as a part of the preparation of the draft master plan, with further engagement proposed to allow feedback on the draft document.

This document provides a summary of the findings of the initial engagement activities undertaken thus far.

**Initial internal engagement***Purpose:*

- Informing Council Officers who have an interest in the site of the project objectives and method
- Allowing sharing of local knowledge regarding site use, management, maintenance and history
- Gathering ideas to be considered as a part of the master plan process

*Method:*

- Workshop with Council Officers with responsibilities relating to the reserve, held at Council's offices on the 28th November 2017 from 11.30am to 12.30pm.
- Site walk with Council biodiversity Officer (James Rose) on 28th November 2017 to help gain an understanding of the existing environmental values of the site, the existing management and maintenance processes, and issues and opportunities relating to the site flora & fauna.

*Outcomes:*

Key items discussed at the workshop included:

- Discussion about the role of the reserve within the broader community. There is no need for all reserves to cater to all needs. Egan Lee probably doesn't need a walking circuit, because one exists nearby at Lakewood Reserve.
- Discussion about the restriction of public access to the main soccer pitch.
- There are no plans to move the soccer club to a larger or alternative venue - there are no opportunities within the municipality - so this is proposed as the long-term home for this club.

Key items discussed on the site walk included:

- The key reason for the fencing around the vegetation reserves is to prevent damaging mis-use, particularly rubbish/garden refuse dumping.

**Initial Councillor engagement***Purpose:*

- Informing Councillors of the project objectives and method
- Allowing sharing of local knowledge regarding site use and history
- Gathering ideas to be considered as a part of the master plan process

*Method:*

- Meeting with ward councillor (undertaken with the clubs meeting held on site, as detailed below).



***Initial targeted stakeholder engagement****Purpose:*

- Informing key identified stakeholders (including the existing user group organisations) of the project objectives and method
- Gaining an understanding of the way these stakeholders use the reserve, and any existing issues relating to that use.
- Allowing sharing of local knowledge regarding site use and history
- Gathering ideas to be considered as a part of the master plan process.

*Method:*

- Meeting (held on site) with the key identified stakeholder groups (the Knox City Football Club, and the Scouts). 7th December 2017, 6.30-8.30pm.

*Outcomes:*

The meeting was attended by Knox City Football Club (Dave Merry, Club President, and Mark Tyrrell), a representative from the 2nd Knoxfield Scout Group (Dimitri), and the ward councillor (Cr Lisa Cooper), in addition to Jessica Salehian (Knox City Council), and consultants Tim Fitzgerald and Jayson Moran.

Key items discussed included:

*General:*

- Existing play space doesn't work well for either group, due to being visually isolated, and feeling unsafe for use in the evenings. Relocating the playground to the lawn area near the scout hall was generally supported. Another alternative, having a play space at the existing unmade car park site, and relocating this parking further east was also discussed.
- The two groups share the parking at the site. There have only been a couple of clashes where both groups have high numbers of users on the site at the same time.

*Soccer:*

- The fencing around the site was installed via a Department of Justice grant, following issues with anti-social use of the area around the pavilion, including drug use. The fencing also assists in charging admission (senior men's games only). Pitch 2 & 3 are open for public use.
- The club also runs the annual 'All Nations Cup Tournament' at the site, which attracts a lot of players/spectators.
- No irrigation on pitch 2 & 3. Currently in the best condition they've been, partly due to oversowing.
- 8 primary schools in 3 ½km's from reserve. Schools use pitch 2&3 and change rooms. KCC Leisure manages the schools and pitches use.
- A few break ins occurred at soccer pavilion (& scout hall) however none since CCTV cameras installed 2-3 years ago.
- Drugs paraphernalia and rubbish found around pitch 1, therefore needed to install fences to protect pitch. Also want to protect pitch/pavilion as site is hidden away from public, and there is a lack of lighting and surveillance.
- Need changing rooms for girls- need to upgrade female toilets change facilities. This was identified as one of key issues/ambitions for the club. Women's competition currently run on a different day to the men's to allow the same change rooms to be used.
- Strong desire to keep facilities on site, rather than send teams away for training. The club formerly used satellite sites (eg. Schultz Reserve, Ferntree Gully), but players lost the connection to their club, and it was detrimental to the club culture.
- Want to bring people to the site, trying to foster a sense of community/community minded
- Drains under pitch 1 need to be fixed
- Propose multi-use artificial pitch at pitch 3 (for other recreational use, such as basketball ½ court, soccer, handball, etc.)

