

Planning and Environment Act 1987

KNOX PLANNING SCHEME AMENDMENT C192KNOX EXPLANATORY REPORT

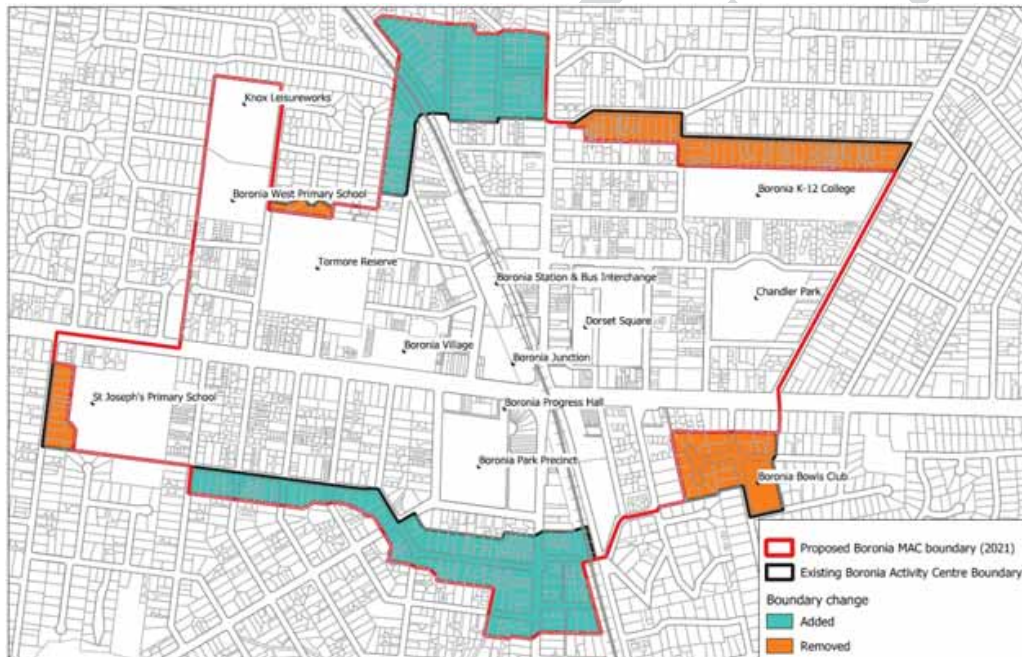
Who is the planning authority?

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 land within the Boronia Major Activity Centre as defined in the Boronia Renewal Strategy 2019 (revised 2021) and land being removed from the existing centre boundary, as shown in the figure below.



What the amendment does

The amendment implements the objectives and strategies of the *Boronia Renewal Strategy 2019 (revised 2021)* in the *Knox Planning Scheme*, through the application of local policies, and changes to zones and overlays.

Specifically, the amendment proposes to:

Zones

1. Rezone the following land from **General Residential Zone 4** to **Neighbourhood Residential Zone Schedule 1** (Amends Planning Scheme Map 3):
 - a. All land abutting Rubida Court, land at 1A, 1B, 1, and 3 Gwyn Crescent, and at 1, 2, 3, 4, 5, 8, 10, and 12 Marie Street, Boronia.

2. Rezone the following land from **General Residential Zone 4** to **General Residential Zone Schedule 3** (Amends Planning Scheme Map 3):
 - a. South side of Bambury Street, comprising from 2A, 2 to 44 Bambury Street, and 39, 41, and 43 Albert Avenue, Boronia.
 - b. 1-4/6, 8, 10, 19, and 21 Rangeview Road, Boronia.
 - c. South side of Elsie Street, comprising from 1-4/2 to 24 Elsie Street, Boronia.
3. Rezone all the current **Neighbourhood Residential Zone 1 and 4** land within the Major Activity Centre boundary to **General Residential Zone 4** (Amends Planning Scheme Maps 2 and 3).
4. Rezone land east of Rankin Road, inclusive of number 1 to 17 Rankin Road, Boronia, from **General Residential Zone 4** to **Neighbourhood Residential Zone Schedule 5** (Amends Planning Scheme Map 2):
5. Rezone 3 Genista Avenue, 41 Erica Avenue, 1-2/2 and 4 Sundew Avenue, and part of Chanlder Road Boronia from **General Residential Zone 4** to **Mixed Use Zone 1** (Amends Planning Scheme Maps 3):
6. Rezone 7, 8, 9, 10 Lorikeet Court and 30 Tormore Road, Boronia from **General Residential Zone 4** to **Neighbourhood Residential Zone 4** (Amends Planning Scheme Maps 2 and 3)

Overlays

7. Delete Schedule 7 to the Design and Development Overlay.
8. Apply Schedule 10 to the Design and Development Overlay to land within Precincts 1, 2 and 3 of the Boronia Major Activity Centre as defined in the Boronia Renewal Strategy 2019 (revised 2021).
9. Delete Schedules 1 and 2 to the Design and Development Overlay from within the boundaries of the Boronia Major Activity Centre as defined in the Boronia Renewal Strategy 2019 (revised 2021).
10. Apply Schedule 1 to the Design and Development Overlay to all land abutting Rubida Court, land at 1A-B, 1, and 3 Gwyn Crescent, and at 1, 2, 3, 4, 5, 8, 10, and 12 Marie Street, Boronia.
11. Delete Schedules 2 and 3 to the Significant Landscape Overlay from land within the boundaries of the Boronia Major Activity Centre

Local Planning Policy and Municipal Strategic Statement

12. Amend Figure 1 - Strategic Framework Plan at Clause 21.02 of the Municipal Strategic Statement to reflect the change in the Boronia Major Activity Centre Boundary, and change to housing character within the centre.
13. Amend Figure 1 – Environmental and Landscape Values Map at Clause 21.03, Figure 1 – Environmental Risks Map at Clause 21.04, Figure 1 – Bush Boulevards and Gateways Map at Clause 21.05, and Figure 1 – Dandenong Foothills Precincts at Clause 21.10-1 of the Municipal Strategic Statement to reflect the removal of Dandenong Foothills Policy from land included within the centre.
14. Amend Clause 21.06-3 of the Municipal Strategic Statement by correcting administrative errors, and further clarify areas applicable to the policy.
15. Amend Clause 21.06-6 of the Municipal Strategic Statement by deleting a completed further strategic work and add the Boronia Renewal Strategy 2019 (revised 2021) as a reference document.
16. Amend Figure 1 - Housing Map at Clause 21.06 of the Municipal Strategic Statement to reflect the change in the Boronia Activity Centre Boundary, extent of commercial area and mixed use areas in Boronia, and changes to housing character as following:
 - a. Apply Bush Suburban (residential) to land removed from the Activity Centre boundary and zoned Neighbourhood Residential Zone Schedule 4 (7, 8, 9, 10 Lorikeet Court and 30 Tormore Road, Boronia);
 - b. Apply Activity Area (residential) to land zoned General Residential 4 and located within Precincts 4 and 5 of the Boronia Major Activity Centre as defined in the Boronia Renewal Strategy 2019 (revised 2021);

17. Amend Clause 21.07-2, and 21.07-3 of the Municipal Strategic Statement by correcting information in relation to the Boronia Renewal Strategy 2019 (revised 2021).
18. Amend Figure 1 – Economic Map at Clause 21.07 of the Municipal Strategic Statement to reflect the new Boronia Activity Centre boundary.
19. Amend Clause 21.10 of the Municipal Strategic Statement to correct administrative errors, provide height exemptions under the Dandenong Foothills Precincts 2 and 3 in relation to areas being removed from the centre, update Figure 1 – Dandenong Foothills Precincts, and to update sub-Clause 21.10-3 Boronia Major Activity Centre in to reflect the Boronia Renewal Strategy 2019 (revised 2021).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required in order to implement the relevant objectives and strategies of the Boronia Renewal Strategy 2019 (revised 2021), which provides a strategic vision for the future growth of the Boronia Major Activity Centre over the next 20 years.

The strategy was prepared following extensive background research and community engagement over 2017 and 2018, and supported by further strategic work in 2019 to 2021. A draft strategy was adopted by Council on 26 August 2019 and the revised strategy was adopted on 23 August 2021.

This amendment will provide greater certainty on the vision, strategic directions and future built form outcomes in the centre, whilst protecting views to the Dandenong Ranges from key public view points. This panoramic backdrop forms a significant and highly cherished visual identity of Boronia, and is identified as an exceptional circumstance that warrants consideration for mandatory maximum overall building height controls.

The recommended built form controls, including mandatory maximum overall building heights (as described in DDO10) are supported by development feasibility tests taking into consideration the revised Boronia MAC boundary, view lines and the capacity of the centre to accommodate future growth. The DDO10 also reflects the revised centre boundary, supported by further analysis in the technical background reports.

The mandatory height will provide certainty to developers and the community, and facilitate increased density of the Boronia MAC core area (Precincts 1, 2 and 3) without undermining valued key views to the Dandenong Ranges.

Rezoning of land proposed in the amendment will allow for appropriate land use outcomes as envisaged in the strategy for each precinct.

- **How does the amendment implement the objectives of planning in Victoria?**

The amendment provides a framework for future development within the Boronia Major Activity Centre. The amendment is consistent with the objectives of planning in Victoria as follows:

- Section 4(1)(a) - To provide for the fair, orderly, economic and sustainable use and development of land.
- Section 4(1)(c) - To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Section 4(1)(f) - To facilitate development in accordance with the objectives set out in the points above.
- Section 4(1)(fa) - To facilitate the provision of affordable housing in Victoria;
- Section 4(1)(g) - To balance the present and future interests of all Victorians.

The amendment does this by encouraging and guiding the economic development and residential growth of the Boronia Major Activity Centre. The Boronia Renewal Strategy 2019 (revised 2021) encourages the efficient use of land, infrastructure and services with a broad mix of uses and built forms that provide growth and diversity in housing with improved walkability to services, but to a scale that respect the distinctive characteristics of Boronia's urban centre and the amenity of surrounding residential areas.

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

The amendment is expected to deliver positive environmental, social and economic outcomes by implementing the objectives and strategies of the Boronia Renewal Strategy 2019 (revised 2021).

Implementation of the strategy will contribute to integrated development of a mix of uses in the activity centre. It will also provide new focus for public life, opportunities for a variety new uses, and encourage high quality urban design and development. Greater certainty will be provided for the local community, developers, investors and traders.

Potential benefits to the community include greater certainty regarding development outcomes and their visual impact to the Dandenong Ranges, improvements to the movement network and diversity of housing that will benefit affordable housing for Victorians.

The amendment will achieve economic benefits associated with improving strategic directions for future land use and development within the centre, supporting increased activity within the centre, and reinforcing the importance of Knox's valued environmental and landscape features.

Does the amendment address relevant bushfire risk?

The amendment applies to an urban area not identified as Bushfire Prone Land and will have no impact on known bushfire risk.

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

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987 as required for all Planning Scheme Amendments.

In accordance with section 12(2)(a) of the Act, the amendment complies with Ministerial Direction No. 9 and supports the relevant principles of the Metropolitan Planning Strategy:

- Outcomes 1 – productive city that attracts investment, supports innovation and creates jobs
- Outcome 2 – provides housing choice in locations close to jobs and services
- Outcome 3 – integrated transport system that connects people to jobs and services and goods to the market
- Outcome 4 – distinctive and liveable city with quality design and amenity
- Outcome 5 – inclusive, vibrant and healthy neighbourhood
- Outcome 6 – sustainable and resilient city

The amendment also complies with Ministerial Direction No. 11. The strategic assessment requirements of this Direction have been followed while preparing this amendment.

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

The proposed amendment supports the following policies within the Planning Policy Framework:

- *Clause 11 Settlement* - by anticipating and recognising the needs of existing and future communities through appropriate zoning of land as well as applying controls and strategies that consider existing settlement and infrastructure patterns; and contributing towards positive outcomes of safety, diversity of housing choice, economic activity centre viability, high standard of urban design and amenity, improved energy efficiency, overall accessibility, as well as integration of land use and transport systems.
 - Clause 11.01-1R Metropolitan Melbourne – by supporting the focus of investment and growth to the Boronia Major Activity Centre through appropriate development density, a variety of housing choices, access to local jobs and services, supports and complements the network of metropolitan activity centres identified in Plan Melbourne.
 - Clause 11.02-1S Supply of urban land - by ensuring sufficient capacity is available to accommodate projected growth for the next 20 years that meet demand for residential, retail, commercial development in the centre.

- Clause 11.02-2S Structure planning– by facilitating the orderly development of the municipality and the Boronia Major Activity Centre.
- Clause 11.03-1S Activity Centre – by further establishing the Boronia Major Activity Centre as a focus for high quality development and activities, a variety of housing choices close to public transport and infrastructure.
- *Clause 12.05-2S Landscapes* – by ensuring significant landscape and opens spaces character are recognised for their aesthetic and amenity value, and that recognised vista points to the Dandenong Ranges National Park protected adequately.
- *Clause 15 Built environment and heritage* – by implementing controls and strategies promoting excellence, sustainable, and quality design, with the protection of important vistas recognised, and which ultimately delivers a functional urban character in term of land uses, amenity, building fabric, and public realm.
- *Clause 16 Housing* – by promoting an increase in housing opportunity in area closes to services and with good walkability access, and by ensuring development of diverse housing types to address future demand.
- *Clause 17 Economic development* – by supporting growth in retails and services within a mixed-use context that supports an increase in local patronage catchment, and by ensuring built form design that will minimise amenity conflict between uses.
- *Clause 18 Transport* – by promoting development that integrates sustainable transport options.