- Club believes some spaces within the reserve are underutilized
- Ok to relocate cyclone fence from southern end of pitch 1 closer to pitch to allow access through reserve
- Would like nets behind goals on top pitch at both side of pitches to prevent balls going into bush land and onto road. Glass, rubbish etc. found in sites of bio bush land area – impacts upon kids going in there to collect errant balls.
- Overflow parking area (grass area east of gravel car park) gets boggy.
- The gravel car park has temporary line marking added by the club for peak use times (eg. All Nations Cup) to improve efficiency of car park and get more people in.
- Need bollards or similar at entrance prevent vehicular access to pitches
- The club is interested in building a 2nd storey on pavilion. This is a 5-10 year plan. The second storey would allow views to all of the pitches, and views to the Dandenongs to the east. The club would use it over the weekend, with opportunities for community use during the week.
- Idea to add a men's shed on site on eastern lawn. This could assist in having more daytime activity on the site.
- Want to bring public into the site
- Club very happy with current facilities on the whole and feel very lucky to have them. They believe they have one of the best pitches in Victoria. And the existing lighting is good.
- Both clubs tenanting the site seem keen to work together

#### Scouts:

- Scout hall used by scouts (approx. 50 No.) and guides (approx. 20 No.), with 40-70 kids at any one time.
- Currently using Hall Tuesday - Friday however commencing Mondays soon
- Need more storage as its currently inside the hall taking up needed space, a garage extension or container outside the hall, or similar. The storage needs to be secure due to the value of items stored (including tents). This item was identified as the key priority for the group.
- Need lighting on the grass area beside the scout hall – potentially attached to existing sport field light poles.
- The kind of activities that they do, or would like to use the surrounding outdoor areas for include erecting tents and other structures, and other camping-related activities, including making fires.
- Would use grass area beside hall for camping activities, sleepovers, if better lit
- Scouts happy with idea of playground on lawn near scout hall, closer to bushland.
- A few break in's occurred at Scout Hall (& Soccer) however none since CCTV cameras installed at the soccer pavilion 2-3 years ago.
- Guides feel scared to walk around the reserve, esp. at night
- Vandalism to the hall – graffiti and damage to building
- Need storage space outside hall
- Both clubs tenanting the site seem keen to work together

**Initial public engagement**

*Purpose:*

- Informing the broader community of the project objectives and method
- Gaining an understanding of the way the community uses the reserve, and any existing issues relating to that use.
- Allowing sharing of local knowledge regarding site use and history
- Gathering ideas to be considered as a part of the master plan process.

*Method:*

- Project bulletin (incorporating a questionnaire/survey) distributed to approximately 500 surrounding households, detailing the project scope, method, and opportunities for people to be involved. A copy of the bulletin distributed is attached as an appendix to this document.
- A 'listening post' event held at the reserve on a weekend morning, allowing people to discuss the project and provide input.

*Outcomes:*

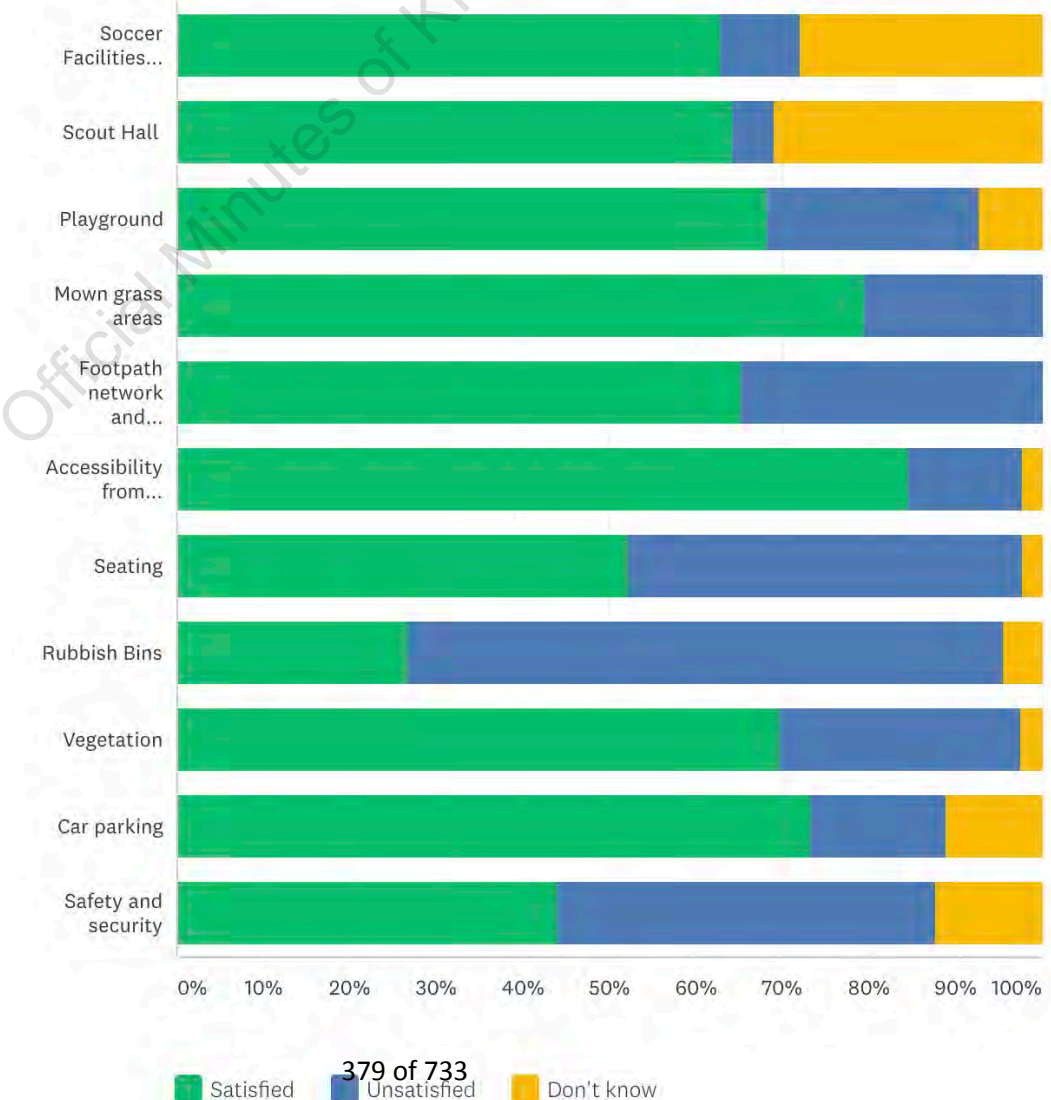
The survey included three multi-choice questions, each with an opportunity for additional comments, and an open-ended fourth question asking for any additional input.

There were 48 respondents.

Each of the questions are addressed individually below.

**Question 1: Satisfaction with existing conditions**

*'In the table below, please indicate if you are satisfied with the following aspects of the reserve. Tick the boxes that apply below'*



It can be seen that the majority of the categories had higher levels of satisfaction than dissatisfaction, including:

- Accessibility from surrounding area, 84%
- Mown grass areas, 80%
- Car parking, 73%
- Vegetation, 70%
- Playground, 68%
- Footpath network and accessibility around the reserve, 65%
- Scout hall, 64%

Items that recorded significant dissatisfaction levels were:

- Rubbish bins, 69%
- Safety and security, 44% (equal to the satisfaction rating for this item)
- Seating, 45% (with a 52% satisfaction rating).

A selection of the comments made in relation to this question are included below, sorted under subheadings:

Soccer facilities:

- *Soccer crowds continually park in surrounding streets*

Safety & security:

- *safety and security - the playground area surrounded by trees*
- *Small car park abutting Wallace Rd used by drug dealers. This needs to be addressed*

Rubbish bins:

- *More bins located at the entrance/exit points which encourages people to pick up after their dog*

Seating:

- *Seating required at the edge of oval near playground for parents to watch their kids kicking balls etc*

Playground:

- *Provide more varied playground equipment*

Vegetation:

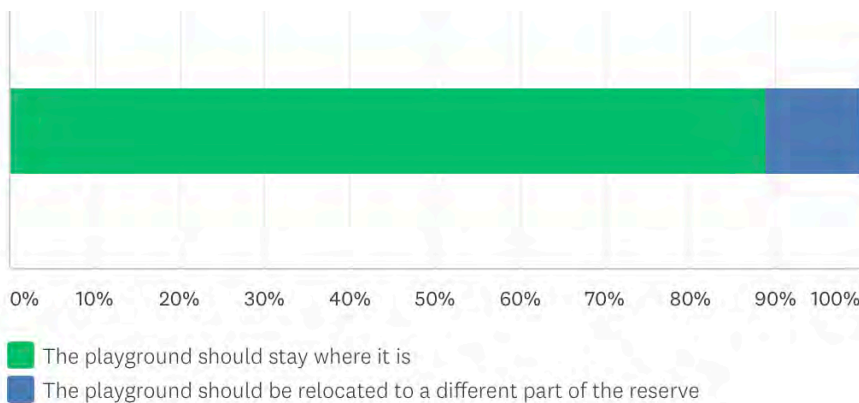
- *more mowing + vegetation control to reduce snakes and fire hazards to nearby houses.*
- *Our house backs the bushy area near the playground, I love the tree cover but do worry about fire danger*

General:

- *All in need of upgrades and modernisation*

**Question 2: Playground location**

'Regarding the playground location, what statement below best reflects your view (choose one)'



ANSWER CHOICES	RESPONSES
▼ The playground should stay where it is	88.89%
▼ The playground should be relocated to a different part of the reserve	11.11%
<b>TOTAL</b>	

It can be seen that there is strong support for leaving the playground in the current location.

A selection of the comments made in relation to this question are included below:

- *Leave the playground where it is away from the main road, which often has speeding/hooning cars on them*
- *IF moved closer to the road, it should be fenced in to protect kids*
- *Provide more varied playground equipment*
- *Needs more play equipment*
- *Present secluded location may attract miscreants. Relocate or light up present location and make it more visible by removing some trees*
- *Possibly the playground should be moved to an area that is more open (but in close proximity to existing)*
- *closer to soccer area, more accessible, more attractive.*

**Question 3: Preferred improvement works**

'Please select up to three of the following potential reserve improvement works that you would most like to see implemented at the reserve.'