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

The Municipal Strategic Statement (MSS) supports the Boronia Major Activity Centre as a retail, commercial and entertainment focus for the municipality and the outer east with significant opportunities for mixed use and residential development. Boronia is identified as an Activity Centre within the Strategic Framework Plan in the Vision for Knox at Clause 21.02.

The amendment supports the implementation of the MSS and Local Planning Policy Framework (LPPF) in the following manner:

- This amendment will implement the Boronia Renewal Strategy 2019 (revised 2021) and address key planning issues and influences affecting Boronia.
- By further implementing Knox’s vision, particularly in respect to the Knox Housing Strategy 2015.
- By protecting Knox’s significant landscape characteristics, and key views to the Dandenong Ranges in accordance with Knox’s built environment policy.
- By implementing a scaled approach to residential development in support of directing growth within activity areas, and support development that will cater for a diversity of housing choices, while still respecting and developing a unique neighbourhood character.
- By applying Activity Areas housing character to residential land in the Boronia Major Activity Centre, consistent with housing and neighbourhood character policy.
- By removing land affected by the Dandenong Foothills policy from the centre and ensuring that residential land to the east of Dorset Road contributes to the Foothills character.
- By providing context for Plan Melbourne within a local policy for the Boronia Major Activity Centre including specific strategies in the Boronia Renewal Strategy 2019 (revised 2021).

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

The amendment makes proper use of the Victoria Planning Provisions through the selection of appropriate planning tools to achieve guidance for future land use and development outcomes within Boronia Major Activity Centre.

The amendment utilises the Local Planning Policy Framework to implement strategic directions and makes changes to guarantee a consistent outcome with current policies.

The amendment utilises zone and overlay schedules, particular provisions and map changes to achieve the strategic vision for Boronia Major Activity Centre as set out within the Boronia Renewal Strategy 2019 (revised 2021).

The amendment utilises the Design and Development Overlay (VPP provision) to guide built form outcomes envisaged in the Boronia Renewal Strategy 2019 (revised 2021). The DDO is the preferred tool for Activity Centre planning as it is tailored to specific desired outcome for the activity centre.

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

Consultation with the relevant agencies was undertaken throughout the preparation of the strategy and background reports. This formed part of the community engagement process undertaken in 2018. Relevant agencies were invited to partake workshop and communicate their views and concerns through specific thematic of the strategy. Notably:

- VicRoads was consulted as part of the preparation of the 2018 Movement and Access Study.
- Country Fire Authority was consulted with regard to Bushfire risk.

Further views of the relevant agencies will be sought during the public exhibition process of the amendment.

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

The amendment includes objectives relating to active movement, public and road transport that are intended to support the Principal Public Transport Network, encourage walking and bicycle use, and facilitate equitable access in and around the activity centre.

The achievement of these objectives will support the objectives of the *Transport Integration Act 2010*:

- social and economic inclusion (s. 8)
- economic prosperity (s. 9)
- environmental sustainability (s. 10)
- integration of transport and land use (s. 11)
- efficiency, coordination and reliability (s. 12)
- safety and health and wellbeing (s. 13).

The amendment complies with the principles set out in the *Transport Integration Act 2010*.

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 resources and administrative costs of Council.

Where you may inspect this amendment

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

The amendment can also be inspected free of charge at the Knox City Council website at www.knox.vic.gov.au.

Subject to COVID-19 restrictions, the amendment may be available for public inspection, free of charge, during office hours at the following places:

Knox City Council Civic Centre (Customer Service Building and Planning Counter)
511 Burwood Highway, Wantirna South
Operating hours: Monday to Friday: 8.30am-5:00pm

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by [insert submissions due date].

A submission must be sent to Knox City Council via:

Email to: psamendments@knox.vic.gov.au

Post (no stamp required) to: City Strategy and Planning, City Futures Department, Knox City Council, Reply Paid 70243, WANTIRNA SOUTH VIC 3152

Panel hearing dates

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

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

Planning and Environment Act 1987

KNOX PLANNING SCHEME

AMENDMENT C192knox

INSTRUCTION SHEET

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

The Knox Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 4 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos 2 and 3 in the manner shown on the attached map (004) marked "Knox Planning Scheme, Amendment C192knox".

Overlay Maps

2. Amend Planning Scheme Map Nos.2DDO and 3DDO in the manner shown on the attached maps (001 and 002) marked "Knox Planning Scheme, Amendment C192knox".
3. Amend Planning Scheme Map No. 3SLO in the manner shown on the attached map (003) marked "Knox Planning Scheme, Amendment C192knox".

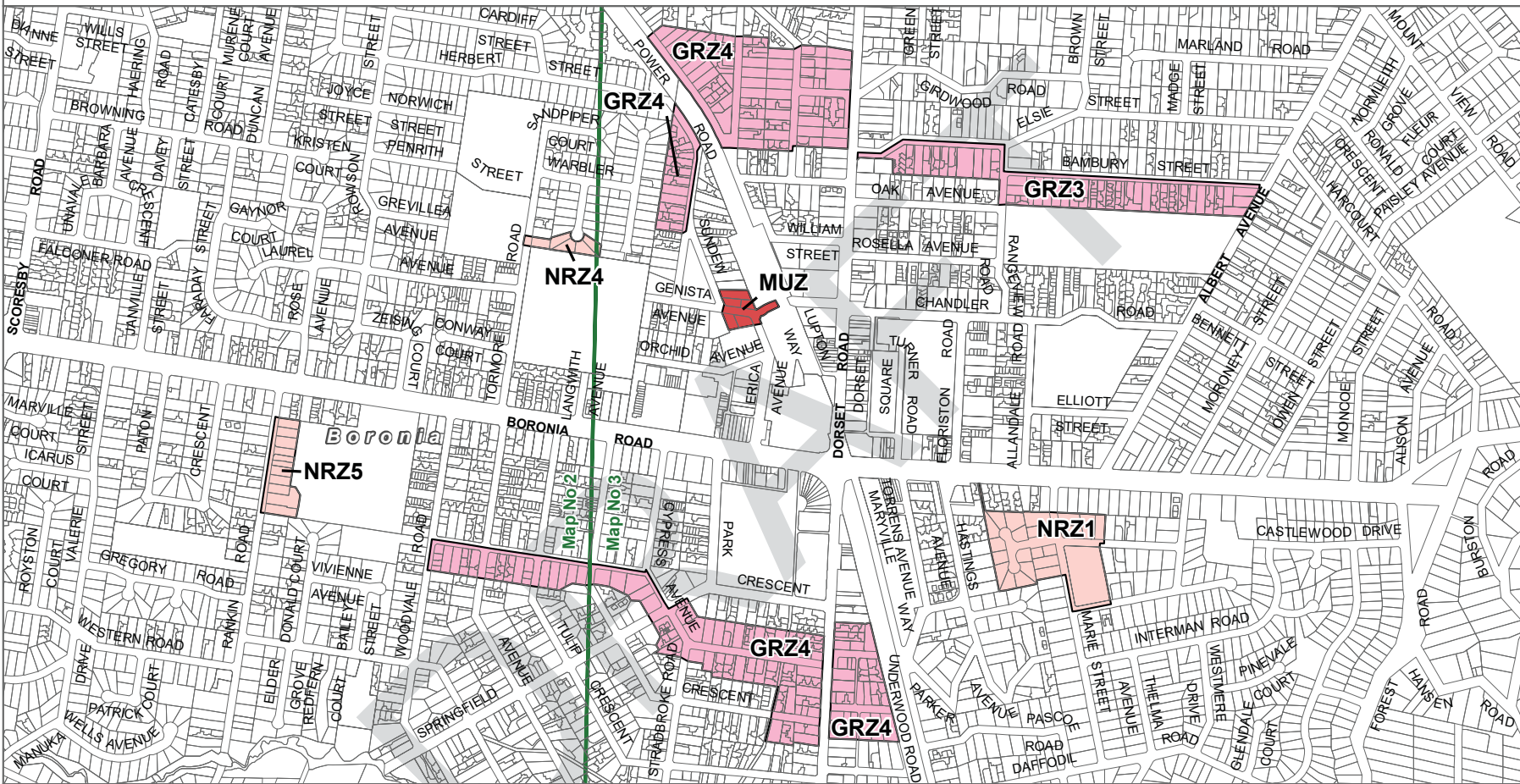
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Local Planning Policy Framework** – replace Clause 21.02 with a new Clause 21.02 in the form of the attached document.
5. In **Local Planning Policy Framework** – replace Clause 21.03 with a new Clause 21.03 in the form of the attached document.
6. In **Local Planning Policy Framework** – replace Clause 21.04 with a new Clause 21.04 in the form of the attached document.
7. In **Local Planning Policy Framework** – replace Clause 21.05 with a new Clause 21.05 in the form of the attached document.
8. In **Local Planning Policy Framework** – replace Clause 21.06 with a new Clause 21.06 in the form of the attached document.
9. In **Local Planning Policy Framework** – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
10. In **Local Planning Policy Framework** – replace Clause 21.10 with a new Clause 21.10 in the form of the attached document.
11. In **Overlays** – Clause 43.02, replace Schedule 7 with a new Schedule 10 in the form of the attached document.

End of document

KNOX PLANNING SCHEME - LOCAL PROVISION AMENDMENT C192knox



LEGEND

 GRZ - General Residential Zone
 MUZ - Mixed Use Zone
 NRZ - Neighbourhood Residential Zone
 Local Government Area

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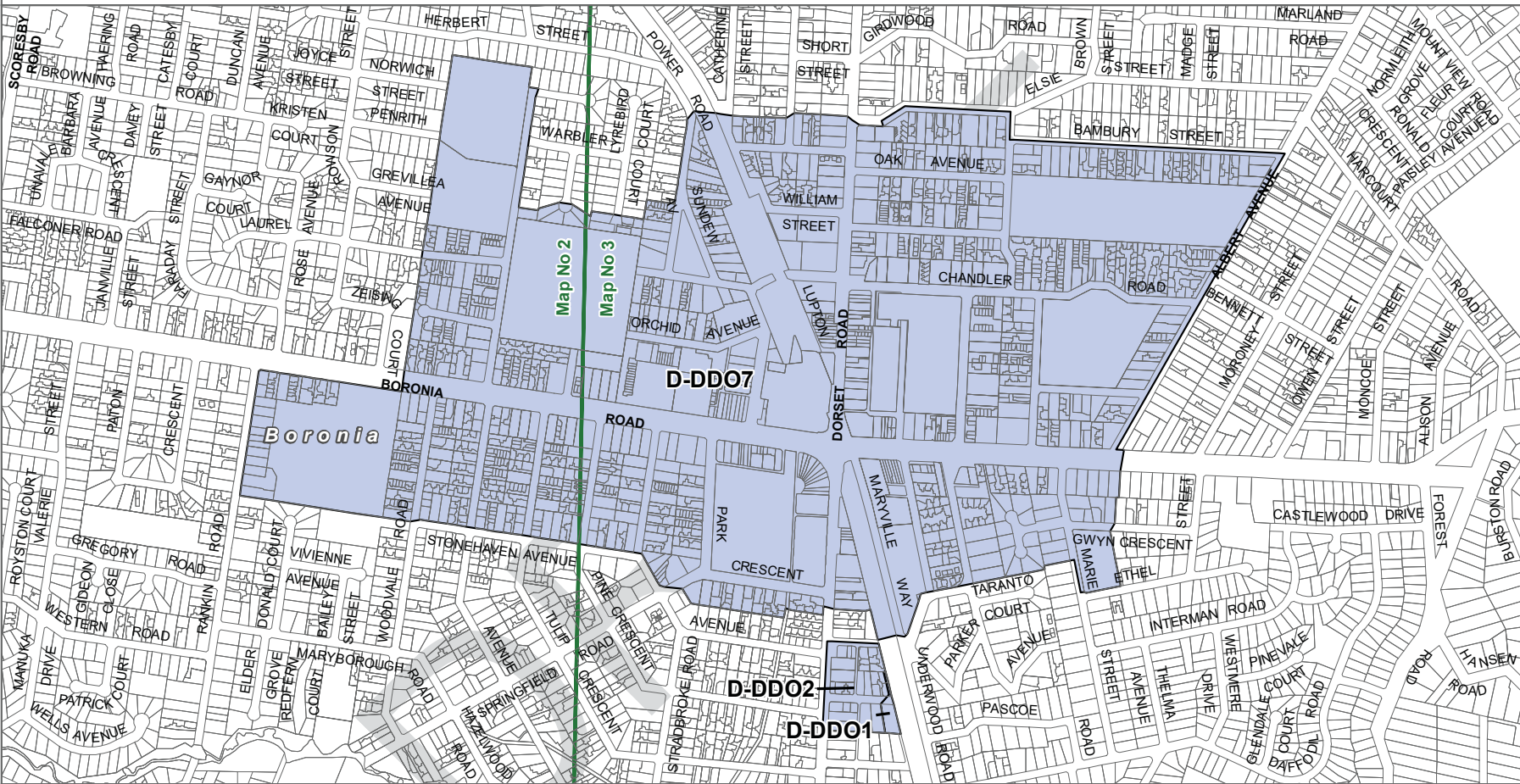
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Metres