ANSWER CHOICES	RESPONSE
▼ Provision of a more extensive pedestrian path network	27.08%
▼ Provision of more furniture elements (seating, picnic tables, etc)	39.58%
▼ Provision of shelters associated with seating	20.83%
▼ Provision of a half-court basketball court	35.42%
▼ Provision of an outdoor table tennis table	4.17%
▼ Provision of a fitness trail including outdoor exercise equipment	62.50%
▼ An upgraded playground, incorporating elements similar to those currently existing on the site (swing, slide, etc)	35.42%
▼ An upgraded playground, incorporating natural elements to complement the bushland setting	31.25%
▼ Improvements to the Scout Hall (please specify)	4.17%
▼ Improvements to the Soccer facilities (please specify)	12.50%
▼ Provision of other sport/recreation opportunities (please specify)	6.25%
▼ Other (please specify)	14.58%
<b>Total Respondents: 48</b>	

It can be seen that the most supported potential improvement works were:

- Provision of a fitness trail including outdoor exercise equipment, 62.5%
- Provision of more furniture elements (seating, picnic tables, etc), 39.6%
- Provision of a half-court basketball court, 35.4%
- An upgraded playground, incorporating elements similar to those currently existing on the site (swing, slides, etc.), 35.4%
- An upgraded playground, incorporating natural elements to complement the bushland setting, 31.3%

A selection of the comments made in relation to this question are included below, including alternative improvement suggestions made by those who selected 'other':

- *Outdoor exercise equipment is amazingly perfect for area!!*
- *scout hall requires an exterior upgrade*
- *nets + barriers for soccer facilities.*
- *more car parking along Alister Ave side*
- *more trees and a garden. the playground should have monkey bars added*
- *water feature or garden for quiet sitting*
- *Full court basketball. Provision of tennis court, BBQ (electric) area.*
- *provision of more nesting boxes. In all other respects, the park is fine - leave it alone*

**Question 4: Other comments**

The fourth question was open-ended. The following is a selection of the responses received, grouped under subheadings:

**Sport:**

- *Far too much emphasis on soccer. Should be a ground where kids under age football/cricket can be played*

**Safety:**

- *The park tends to attract drunk teenagers on weekend evenings. This is a safety risk*
- *Improve safety of path linking soccer field to playground. Re tree roots etc.*
- *There are often drug deals done on the small car park near the scout hall + syringes are often left laying around in this area.*
- *Endeavour to reduce motor traffic through the reserve ie. motor bikes, car hoons etc.*

**Vegetation:**

- *Provide the Bush Maintenance Crew with more resources. They do a great job but could do more with more*

**Bins:**

- *Please put dog poo bag + signs at the Watersedge Close entrance to lake*

**Playground:**

- *The playground does not cater for the older (teens) children. Again, the need for seating around the edge of the soccer oval for adults to use while kids are kick balls.*

**Parking:**

- *car park needs to be upgraded from gravel*

**'Listening post' on-site event**

In addition to the survey, a 'listening post' event was held at the reserve on Saturday 16th December 2017, from 9am – 11am.

The session was run as a 'listening post' or 'drop in' session, where people were invited to attend and talk about the master plan at any time during the 2 hour time slot. Jessica Salehian (Knox City Council) and Tim Fitzgerald (FFLA) ran the consultation session.

The event was advertised on a project bulletin distributed to 494 residents within approx. 2km radius from the reserve via letter box drop. Local schools, childcare centres and 'friends groups' were also sent the bulletins.

A small marquee was set up at the Wallace Road entry to the site, aerial photographs were printed and displayed on boards along with some discussion-prompting questions based upon the site analysis undertaken, and whiteboards inviting people to contribute 'comments and ideas'.

Approximately 20 people attended. The following comments & ideas were recorded from attendees, grouped into subheadings below.

**General**

- More furniture & seats
- More rubbish bins, including recycling bin for bottles. (Lakewood also needs bins at entry)
- Drinking fountains
- Barbecues/picnic facilities
- Dog poo bags?
- Not too much change!
- The lake has paths (circuit path, etc). Don't need them here.
- More paths around site, especially connection to Lakewood and around the reserve.
- Fantastic urban space – needs more regular mowing. Often overgrown.
- Entry: no footpath along the road entry. Possible shared zone?
- Lots of dog walkers in the vicinity, especially 4-6pm. Wallace Road also well used by school kids on their way to/from school.

**Vegetation**

- Concern about tree health. Trees suffering from lack of water? A nearby resident noted that he sometimes waters trees along the eastern edge of the reserve.
- Information/interpretation about the bush areas and plants
- Rubbish dumping (including garden refuse and weeds) is an issue in the bushland areas. Local education the answer? (Letting people know the damage that dumped weeds can cause. Also, Council has a free green waste pick up, so no need for dumping).
- KES involvement in native vegetation. Formation of a friends group?
- Native vegetation: extend/connect to Lakewood (small birds, prickly thicket shrubs)
- Friends group – maintain/set up for Lakewood/Egan Lee to maintain sites
- Issue mowing/maintaining sites of biological significance – explain to residents about natural cycles/wildlife feed etc prior to slashing.
- Reports of anti-social behaviour in bushy areas – drugs?

In addition to the feedback received from Knox Environment Society (KES) members who attended on the day, an email was also passed on from the KES President Richard Faragher, with the key queries noted below:

- What plans are in place to protect and enhance the remnant areas within the park?



- Are there any plans to put in similar plants from the closest local source to enhance the gene pools?
- Is there an accurate and up to date list and map of the park showing the presence and number of important remnant species?
- Are there any plans to try to stimulate seed germination within the soil (burning, scraping?)
- If there are plans to introduce infrastructure (more/larger playgrounds, new paths, more sporting facilities) how will the protection of remnant vegetation be ensured?

#### Play space

- Playground is tucked away. People don't know it is there.
- Not much shade at existing playground.
- Logs in play ground and nature play elements (eg. like the new play space in Rowville).
- On person liked the existing bushy playground location, but otherwise general support for the more open location near the scout hall.
- Old plans showed playground in the open grass location near the scout hall (but were never implemented).

#### Eastern lawn area

- More mowing required over summer in the eastern lawn area.
- Reinstate basketball half court at eastern end of site. It had a double sided pole, with basketball and netball hoops.
- Recreation value of eastern lawn area appreciated.
- Eastern area: rarely mown. People don't know it is there/ can't see it. Can't get to it.
- Lots of dog walkers and dog off-leash usage.
- Idea of a wetland for this site – some like the idea, some don't (due to mosquitoes and loss of lawn space for recreation).

#### Soccer club

- The existing lights are good for local residents. No overspill issues.
- Waste – sport use of site creates a lot of waste – club needs to manage this.

#### Listening post summary:

The key findings of the session, based upon the comments recorded above and the informal discussions held were:

- People seem to be generally happy with the mix of activities and elements on the site, and there doesn't seem to be any significant conflict between different users and uses.
- The bushland areas seem to be well-liked and their value respected. There is scope for targeted communications to address existing issues such as garden waste dumping by local residents, and to let people know about the values of these parcels more generally.
- Where there are areas of grass, people expect them to be regularly mown so that they can be used for recreation purposes.
- Many people would like to see some more facilities on the site, but their expectations are generally quite modest - bench seats, rubbish bins, etc.
- There seems to be general support for re-thinking the play space location to provide better visual connections to other spaces and activities within the reserve, and better surveillance in general.
- People see Lakewood as being the key destination for people wanting to use a walking or jogging circuit, and there doesn't seem to be a high demand to replicate this kind of facility at Egan Lee.
- The existing reserve is hidden away, and some of the spaces are only known and used by locals. There seems to be some desire to retain this low key character and not change too much.

# Dra Masterplan R.D. EGAN LEE RESERVE, KNOXFIELD

FOR COMMUNITY CONSULTATION ONLY - FEBRUARY, 2018

## Have Your Say

This draft master plan has been prepared based upon recent community engagement and discussions with existing site users. Now it's your chance to let us know what you think.

You can provide your feedback by:

**EMAIL** [OpenSpace@knox.vic.gov.au](mailto:OpenSpace@knox.vic.gov.au)

**CALL** (03) 9298 8000 and ask for the landscape team

**MAIL** Attention: Landscape Team  
Knox City Council  
Reply Paid 70243  
Wantirna South Vic 3152

**VISIT** Knox City Council Civic Centre  
511 Burwood Hwy,  
Wantirna South

All feedback received by ??? will be considered in guiding the updated design.



### DRAWING KEY

- Proposed trees
- Proposed garden bed
- Proposed wetland
- Proposed concrete paths
- Proposed gravel paths
- Proposed drinking fountains
- Proposed/ existing seats
- Proposed/ existing bins
- Proposed shelter/ picnic setting



## VISION

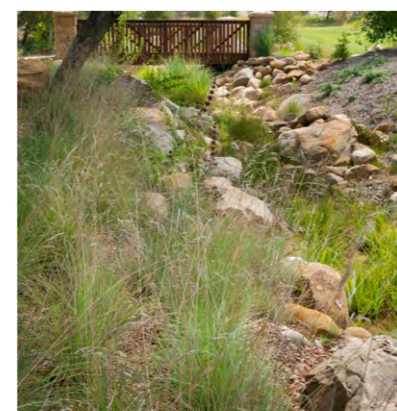
To better integrate the existing community and sporting uses with the valuable remnant bushland, and to sensitively provide additional facilities that provide more passive and active recreation opportunities.

## PROPOSED WORKS



① **PLAYGROUND & OUTDOOR EXERCISE EQUIPMENT:** The existing playground is proposed to be upgraded with a play space that is in harmony with the bushland setting, including the addition of shade trees. The space is also proposed to house exercise equipment (the potential addition that was most strongly supported in the community consultation survey).

② **WETLAND:** A small wetland is proposed to improve water quality and flood alleviation benefits and provide habitat for native animals. A boardwalk, walking path, seating and waterside shelter will also make this an attractive setting for passive recreation activities.



③ **MULTI-PURPOSE COURT:** A multi-purpose court provides opportunities for a range of activities, including basketball, netball and all-weather soccer.