Part of Planning Scheme Maps 2 & 3



KNOX PLANNING SCHEME - LOCAL PROVISION AMENDMENT C192knox



LEGEND

- D-DDO - Area to be deleted from a Design and Development Overlay
- Local Government Area

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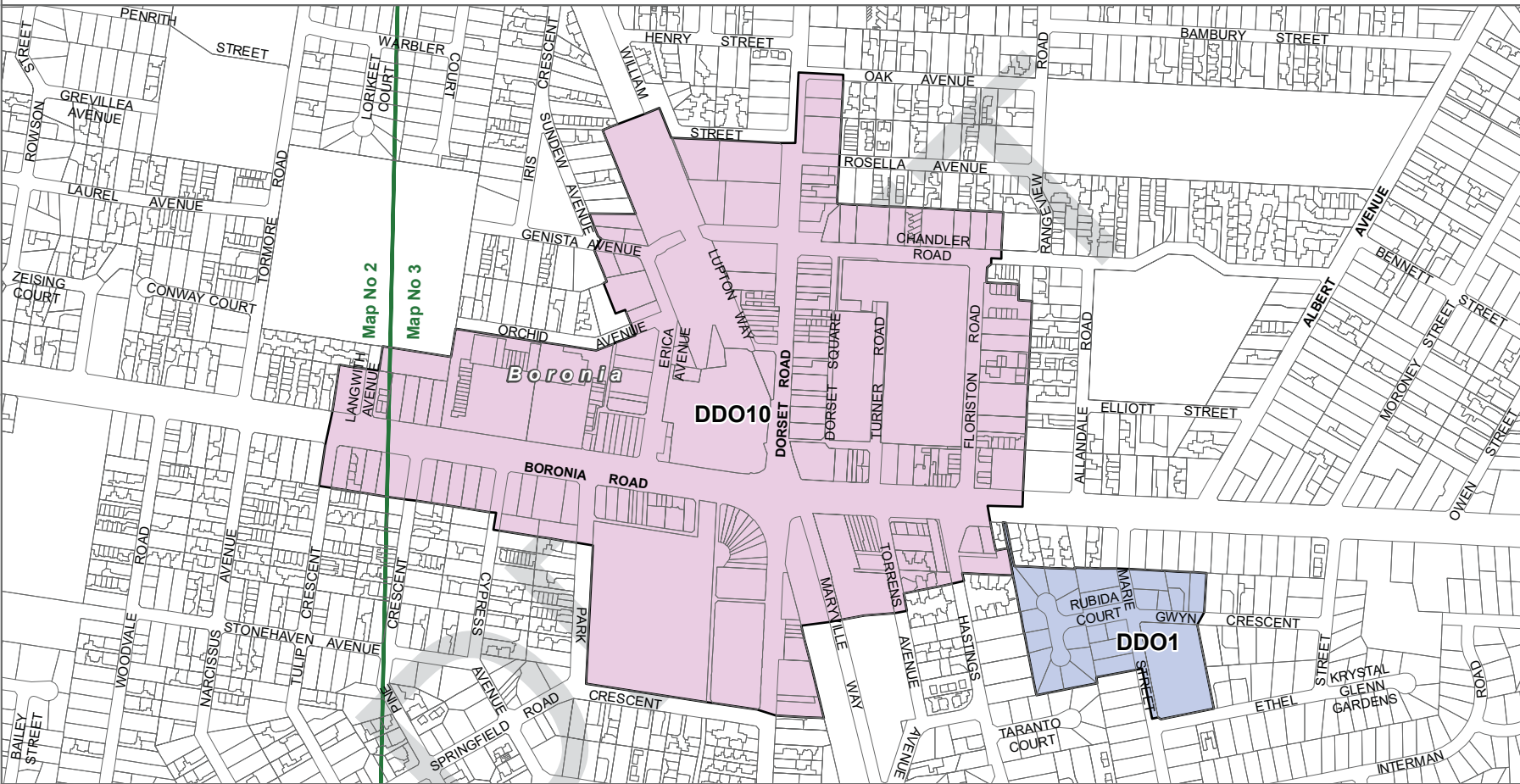
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Metres

Part of Planning Scheme Maps 2DDO & 3DDO



KNOX PLANNING SCHEME - LOCAL PROVISION AMENDMENT C192knox



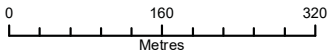
LEGEND

- DDO1 - Design and Development Overlay - Schedule 1
- DDO10 - Design and Development Overlay - Schedule 10
- Local Government Area

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Part of Planning Scheme Maps 2DDO & 3DDO



KNOX PLANNING SCHEME - LOCAL PROVISION AMENDMENT C192knox



LEGEND

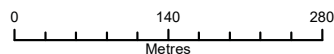
- D-SLO - Area to be deleted from a Significant Landscape Overlay
- Local Government Area



Part of Planning Scheme Map 3SLO

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and Planning

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KNOX PLANNING SCHEME

21.02

21/03/2019
C164

VISION

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

21/03/2019 - / - / - -
G464 Proposed C192knox

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

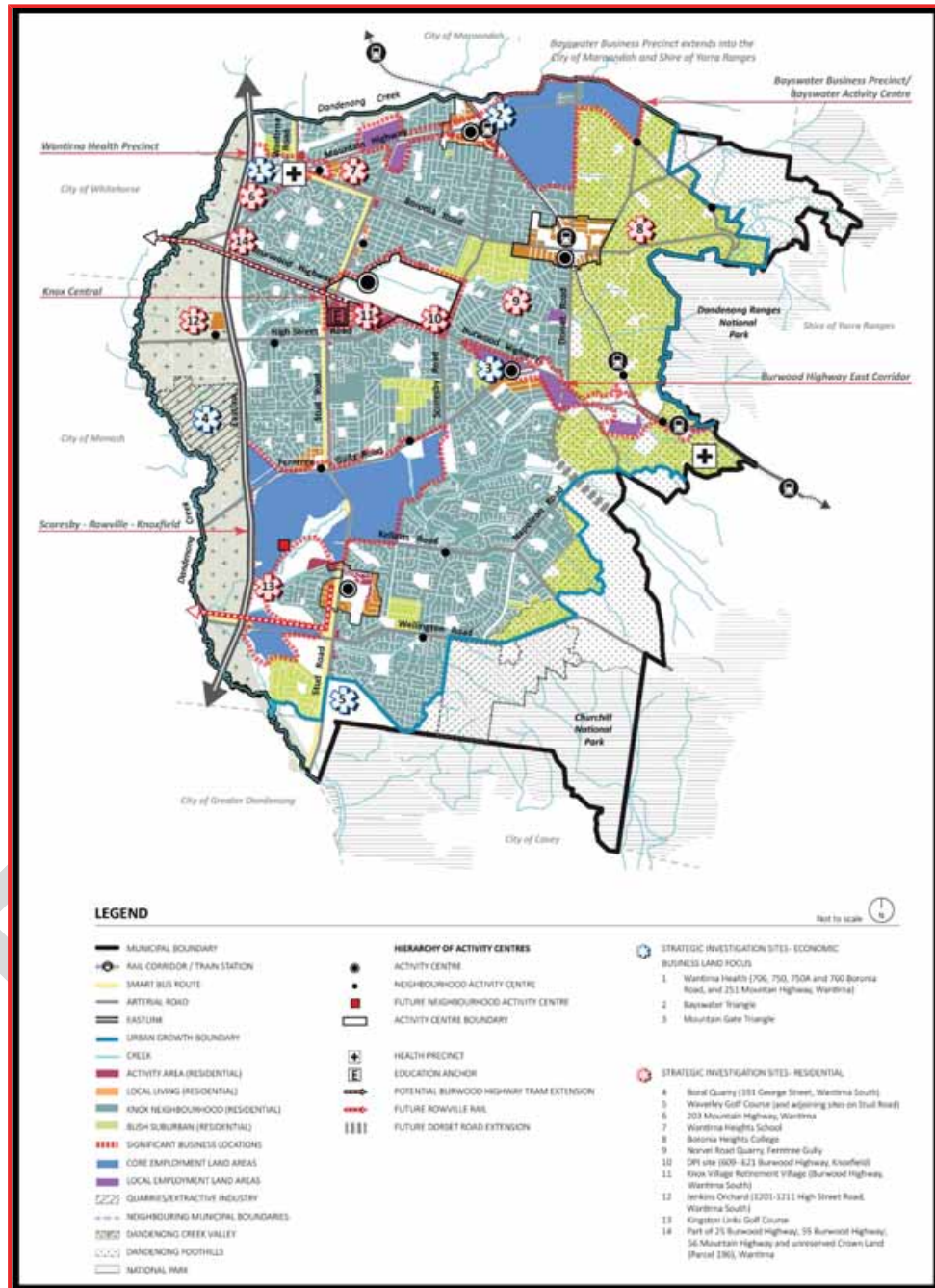
Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)

KNOX PLANNING SCHEME

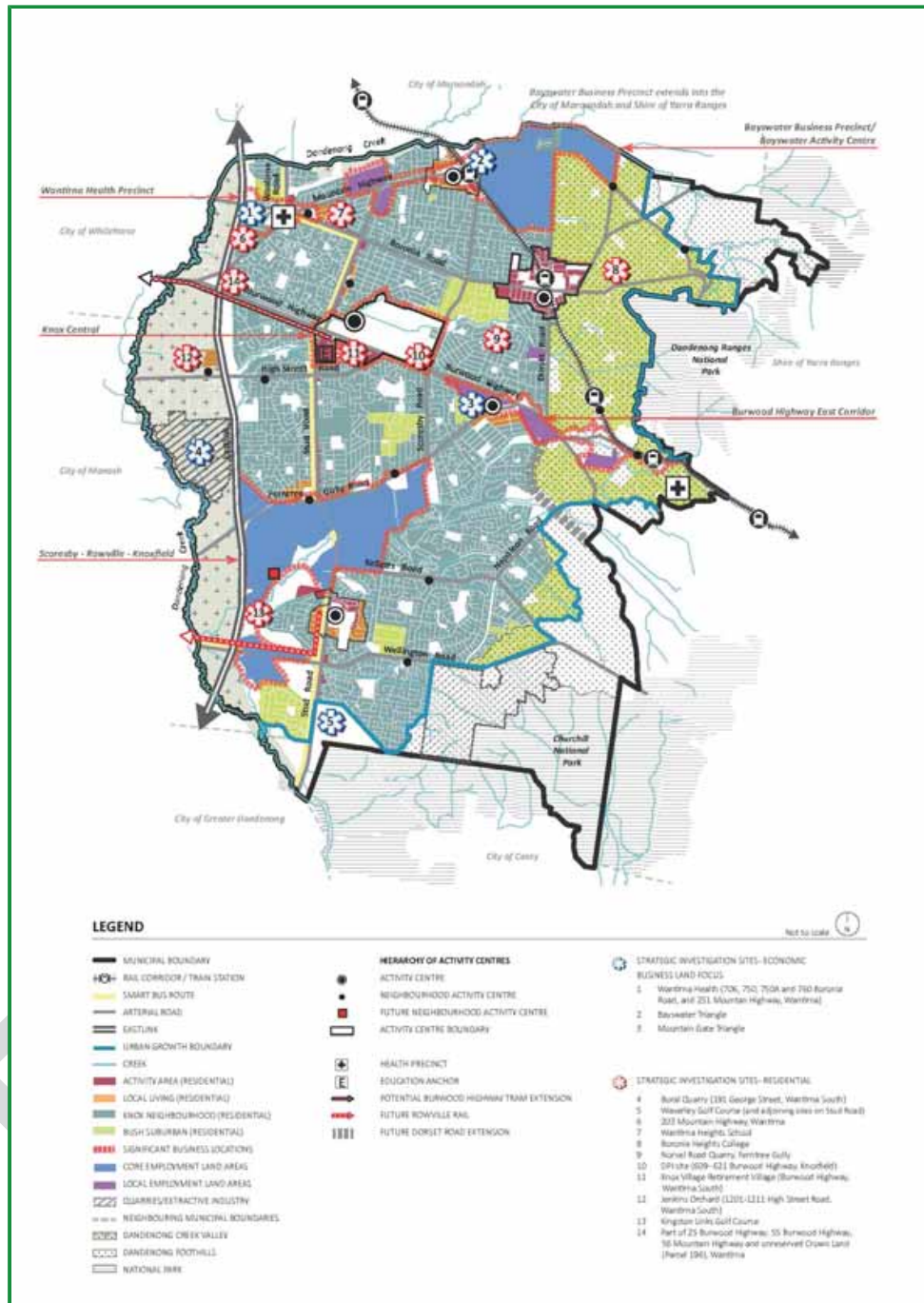
Knox Land for Business Directions Plan, Knox City Council, December 2018, Urban Enterprise, 2018

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

Figure 1: Strategic Framework Plan



KNOX PLANNING SCHEME



KNOX PLANNING SCHEME

21.0321/03/2019
C164**ENVIRONMENTAL AND LANDSCAPE VALUES**

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.

21.03-121/03/2019
C164**A treed city**

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 Community and Council Plan* recognises 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.
- 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.

KNOX PLANNING SCHEME

- 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

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Biodiversity and native vegetation

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.

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- 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:
 - 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.

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Natural corridors

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.

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Significant landscapes

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 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.

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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.
- 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.

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- Along the Dandenong Creek Valley.

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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 (Employment Land local policy) to applications for land in an Industrial Zone or Commercial 2 Zone to ensure development provides high quality landscaping and visual amenity in 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.
- 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.
- 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.