④ **SWALE:** The existing drainage swale along the northern boundary is proposed to be planted as a 'dry creek bed', creating a more attractive edge to the space and creating a buffer to the neighbouring residences.

- ⑤ **VEGETATION:** Garden beds are proposed in a number of areas, extending the environmental values of the bushland remnants, as well as providing functional benefits including being a barrier to balls along the edge of the soccer pitches, and creating a buffer between the reserve and private residences.
- ⑥ **FENCE RELOCATION:** The southern soccer fence is proposed to be shifted further north, creating a more generous and attractive pedestrian link along the southern reserve boundary.
- ⑦ **SCOUT HALL:** The master plan supports the future addition of storage space at the Scout Hall.
- ⑧ **SOCCER PAVILION:** The master plan supports the future addition of female change/toilet facilities at the soccer pavilion.
- ⑨ **CAR PARK:** Shade trees are proposed to be added to the existing gravel car park, providing shade and better integrating the car park with the rest of the reserve.
- ⑩ **BUSHLAND EDGE:** The existing treated pine post and rail fencing along Wallace Road is proposed to be replaced with natural barriers (such as rocks and logs), reinforcing the bushland character of this interface.
- ⑪ **ENTRY PATHS:** It is proposed that gravel paths replace existing informal tracks at the south-west corner of the reserve, and between the play space and the soccer pitches.
- ⑫ **PEDESTRIAN ACCESS:** A pedestrian path separate from the entry road is proposed.
- ⑬ **FURNITURE:** Additional seats, bins and drinking fountains are proposed at strategic locations throughout the reserve.



**RD Egan Lee  
Reserve  
Master Plan  
Knoxfield**

***Engagement Report  
(draft Master Plan feedback)***

### Introduction

Working with Knox City Council (KCC), Fitzgerald Frisby Landscape Architecture (FFLA) is currently preparing a master plan for the RD Egan Lee Reserve, Knoxfield. A number of engagement activities were undertaken as a part of the preparation of the draft master plan, and the outcomes of this were recorded in the Initial Engagement Report (February 2018).

This document records the process and outcomes of a second phase of engagement which was undertaken following the preparation of a draft master plan.

### Public engagement

#### *Purpose:*

- Providing interested people/parties with the opportunity to review the draft master plan.
- Providing the opportunity to discuss the master plan and ask questions.
- Providing the opportunity to provide feedback on the draft master plan proposals.

#### *Method:*

- Project bulletin distributed to surrounding households (incorporating a plan showing the draft master plan proposals).
- A 'listening post' event held at the reserve on the morning of Saturday 7th July, allowing people to discuss the draft master plan and provide feedback.
- An on-line survey on the KCC web site.

#### *Outcomes:*

##### 'Listening post' on site engagement event (Saturday 7th July, 9-11am)

The on site engagement event was attended by approximately 10 people. There was rain during the event, so it is possible these numbers may have been higher if the weather had been better.

There were no attendees who had very strong negative opinions about any element of the draft plan, but the following are items that were discussed, including responses provided to queries in *italics*.

- Playground
  1. Will the new playground be for toddlers and young children?  
*Our playgrounds are designed to cater to a wide variety of age groups but we include junior play items.*
  2. Can we move the playground beside the scout hall?  
*We did explain that there has been a very strong voice to retain the playground where it is.*
  3. Will there be any play opportunities where the existing basketball pad is?  
*The play opportunities will be in the playground and multi court. Where the existing concrete pad is where people take dogs and kick balls.*
  4. There was a discussion with one lady saying that the playspace is too far away and this location is closer to her and other residents.
- Paths
  1. Can we have a path along the right side of the reserve to Watersedge close?  
*This can be around either side of the trees. Has this been considered at any stage?*
  2. Can this path also have a seat?  
*We can move the seats around.*
  3. Can there be a path along the driveway?  
*This has been asked by someone on the phone and I wonder if it is the same person. I asked a few residents and they didn't mind walking on the road.*

## 4. Why are you opening the path to Kathryn Road?

*A resident wanted to know why we were pursuing the path be opened to Kathryn Road. I explained that the resident had built a fence over Crown Land and this needed to be rectified.*

- Carpark
  1. Can we improve the carpark just off Wallace Rd?  
*Our traffic team has also asked about this. Has this been investigated?*
- Wetland
  1. Will this be a deep pool of water for children to drown in and will there be a fence?  
*We explained that wetlands are designed not to have sudden drop offs and will have a gentle grade into deeper water. Fencing can be investigated.*
  2. Will this be stagnant, dirty, smelly or full of mosquitos?  
*We discussed that the nature of a healthy wetland system would not be stagnant or smelly and explained that a healthy wetland ecosystem has a variety of lifeforms which should reduce the potential of a mosquitos.*
  3. Will this flood? The houses near Watersedge close experience a lot of water.  
*It was discussed that engineering of the wetland and water system would mitigate the chance of flooding.*
- Bushland
  1. Why was this burnt?  
*We discussed the nature of Australian flora and that fire is part of the natural landscape and many plants require it.*
  2. Why did it get so big?  
*Followed up with internal staff – it was under control and the CFA were called as part of a training exercise. Trees were allowed to burn to clear*
  3. Why are the pine trees being removed along the driveway?  
*I discussed with the resident that Council is removing many pine trees in Knox and they are introduced species.*

#### Written stakeholder feedback

The President of Knox City Football Club (Mark Tyrrell) took the opportunity to provide written feedback on the draft via an email dated 18 July 2018.

The items identified in the email are itemised below, with responses regarding potential master plan responses in *italics*.

- Wetlands : When discussed at our master plan community meeting, It was suggested that this area could be used as sporting grounds to manage the growing numbers of children taking up soccer. The area is already well served with nature reserves with the lakewood lake only 50 meters from that area. We are bursting at the seams with new members joining all the time.  
*The space in question includes areas of protected vegetation that mean the site is not large enough for an additional soccer pitch. It is understood from discussions with residents that an original proposal for a soccer pitch in this location some decades ago was vigourously opposed by residents, and this sentiment remains.*
- The Multipurpose area : We support the installation of all weather pitches but using the whole area behind the scout hall and not just one small corner.  
*The intention is that the multi-purpose area be primarily for informal use, and the size proposed should be sufficiency to meet this demand.*

- This area was proposed to become active parks instead of passive parks, planting out this area impact on that occurring.  
*The reserve is necessarily a mix of functions (everything from organised sport to remnant vegetation). New planting is only proposed to areas that are not usable for organised sport (buffer zones, sloped areas, etc).*
- Fence relocation: there is already a path between the outer fence and the houses with the buffer zone already in place. This end of the precinct would benefit from double high fence to reduce impact on the houses from the football.  
*The existing path is very narrow and uninviting. No residents noted issues with errant balls along this edge during the engagement activities. A double height fence would work against efforts to make this pedestrian route more inviting.*
- Carpark shade: this area requires extending and a bitumen surface put in place of the gravel and this extended to the grassed area which currently is too soft to take cars meaning people have to park up on Wallace road. this would also mean the area could be used as multipurpose area by the club and the scouts and guides.  
*This car park is not used for the majority of the week, and the expense and visual impact of sealing and extending make it unlikely to become a priority for Council.*
- We also requested the following be taken into consideration, but there is no mention of these suggestions in the draft:
  - Pitches 2 and 3 be considered for All weather surfaces pitches, this would ensure higher participation in physical activities all year round. this area is currently resource intense and not always fit for purpose.  
*Consiration could be given to providing an-weather synthetic surface in the future, subject to funding.*
  - A double High fence at the West end of the reserves behind the goals which would reduce the chance of the vegetation being damaged by people going in to retrieve footballs. It is also a safety issue during warm weather where its known that snakes have been seen in the area's long grass.  
*A high fence along all of this edge is not supported, due to the impacts this would have upon the open character of the space for passive users. Sections of fencing only behind the goals may be worth including.*
  - We also asked for a drinking fountain to be placed near the football pavilion for all the participants in sport to use.  
*This will be incorporated into the plans.*

#### Online survey

An on-line survey via the KCC website allowed people to indicate their support or otherwise for the key draft master plan measures, and to provide any other comments or feedback. There were 66 responses and the full results are attached to this report.

For the 17 draft master plan measures, respondents were asked to choose 'support', 'neutral' or 'oppose'. For all 17 of the measures, there was higher support than opposition. In most cases this support was very high.

The items with the lowest levels of support were for:

- Removal of pine trees along the northern boundary  
(17 support, 21 neutral, 9 oppose)
- Scout Hall - additional on-site storage  
(22 support, 21 neutral, 4 oppose)
- Fence removal - potential removal of existing gate and fence  
(24 support, 20 neutral, 3 oppose)
- Multi-purpose court  
(25 support, 18 neutral, 3 oppose)

It can be seen that even in these cases, the lower levels of support are largely due to a high number of people being neutral, rather than opposed.

Of the comments provided, a number provide potentially useful feedback regarding master plan options, with discussion/responses provided in *italics*.

- Northern edge pathway  
A new pathway is required under the trees by the current pine fence between Wallace Rd and the pathway mentioned above. People take the quickest route, and they are not going to walk behind the scout hall to get between Wallace Rd and the Lake area. Currently people have to walk along the road and in recent years a dog has been run over, a child has been hit by a car, something needs to happen here. Both incidents have been reported to council.  
*Safety concerns, backed up with incidents, make this feedback important to address. Currently, this road is gated so that it can be closed to traffic outside club use hours. The road also incorporates speed bumps. It seems that the risks to pedestrians using the road should be very low. Based upon any reported incidents, it could be worth considering adding an informal gravel path to the side of the road.*

### **Recommended actions**

Based upon the feedback received, the following edits were made to the draft master plan:

- Synthetic surfacing to one of the existing two publicly-accessible soccer pitches shown as an option (subject to further investigations by Council), to allow for all-weather use and increase the usage capacity of the pitch.  
(Knox City Football Club suggestion)
- Recommendation that fencing between the publicly accessible pitches and the remnant vegetation be upgraded over time (as existing fencing needs repair/ replacement) to help reduce damage to vegetation from people retrieving balls.  
(Knox City Football Club suggestion)
- Drinking fountain to be placed near the football pavilion  
(Knox City Football Club suggestion)
- Improve the carpark off Wallace Rd. Additional facilities proposed near here (particularly the multi-purpose court) will likely increase use of this car park.  
(Resident and KCC Traffic suggestion)
- Add a path along the right side of the reserve to Watersedge Close.  
(Resident suggestion)
- Gravel path to side of northern entry road. To be considered based upon examination of the circumstances surrounding incidents in this area.  
(Resident suggestion)

# Master Plan R.D EGAN LEE RESERVE, KNOXFIELD

## VISION

RD Egan Lee is a neighbourhood reserve with predominately active recreation amenity, important biodiversity areas and some adjoining passive open space. Knox City Council have developed a Master Plan to guide future improvement and enhancement works over a staged period of time. Following community consultation the key vision for RD Egan Lee reserve is to retain the existing active sporting precinct, enhance and protect the valuable remnant bushland, it's biodiversity and habitat values; provide complementary passive and active recreation opportunities and provide improved pedestrian links.

## PROPOSED WORKS



1 WETLAND

A small vegetated wetland is proposed, which will provide opportunities for improved water quality, provide habitat for flora and fauna. Establish a granitic gravel walking path with improved landscape amenity planting and seats under shade trees.

2 SWALE



The existing drainage swale along the edge of the bushland is proposed to be planted and transformed into a 'dry creek bed'. This will retain its important drainage function and create a more attractive planted edge to the space and a vegetated buffer to the neighbouring residences.

3 MULTI-PURPOSE COURT



Consider a multi-purpose court to provide for a range of activities, including basketball, netball and all-weather soccer pitch. A new exercise equipment is proposed near the Multi-Purpose Court.

4 PLAY SPACE AND OUTDOOR GYM EQUIPMENT



The existing playground is to be retained in its current setting. Undertake upgrades to the Play Space that are reflective of the surrounding bushland character, with natural play features, a frog bog and shade trees. The space is also proposed to house exercise equipment.

5

**VEGETATION:** Indigenous and native tree planting and garden beds are proposed in a number of targeted areas, extending the environmental values and habitat of the bushland character. Apply a staged approach to planting for better establishment. The proposed planting will also function as a barrier to stray balls along the edge of the soccer pitches, and create a buffer between the reserve and private residences.



## DRAWING KEY

- Proposed indigenous trees
- Proposed indigenous garden bed area
- Proposed wetland
- Existing paths
- Proposed concrete paths
- Proposed gravel paths
- Proposed drinking fountains
- Proposed/ existing seats
- Existing/ relocated bins
- Proposed fitness equipment
- Existing fence to be relocated

- 1 FENCE RELOCATION:** Existing fence to be relocated along the edge of the soccer pitches, creating a buffer between the reserve and private residences.
- 2 SCOUT HALL:** The Master Plan supports the provision of space for a potential future storage space beside the Scout Hall.
- 3 CAR PARK:** Shade trees to be installed within the existing gravel car park, providing shade and better integrating of the car park with the rest of the reserve.
- 4 BUSHLAND EDGE:** The existing treated pine posts and rail fence along Wallace Road is proposed to be removed and replaced with a bushland character of this interface.
- 5 REMOVAL OF PINE TREES:** Undertake a staged removal of existing pine trees to northern boundary.
- 6 PATHS:** It is proposed that gravel paths replace existing informal tracks at the south-west corner of the reserve, and between the play space and the soccer pitches. Investigate options for improved path connections to and within the reserve. Liaise with Council's Biodiversity team.
- 7 SOCCER PAVILION:** The Master Plan supports the future addition of all accessible change/loilet facilities.
- 8 PEDESTRIAN ACCESS:** A pedestrian path separate from the entry road is proposed. Alignment of pedestrian network should be investigated to ensure paths are DDA compliant. Consider above grade path near existing trees.
- 9 FENCE REMOVAL:** Investigate removal of existing redundant gate and fence.
- 10 FURNITURE:** Additional parkland infrastructure such as seats, signage, bins and picnic tables are proposed at strategic locations throughout the reserve.
- 11 EXISTING SITES OF BIODIVERSITY:** Continue to enhance the Site's biodiversity and with Council's Biodiversity team, investigate opportunities to enhance local gene pools and stage removal of pine trees and other weed species across the site.
- 12 FORMER BASKETBALL COURT REMOVAL:** Remove existing redundant concrete pad and reinstatiate grass as required.
- 13 SYNTHETIC SOCCER FIELD:** Council to investigate synthetic surfacing to one publicly accessible playing field to allow for all season use.
- 14 FENCE TO SPORTS FIELDS:** Fencing around the sports field to be improved once existing fence has come to the end of its lifespan.
- 15 WALLACE ROAD CAR PARK:** Council to investigate opportunities to provide additional car parks within the Wallace Road car park.