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- 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 Creek 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

Knox Central Structure Plan, Knox City Council, October 2017

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

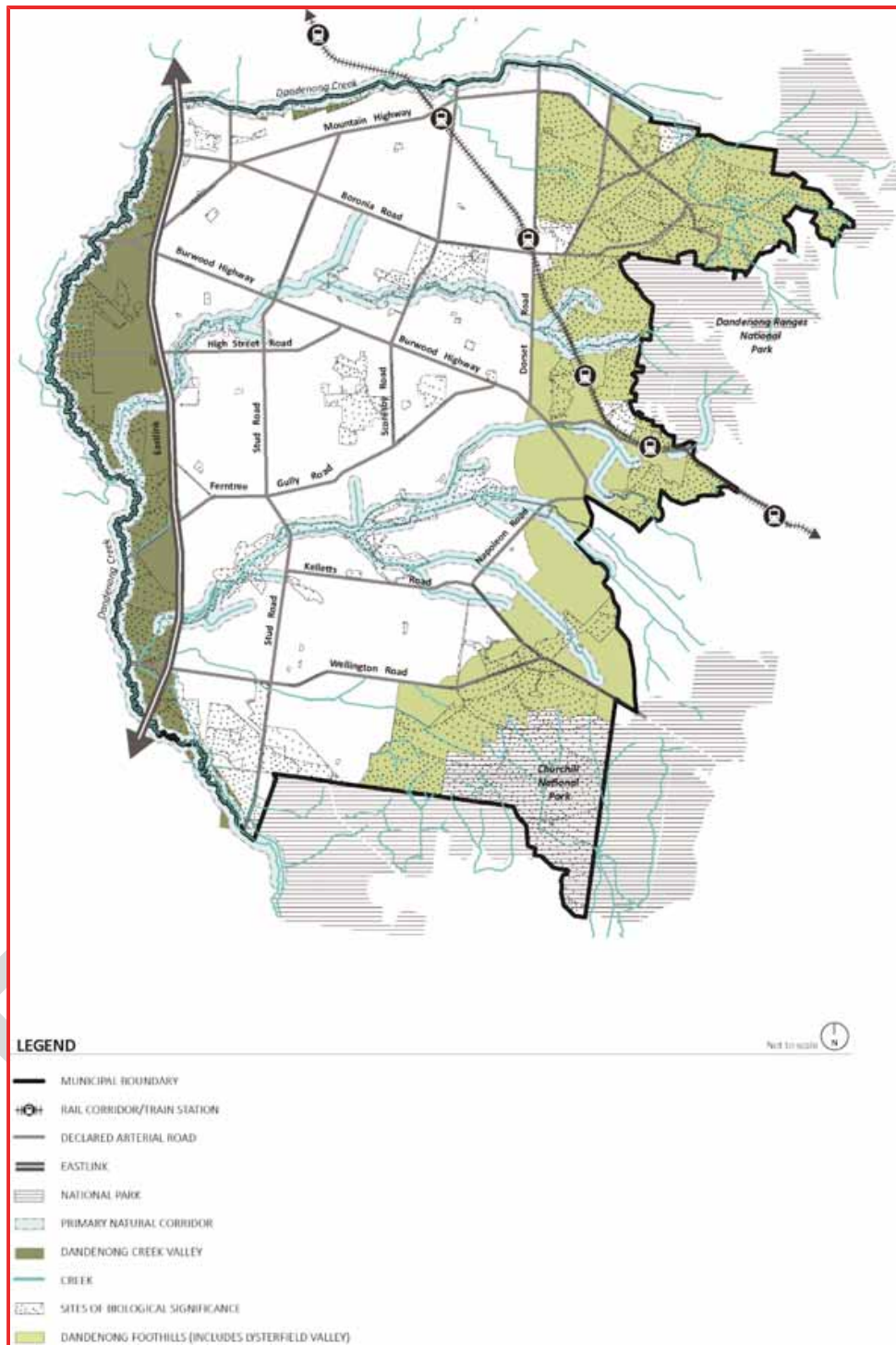
Knox Urban Design Framework 2020, Planisphere, 2003

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

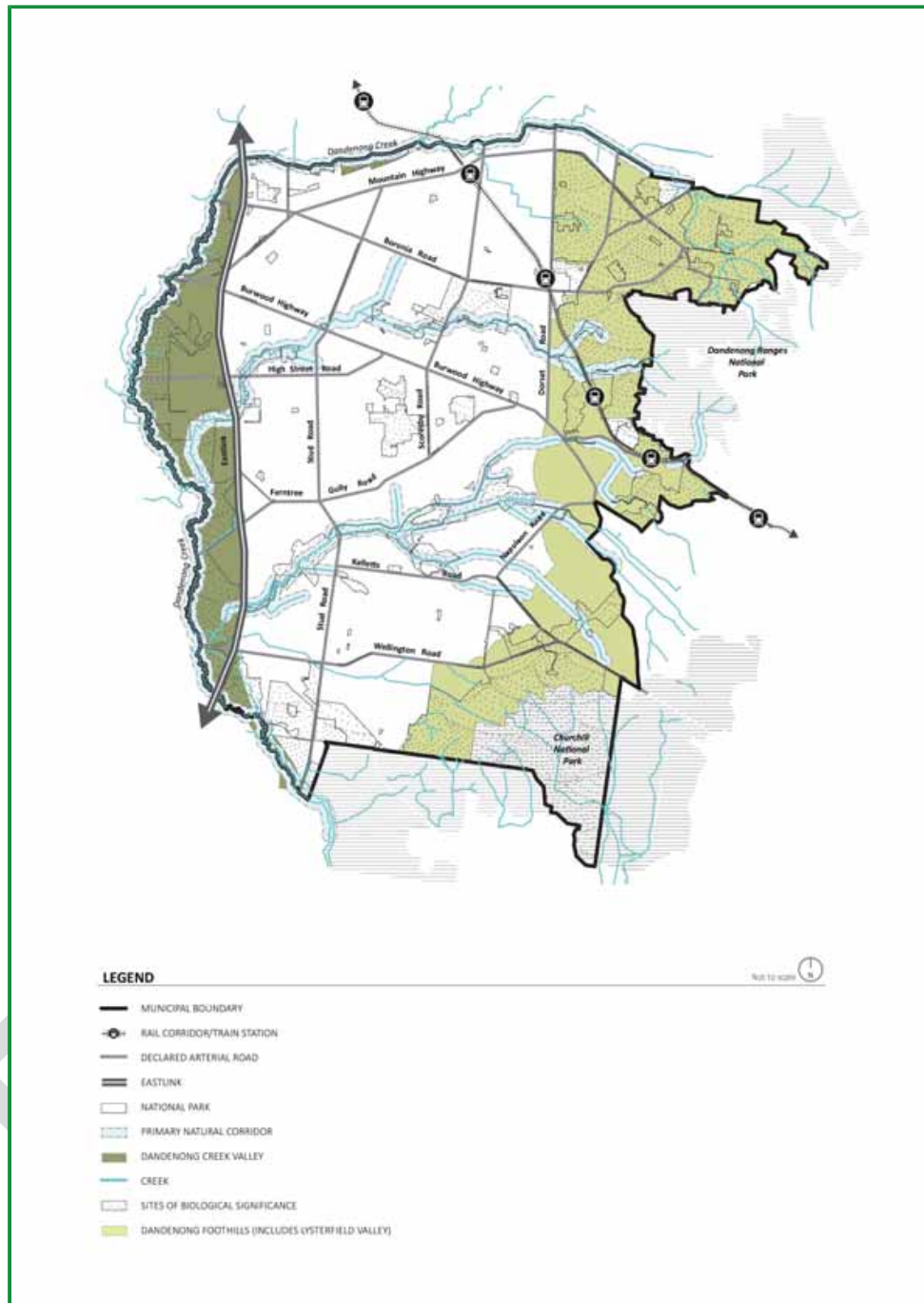
Sites of Biological Significance in Knox - 2nd Edition, G.S. Lorimer, 2010

KNOX PLANNING SCHEME

Figure 1: Environmental and Landscape Values Map



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ENVIRONMENTAL RISKS

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

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Bushfire

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:

- 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.

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- 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.

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Land use conflicts

Exports from the manufacturing and wholesale trade account for a large proportion of the total gross revenue in Knox. In 2015/16, manufacturing and wholesale trade made up 56 per cent of the \$20 billion of gross revenue from Knox industry. 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. 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 quarry sites within Knox as shown in Figure 1 below. The 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 significant source of hard rock, clay and clay shale 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 the 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, 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, 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.
- 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.

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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

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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).

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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.
- 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.

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- 5.4 Consider the impact of a changing climate on the Knox community and built environment when evaluating land use and development proposals.

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Potentially contaminated land

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.

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Implementation

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 (Employment Land local policy) to applications for land in an Industrial 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 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

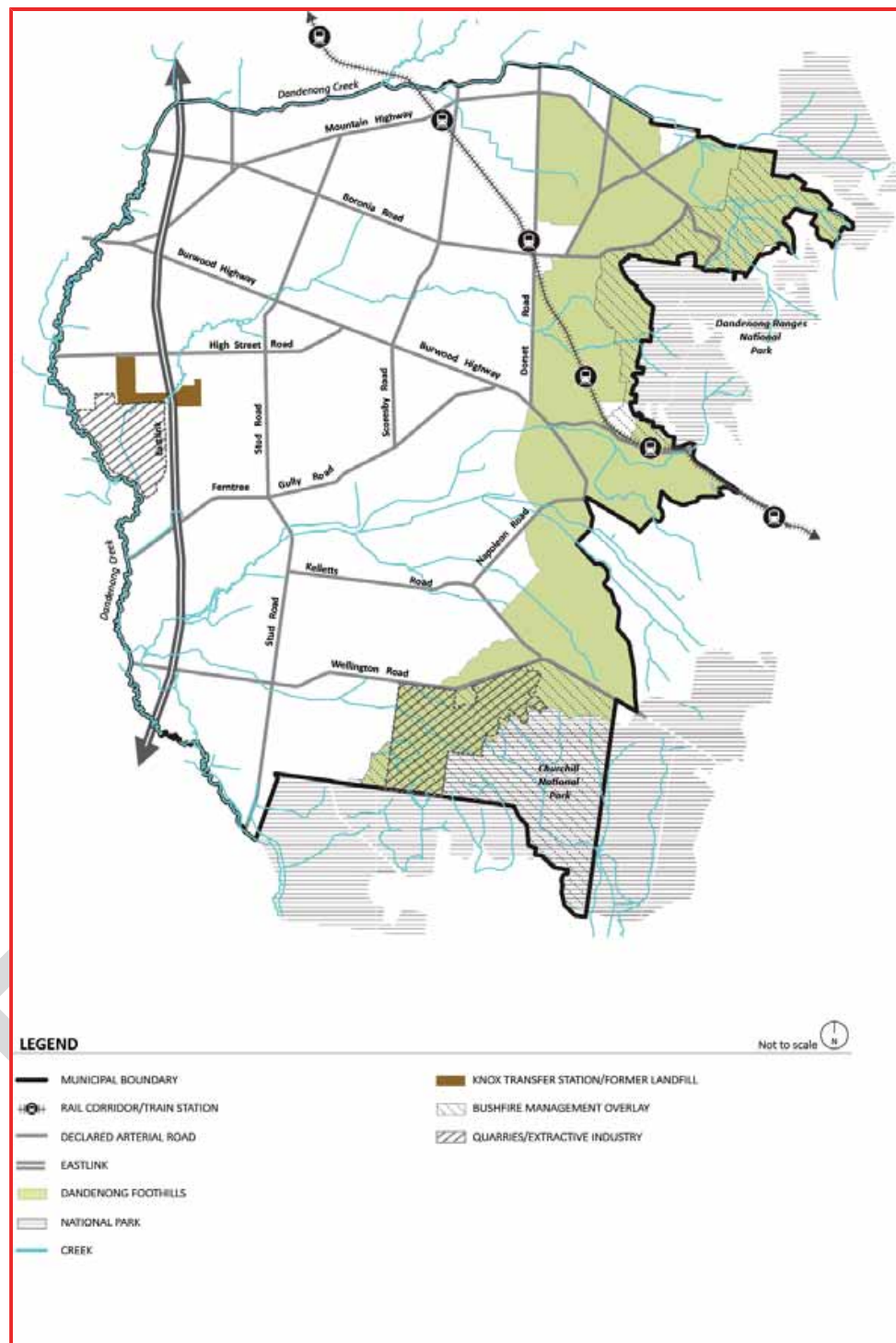
Knox Council and Community Plan 2017-2021, Knox City Council, 2017 (or as amended)

Municipal Emergency Management Plan 2016-19, Knox City Council, 2016

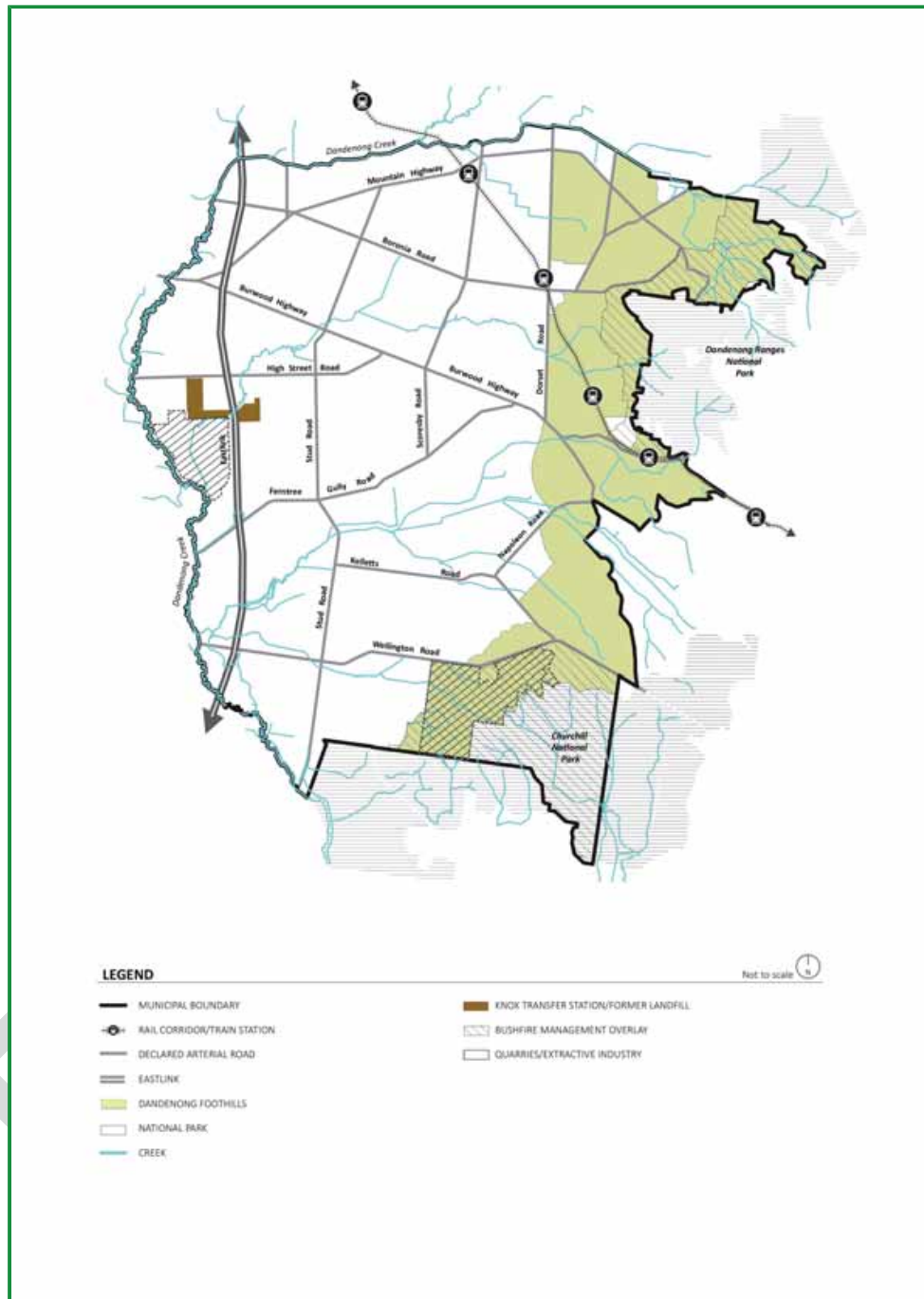
Municipal Fire Management Plan 2015-18, Knox City Council, 2015

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Figure 1 - Environmental Risks Map



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21.05

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BUILT ENVIRONMENT AND HERITAGE

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

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Local character, identity and sense of place

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.

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Urban design

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.

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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.

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- 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

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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.

KNOX PLANNING SCHEME

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.
- 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.

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- 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.

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- 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

14/12/2017
C150

Heritage

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) 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.

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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
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C164

Advertising signs

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.
- 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.

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21.05-8 Implementation

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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 (Employment Land local policy) to applications for land in an Industrial Zone or Commercial 2 Zone to ensure development maintains and enhances the appearance and amenity of 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.
- 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.
- 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.
- 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 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.

KNOX PLANNING SCHEME

Reference documents

City of Knox Heritage Study, McInnes, M, 1993

Knox Arts and Cultural Plan 2012-22, Knox City Council, 2012

Knox City Council Mobility Study, Knox City Council, 2011

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

Knox Community Safety Plan 2013-2017, Knox City Council, 2013

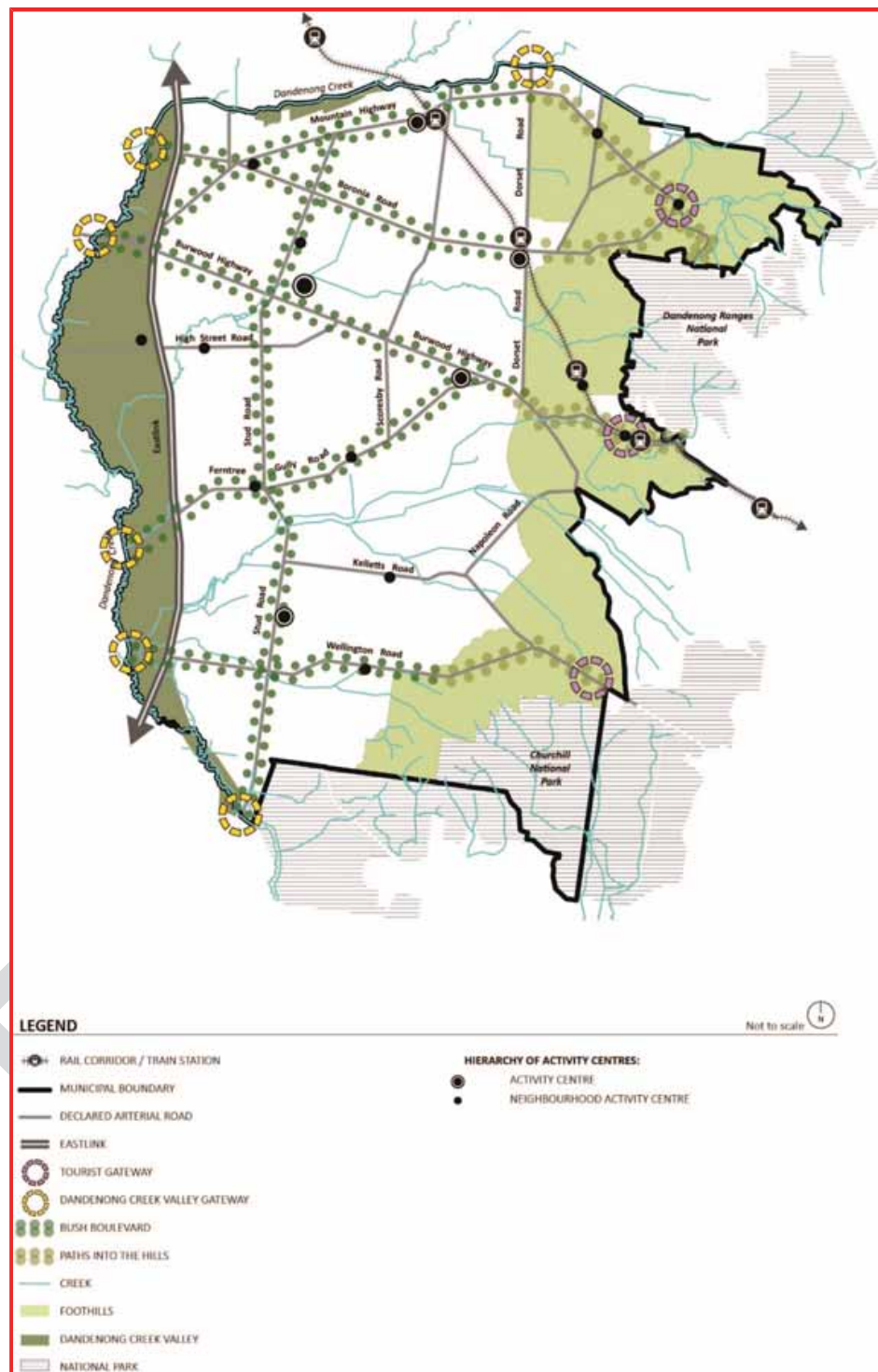
Knox Liveable Streets Plan 2012 -2022, Knox City Council, 2012

Knox Urban Design Framework 2020, Planisphere, 2003

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KNOX PLANNING SCHEME

Figure 1 - Bush Boulevards and Gateways Map



KNOX PLANNING SCHEME



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21.06

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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

21/03/2019
C164

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 (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.

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*.

Strategies

- 1.1 Support residential development that is consistent with preferred dwelling typologies for each area as shown in Figure 1 – Housing Framework Map.

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- 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

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C150

Diversity of housing choice

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.

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).

KNOX PLANNING SCHEME

- 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

Design and character

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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 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.

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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

14/12/2017
C150

Areas with significant landscape and environmental values

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.

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.

KNOX PLANNING SCHEME**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

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C164

Non-residential uses in residential areas

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).

21.06-6

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Implementation**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.

KNOX PLANNING SCHEME

- 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 Neighbourhood Residential Zone – Schedule 4 to Knox Neighbourhood Areas.
- Apply the General Residential Zone – Schedule 3 to Local Living Areas.
- Apply the Neighbourhood 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.
- 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.

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Reference documents

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

Knox Housing Strategy 2015, Knox City Council, 2015

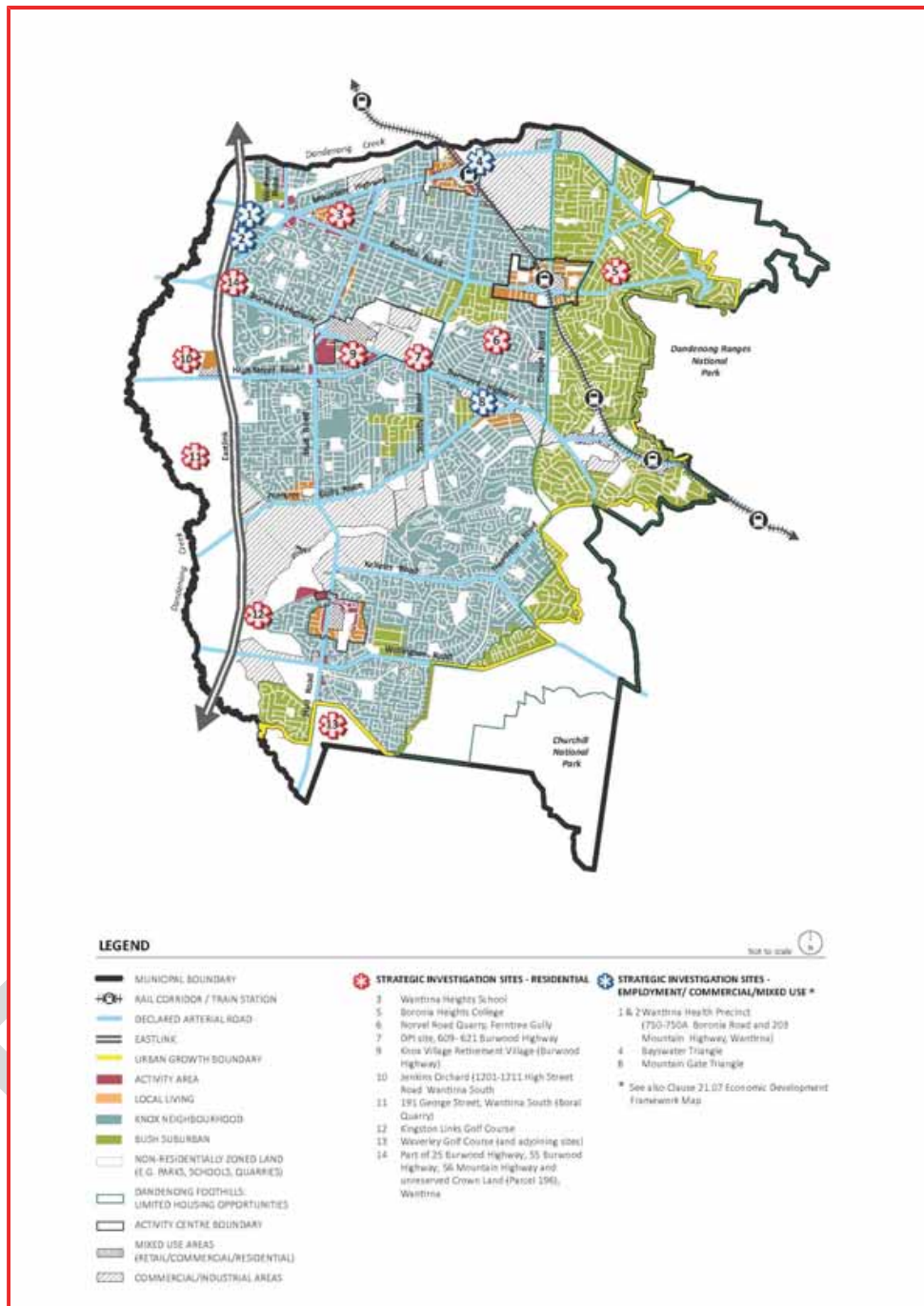
Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, December 2018

Boronia Renewal Strategy 2019 (revised 2021), Knox City Council

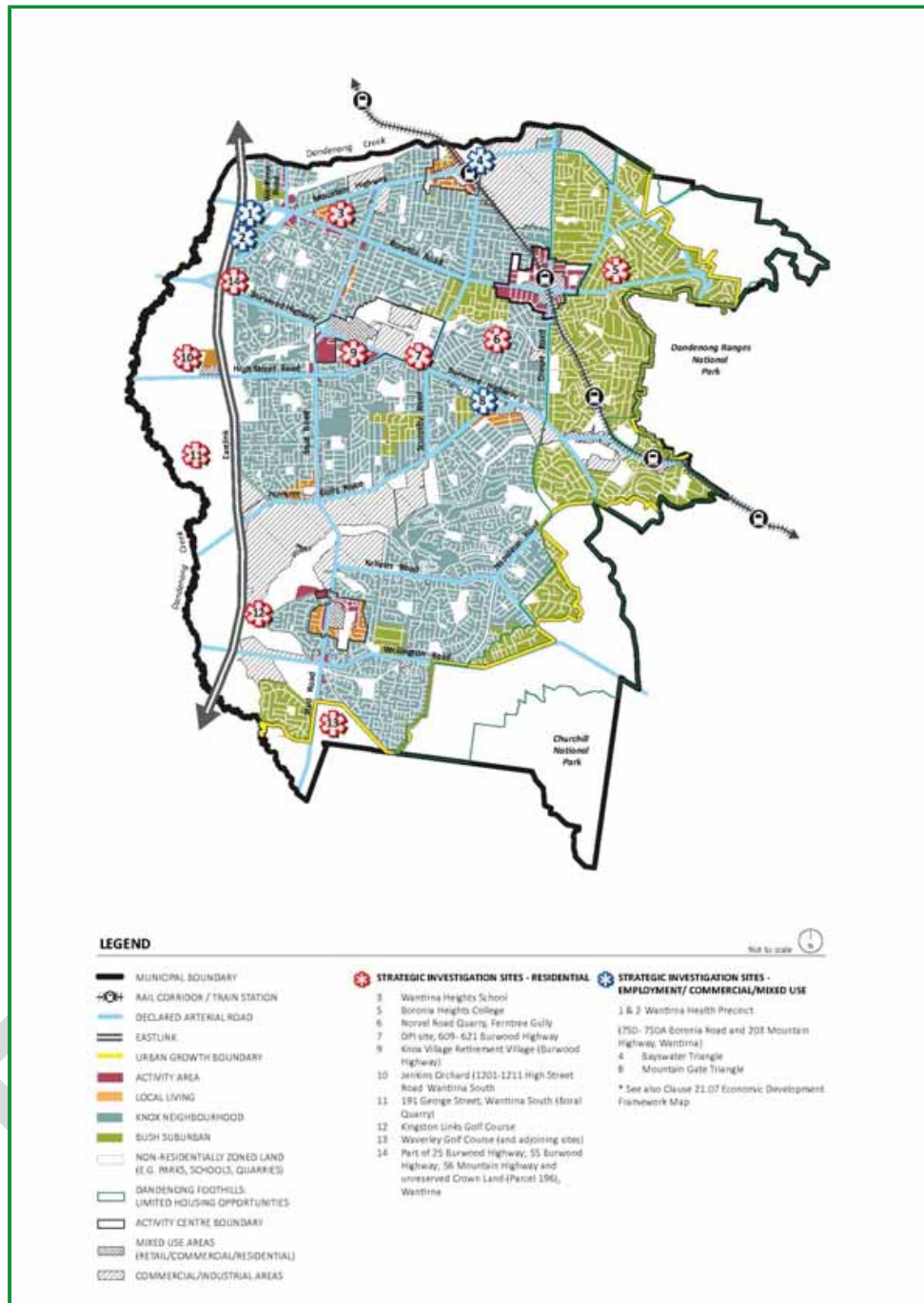
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Figure 1 – Housing Map



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ECONOMIC DEVELOPMENT

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

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Economic growth and employment

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.

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.

The *Knox Land for Business Directions Plan 2018* identifies the importance of construction; wholesale trade; manufacturing; other services; and health care and social services or 'Propulsive Industry Sectors' to the local and regional economy. Figure 1 to this clause shows the preferred location of 'Significant Business Locations', 'Core Employment Land Areas', 'Local Employment Land Areas', 'Activity Centres' and 'Neighbourhood Activity Centres'. Having sufficient and suitable land available for these industry sectors and business and employment areas is important for a strong regional economy, local employment and the wellbeing of the local community.

The *Knox Land for Business Directions Plan 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. The use of 'Core Employment Land Areas' needs to be managed to ensure sufficient land is retained and available for uses that generate greater employment and economic activity.

The largest concentrations of employment in Knox (77%) are located within five 'Significant Business Locations' as identified in Figure 1 to this Clause. These locations have significant investment and employment opportunities and are of key importance in maintaining Knox's economic viability into the future.

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. Some employment locations require renewal to attract new business investment and employees.

There are three extractive quarries in Knox, with two of these located outside the Urban Growth Boundary, producing hard rock, clay and clay shale. These extractive industries give support to Greater Melbourne's construction industry.

Key issues

- Maintaining a strong and sustainable local economy.
- Strengthening local employment opportunities.
- Advancing Knox as a premier destination for high quality businesses and investment.
- 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.

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- 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 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.
- 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 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.
- 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'.

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.
- 3.2 Support 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.

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3.6 Improve the integration of industrial and commercial land with good transport links.

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.

Strategies

- 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 significance, 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 and 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 Support a collaborative approach to 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.
- 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.

Table1–Knox activity centres hierarchy table

Scoresby-Rowville-Knoxfield	
Role and function	Strategic directions
<p>This location includes Industrial and Commercial 2 zoned land, as well as the Scoresby Village Neighbourhood Activity Centre.</p> <p>This location is important for investment and employment and is recognised as a regionally significant employment cluster. It contains the highest number of jobs within any ‘Significant Business Location’ in Knox.</p>	<p>Facilitate and support the development of this location as a high amenity key employment destination, of state significance.</p> <p>Support the transition from larger format sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors.</p> <p>Discourage non-employment uses within ‘Core Employment Land Areas’.</p> <p>Discourage restricted retail use except in Commercial 1 Zone.</p> <p>Advocate for the future Rowville rail link, to improve accessibility to the location, improve sustainability and provide development opportunities for businesses.</p> <p>Support a centrally located neighbourhood centre to service the needs of businesses and employees, and which responds positively to surrounding natural features.</p> <p>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.</p> <p>Maximise opportunities to integrate development with surrounding open space and natural areas and ensure environmental and heritage character, views and vistas are maintained.</p>

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Knox Central Activity Centre	
<p>Role and function</p> <p>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 base.</p>	<p>Strategic directions</p> <p>Support a diverse range of mixed uses within industrial, commercial and mixed use zones to reflect the regional role of the activity centre.</p> <p>Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the retail core of the activity centre.</p> <p>Advocate for the potential Burwood Highway tram extension, to improve accessibility for the location, improve sustainability and provide development opportunities for businesses.</p>
Bayswater Business Precinct/Bayswater Activity Centre	
<p>Role and function</p> <p>This location includes a significant area of Industrial 1 zoned land, as well as the Bayswater Activity Centre.</p> <p>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.</p> <p>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.</p>	<p>Strategic directions</p> <p>Facilitate and support the development of this location as a key employment destination, of state significance.</p> <p>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.</p> <p>Support industrial uses, reinforcing the importance of this precinct to the production economy in Knox.</p> <p>Discourage non-employment uses within 'Core Employment Land Areas'.</p> <p>Discourage restricted retail use except in Commercial 1 zoned land.</p> <p>Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the Bayswater Activity Centre.</p>
Burwood Highway East Corridor	
<p>Role and function</p> <p>This location consists of land in industrial and commercial zones which abut Burwood Highway, and includes the Mountain Gate Activity Centre.</p> <p>The precinct provides a range of employment opportunities in primarily small-medium sized businesses which serve the needs of the local community.</p>	<p>Strategic directions</p> <p>Support restricted retail uses along Burwood Highway.</p> <p>Support opportunities to improve integration of employment generating uses with open space, residential uses, the Mountain Gate Activity Centre and neighbourhood centres.</p> <p>Strengthen the strategic planning and urban design outcomes for the precinct as a likely strategic business expansion area</p> <p>Advocate for the Dorset Road extension.</p>
Wantirna Health Precinct	
<p>Role and function</p> <p>This location is a health precinct of State significance, consisting of land in residential, commercial and public use zones.</p> <p>The precinct includes the Knox Private Hospital, Wantirna Health Hospital and the Wantirna Mall Activity Centre.</p>	<p>Strategic directions</p> <p>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.</p> <p>Focus on new employment generating uses which support and strengthen the health, education and community sectors.</p>

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Wantirna Health Precinct

This precinct will be a major employment centre for health, community and education services.

Consider employment- generating uses on all sites, as part of an integrated health-based precinct.

Ensure residential developments are integrated with employment generating land uses. Ensure residential development manages 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 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.

21.07-2**Activity centres**

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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 2018* 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 use at the ground level in the Commercial 1 Zone to meet future retail demand and to maintain vibrancy of activity centres.

The role and function of activity centres across Knox has been set out in Table 1 to this clause. The strategic directions and development opportunities seek 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.
- 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, , and avoid out-of centre retail development.

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- 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 Require active frontages of buildings in activity centres.
- 5.9 Avoid residential development at ground level in 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 Central Activity Centre	
<p>Role and function</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>Strategic directions</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"> ▪ Clause 21.10-2 (Local Areas – Knox Central Activity Centre); ▪ Clause 43.02 – Schedule 13 to the Design and Development Overlay (Knox Central Activity Centre) ▪ Clause 43.04 – Schedule 2 to the Development Plan Overlay (Knox Central Commercial Core Precinct); and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
Boronia Major Activity Centre	
<p>Role and Function</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>Strategic Directions</p> <p>Increase the scale and level of activity and employment, 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>

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Boronia Major Activity Centre

Housing opportunities include villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre.

Provide opportunities for residential and mixed-use activity within the commercial environs.

Support land use and development within the Boronia Major Activity Centre to be consistent with:

- Boronia Renewal Strategy 2019 (revised 2021);
- Clause 21.10-3 (Local Areas – Boronia Major Activity Centre);
- Clause 43.02 – Schedule 710 to the Design and Development Overlay (Boronia Structure Plan Major Activity Centre Area); and,
- Any other relevant local policy, zone, overlay and particular provisions.

Bayswater Activity Centre

Role and function

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.

The centre has access to a public transport interchange that includes a train station and multiple bus routes.

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.

Strategic directions

Support a broad range of retail, commercial and community uses within the centre to service the local area.

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.

Limit industrial uses locating within the activity centre.

Maximise the opportunities for integration and improved amenity provided by the railway level crossing removal at Bayswater Railway Station.

Increase the building scale and level of activity within the centre, while ensuring views towards the Dandenong Ranges are protected.

Support land use and development within the Bayswater Activity Centre to be consistent with:

- Clause 21.10-4 (Local Areas – Bayswater);
- Clause 43.02 – Schedule 6 to the Design and Development Overlay (Bayswater Major Activity Centre); and,
- Any other relevant local policy, zone, overlay and particular provisions.

Rowville Activity Centre

Role and function

Rowville is a major centre that serves a large residential community.

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.

The centre has access to a bus interchange and multiple bus routes including a SmartBus route along Stud Road.

Public transport improvement opportunities include a future Rowville rail link.

Strategic directions

Support a more diverse mix of activities, services, retail, dining and entertainment options and public spaces in the commercial core.

Support a variety of shops, cafes and outdoor dining with high pedestrian amenity on Fulham Road.

Improve opportunities for local jobs and life-long learning.

Advocate for the extension of the Railway line to Rowville.

Accommodate the changing service needs of an ageing population.

Support land use and development within the Rowville Activity Centre to be consistent with:

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Rowville Activity Centre

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.

- Clause 21.10-5 (Local Areas Rowville Activity Centre);
- Clause 43.02 – Schedule 9 to the Design and Development Overlay (Rowville Commercial Core including Stud Park Shopping Centre); and,
- Any other relevant local policy, zone, overlay and particular provisions.

Mountain Gate Activity Centre**Role and function**

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 the local community.

The centre also comprises a mix of highway bulky goods, restricted retail uses, small scale offices and light and service industry.

Development at Mountain Gate will be limited due to poor access to public transport with the centre being only served by local bus routes.

Housing opportunities within the activity centre include villa units and townhouses outside the Commercial 1 Zone. Apartments opportunities also exist above active ground floor uses, in the Commercial 1 Zone.

Strategic directions

Support a broad range of retail activities, cafes, restaurants and community facilities to service the local area.

Consolidate retail uses within the retail core of the centre.

Support land use and development within the Mountain Gate Activity Centre to be consistent with any relevant local policy, zone, overlay and particular provisions.

Wantirna Mall, Studfield and Scoresby Village Neighbourhood Activity Centres**Role and function**

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.

These centres have access to a SmartBus Route and a number of local bus routes.

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. Apartment opportunities also exist above active ground floor in the Commercial 1 Zone.

Strategic directions

Support a broad range of retail activities, cafes, restaurants and community facilities to service the local area.

Consolidate retail uses within the retail core of the centre.

Support land use and development within these neighbourhood activity centres to be consistent with any relevant local policy, zone, overlay and particular provisions.

Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield Neighbourhood Activity Centres**Role and function**

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.

Most of these centres have access to at least one local bus route.

Housing opportunities include apartments above active commercial uses in the Commercial 1 Zone.

Strategic directions

Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.

Support land use and development within these neighbourhood activity centres to be consistent with:

- Clause 43.04 – Schedule 4 to the Development Plan Overlay (Wellington Village); and,
- Any other relevant local policy, zone, overlay and particular provisions.

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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>Role and function</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 development outside the Commercial 1 Zone and Mixed Use Zone and apartments in the Commercial 1 Zone and Mixed Use Zone, subject to landscape and environmental sensitivities and the interface with sensitive uses.</p>	<p>Strategic directions</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"> ▪ Clause 21.10-1 (Local Areas – Dandenong Foothills); ▪ Clause 21.10-6 (Local Areas – Ferntree Gully Village); ▪ Clause 43.02 – Schedule 8 to the Design and Development Overlay (Ferntree Gully Village); ▪ Clause 43.02 – Schedule 10 to the Design and Development Overlay (Interim Neighbourhood Centre Height Control); ▪ Clause 43.02 – Schedule 11 to the Design and Development Overlay (The Basin and Alchester Village Neighbourhood Activity Centres); and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
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The Orchards (North-west corner of High Street Road and Eastlink) Wantirna South Neighbourhood Activity Centre

<p>Role and function</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>Strategic directions</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"> ▪ Clause 43.04 – Schedule 10 to the Development Plan Overlay; and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
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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>Role and function</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>Strategic directions</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>
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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

Housing opportunities include apartments above active commercial ground floor uses in Commercial 1 Zone and Mixed Use Zone, however this is limited by the smaller role and function of these centres and their interface with sensitive land uses.

- Clause 43.04 – Schedule 8 to the Development Plan Overlay (Re-development of Austral Bricks Site, 525 Stud Road, Scoresby); and,
- Any other relevant local policy, zone, overlay and particular provisions.

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Implementation**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.
- Apply Clause 22.02 (Employment Land local policy) to land in an Industrial 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.

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 or Industrial 3 Zone to industrial areas, with the Industrial 3 Zone utilised to protect the amenity of surrounding 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 '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.

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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 land for employment purposes as part of an integrated redevelopment of land at 191 George Street, Wantirna South (Boral Quarry) Strategic Investigation Site.
- 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.
- Investigate the preparation of development and design guidelines to encourage appropriate mixed use developments of higher densities in activity centres and neighbourhood centres.
- 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 East Corridor 'Significant Business Location'.
- ~~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.

Reference documents

Bayswater 2020 - Bayswater Activity Centre Structure Plan, Knox City Council, 2005 and addendum dated March 2012

~~Boronia Structure Plan Renewal Strategy 2019 (revised 2021), Knox City Council, 2006 and addendum dated March 2012~~

Ferntree Gully Village Structure Plan, Planisphere, June 2014

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

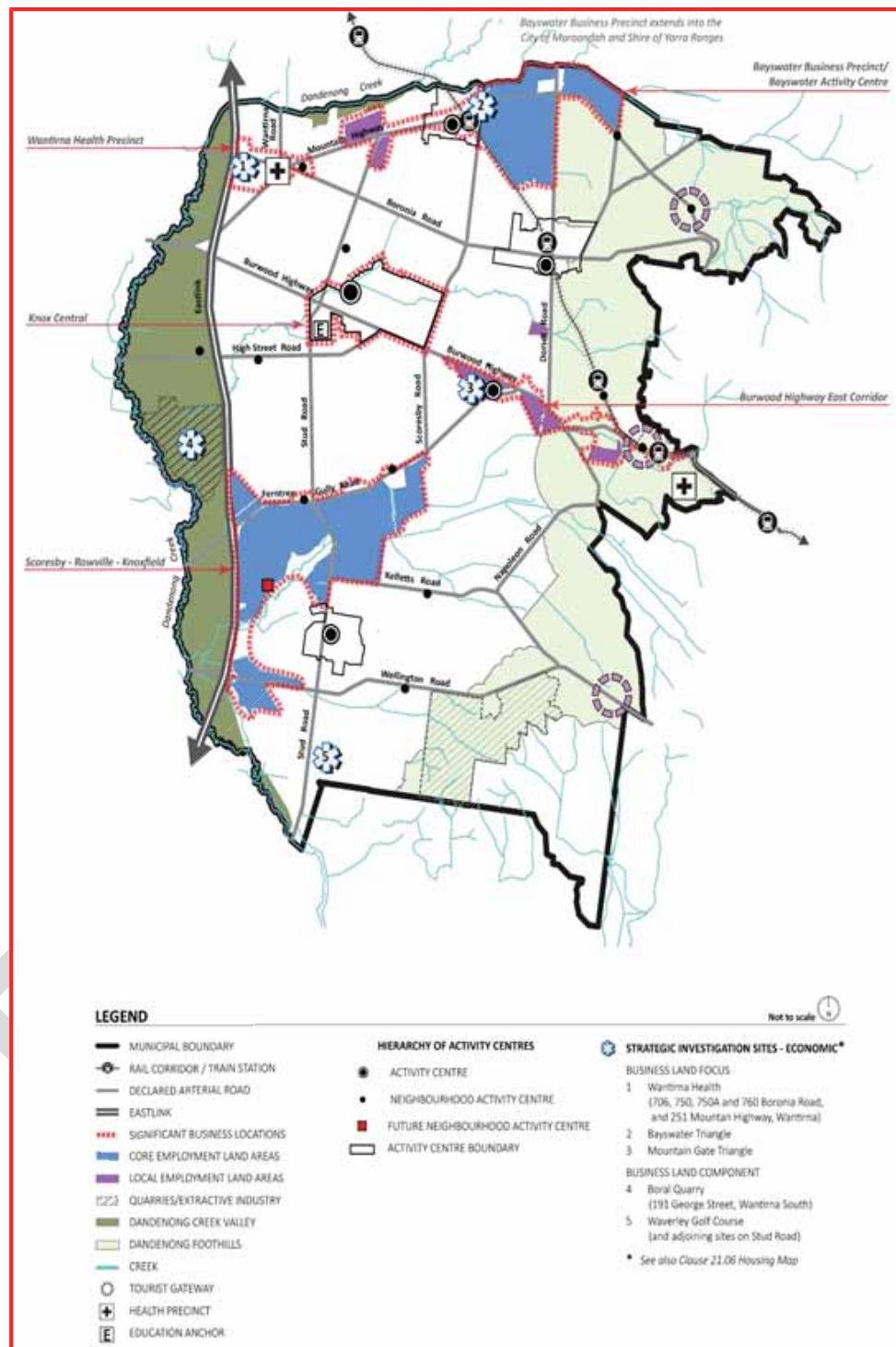
Knox Land for Business Directions Plan (Urban Enterprise, December 2018)

Knox Urban Design Framework 2020, Planisphere, 2003

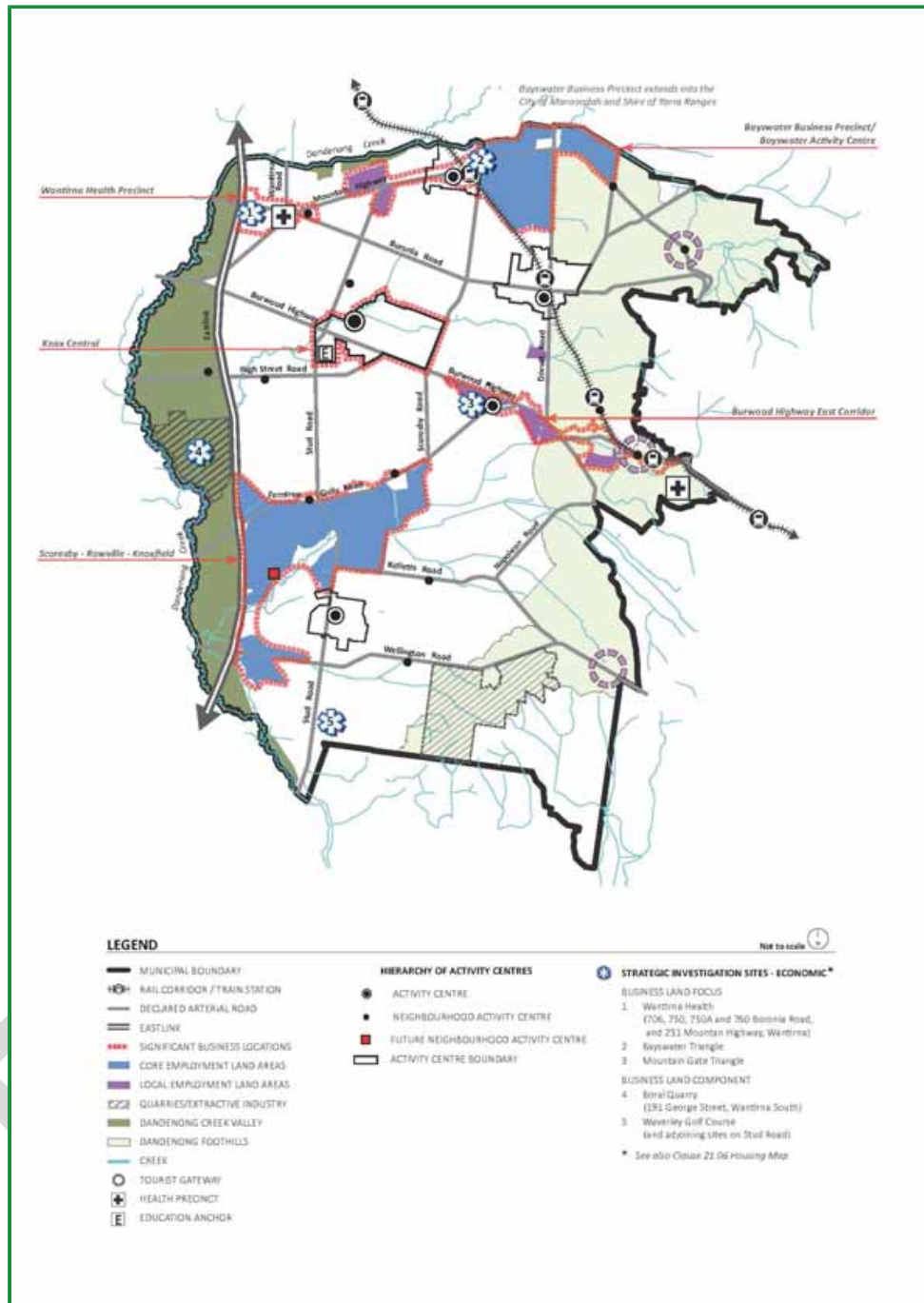
The Rowville Plan 2015, Knox City Council, 2015

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Figure 1: Economic Map



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21.10 LOCAL AREAS

~~24/05/2018~~
6449 Proposed C192knox

This clause provides local content to support Clauses 11 to 19 of the State Planning Policy Framework and Clauses 21.02 to 21.09 of the Municipal Strategic Statement. It implements the integrated place-based approach to specific local areas. Each section relates to a particular local area, providing more detail of the key planning issues, vision, objectives, strategies and local area implementation.

21.10-1 Dandenong Foothills

~~14/12/2017~~
6450 Proposed C192knox

The Dandenong Foothills provide the scenic landscape backdrop to Knox and the outer eastern region of Melbourne. They are a major defining element of Knox's character and identity. The Dandenong Foothills include the treed slopes and rural areas of Lysterfield Valley, the rural landscapes of The Basin, and parts of the suburbs of Boronia, Sassafras, Ferntree Gully (excluding the Ferntree Gully Village Neighbourhood Centre), Upper Ferntree Gully (excluding the Upper Ferntree Gully Activity Centre), Rowville and Lysterfield.

The environmental and landscape qualities of the Dandenong Foothills are recognised as having high environmental and social values of metropolitan significance. Pressure for residential development and urban consolidation objectives must not outweigh the environmental and landscape objectives for the Foothills.

Key issues for the Dandenong Foothills include:

- The need to protect life, property and the environment from the high level of bushfire risk within parts of the Foothills.
- Protecting the heavily treed canopy and landscape significance of the Dandenong Foothills.
- Significant views to the Dandenong Foothills at risk from inappropriate and poorly sited development.
- The limited capacity of the Foothills to accommodate new development due to landscape significance, topography, flora and fauna values and risk of bushfire.
- The need to protect the unique character of the Foothills.

Vision

The metropolitan landscape significance of the Dandenong Foothills will be protected and enhanced. Uninterrupted view lines of the Foothills from within the municipality and around metropolitan Melbourne will be maintained by ensuring retention of canopy trees and buildings and works are sensitively designed and sited to sit below the dominant tree canopy height.

Objective 1

To maintain and improve the continuous closed tree canopy of the Foothills.

Strategies

- 1.1 Provide sufficient open space within development to ensure that existing canopy vegetation can be retained and that new canopy vegetation can establish.

Objective 2

To maintain the low density residential character of the Foothills by ensuring that existing subdivision patterns and lot sizes are retained.

Strategies

- 2.1 Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation.
- 2.2 Reinforce the existing subdivision pattern and lot sizes.

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2.3 Avoid the subdivision and rezoning of land for urban purposes in areas of high bushfire risk.

Objective 3

To protect and enhance the aesthetic, environmental and metropolitan landscape significance of the Dandenong Foothills.

Strategies

- 3.1 Maintain uninterrupted viewlines of the Dandenong Foothills by requiring all buildings and works to be sensitively designed and sited to sit below the dominant tree canopy height.
- 3.2 Facilitate development in accordance with the direction for each precinct, as shown on Figure 1 to this clause.

Precinct 1 – Lysterfield Valley and Lysterfield Hills Rural Landscape

- 3.3 Support development that is sited to ensure that the rural landscape character is maintained and enhanced.
- 3.4 Protect and support rural land uses.
- 3.5 Protect indigenous trees and understorey vegetation.
- 3.6 Require 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous.

Precinct 2 – Dandenong Foothills: Lower Slope and Valley Area

- 3.7 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.8 Support development that is sited to protect and enhance the visual dominance of vegetation, including canopy trees and native understorey plants and:
 - Require a continuous vegetation canopy across residential lots and roads.
 - Require development to blend with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.
 - Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.
- 3.9 Protect indigenous trees and understorey vegetation.
- 3.10 Require 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous.
- 3.11 Require built form to not exceed a height of 7.5 metres (with the exception of land within The Basin Neighbourhood Activity Centre ~~and~~, Alchester Village Neighbourhood Activity Centre ~~and~~ and in Boronia on the south side of both Bambury Street and Elsie Street between Rangeview Road and Dorset Road).

Precinct 3 – Dandenong Foothills: Foothills Backdrop and Ridgeline Area

- 3.12 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.13 Support development that is sited to protect and enhance the visual dominance of vegetation, including canopy trees and native understorey plants and:
 - Require a continuous vegetation canopy across residential lots and roads.
 - Require development to blend with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.
 - Require effective screening of development and use of suitable colours and materials to maintain distant views and the appearance of a heavily vegetated natural hillside.
 - Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.
 - Protect and enhance the significant landscape character of the area by retaining existing vegetation and planting indigenous canopy and understorey vegetation.
 - Require buildings and works located on sites at high points and along ridges are designed, finished and sited so that they are not highly visible from the valley area below.
- 3.14 Protect indigenous trees and understorey vegetation.
- 3.15 Require 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous.
- 3.16 Require built form to not exceed a height of 7.5 metres (with the exception of land within The Basin Neighbourhood Activity Centre ~~and~~, Alchester Village Neighbourhood Activity Centre ~~and~~ and in Boronia on the south side of both Bambury Street and Elsie Street between Rangeview Road and Dorset Road).

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Precinct 4 – The Basin Rural Landscape

- 3.17 Maintain rural land use outside the urban growth boundary.
- 3.18 Limit development and subdivision to maintain land for rural uses and protect rural landscape qualities.
- 3.19 Support buildings and works that are sited and designed to protect and enhance rural landscape qualities.
- 3.20 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.21 Protect indigenous trees and understorey vegetation.

Precinct 5 – Lysterfield Urban/Rural Transition and Lysterfield Valley Contributory Area

- 3.22 Provide roads that are aligned to facilitate an edge to the urban area and provide public access to reserves, parkland and views.
- 3.23 Provide streets that connect with adjoining development and incorporate informal street treatments supporting indigenous vegetation and rollover kerbing.
- 3.24 Require built form to not exceed a height of 7.5 metres.
- 3.25 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.26 Protect indigenous trees and understorey vegetation.

Objective 4

To protect the rural environments of The Basin and the Lysterfield Valley and Lysterfield Hills.

Strategies

- 4.1 Protect the rural landscape and environment within Precinct 1 and Precinct 4.

Objective 5

To require new buildings, works and landscaping in The Basin and the Lysterfield Valley and Lysterfield Hills to protect the physical and visual amenity of the open pastoral setting.

Strategies

- 5.1 Protect the physical and visual amenity of the open pastoral setting.

Application requirements

Applications for buildings and works should be accompanied by:

- A site analysis.
- A design response.

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

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

The design response should explain how the proposed design:

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- Derives from and responds to the site analysis; and
- Meets the objectives, strategies and requirements of this clause.

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

Local Area Implementation

Application of zones and overlays

- Apply the Neighbourhood Residential Zone - Schedule 1 to the Bush Suburban – Dandenong Foothills Area to ensure development protects and enhances Knox's distinctive environmental and landscape values.
- Apply the General Residential Zone - Schedule 3 to the Local Living area on the south side of Bambury and Elsie Streets to ensure development protects and enhances Knox's distinctive environmental and landscape values, and provides a transition to the Boronia Major Activity Centre.
- Apply the Environmental Significance Overlay - Schedule 3 to the Dandenong Ranges buffer area to protect areas of environmental significance.
- Apply the Design and Development Overlay - Schedules 1 and 5 and the Significant Landscape Overlay – Schedule 2 to the Foothills Backdrop and Ridgeline Area to ensure development respects the landscape significance of those areas.
- Apply the Design and Development Overlay - Schedule 2 and Significant Landscape Overlay – Schedule 3 to the Lower Slope and Valley Area to ensure development respects the landscape significance of the area.
- Apply the Design and Development Overlay - Schedule 5 and the Significant Landscape Overlay – Schedule 5 to the Lysterfield Urban/Rural Transition and Lysterfield Valley Contributory Area to ensure development respects the landscape significance of those areas.
- Apply the Significant Landscape Overlay - Schedule 1 to the Lysterfield Valley and Lysterfield Hills Rural Landscape Area to ensure development respects the landscape significance of those areas.
- Apply the Significant Landscape Overlay - Schedule 4 to The Basin Rural Landscape Area to ensure development respects the landscape significance of the area.

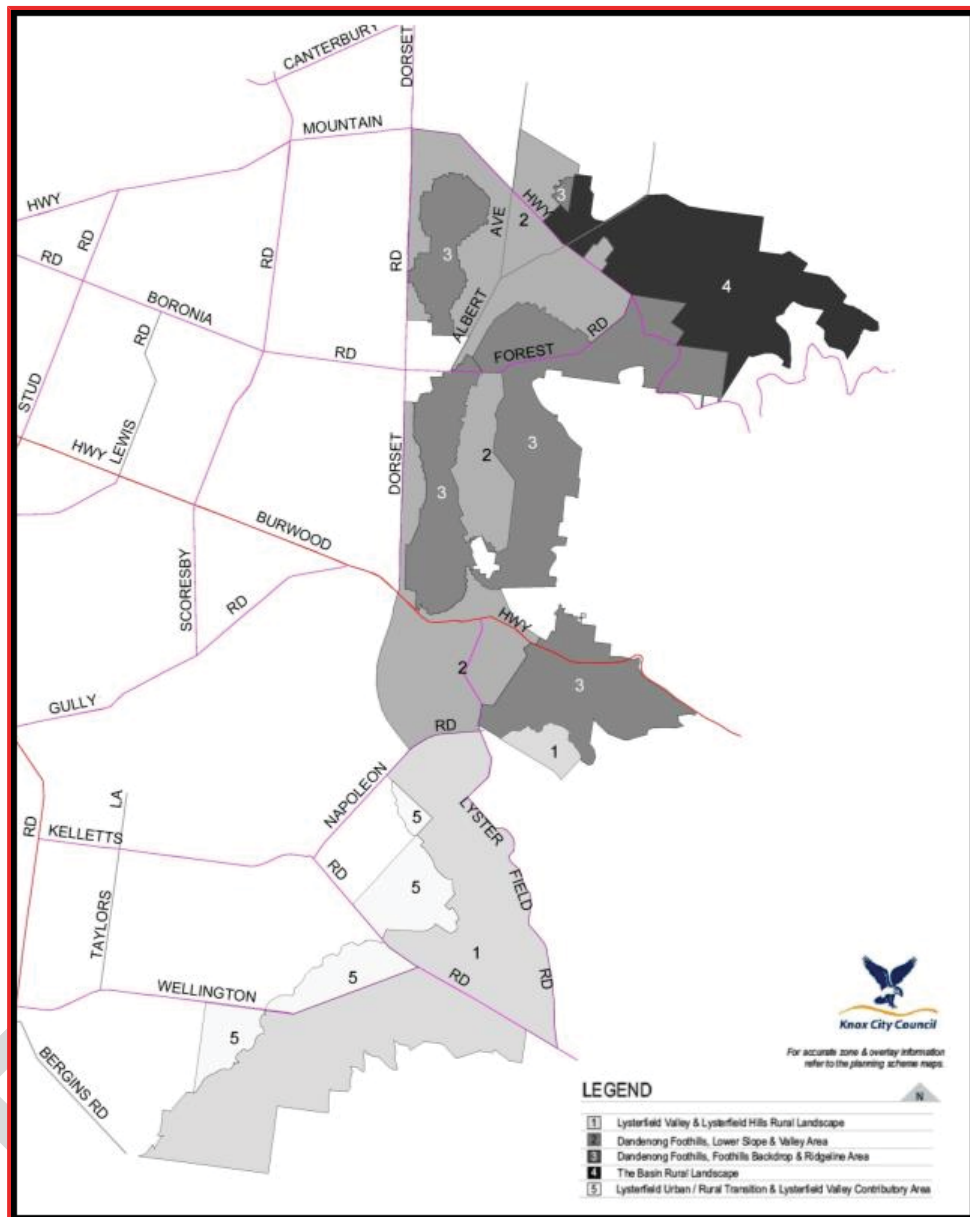
Reference documents

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

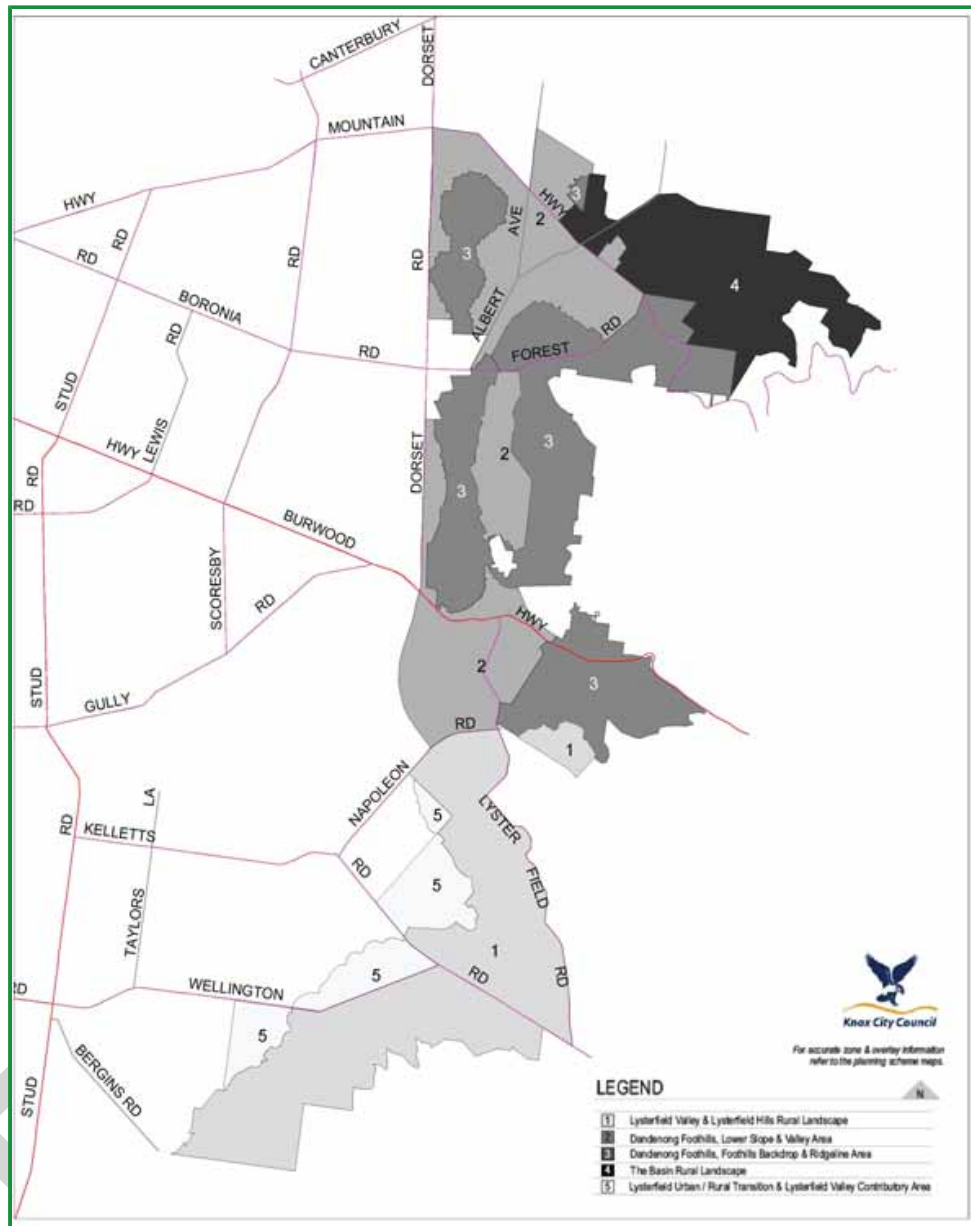
National Trust Register No. 355 - Lysterfield Valley and Yarra Ranges Landscape

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Figure 1 – Dandenong Foothills Precincts



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21.10-2
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Knox Central Activity Centre

The Knox Central Activity Centre (**Knox Central**) is a regional retail, commercial and entertainment precinct for the municipality and the outer east with significant opportunities for commercial, mixed use and residential development.

Key issues for Knox Central include:

- Significant capacity for the provision of new higher density residential development and increased development intensity, to play a significant role in achieving housing diversity objectives for Knox.
- Opportunities to capitalise on the environmental and public open space attributes within Knox Central to create a distinctive sense of place.

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- Opportunities to improve access to, and activation of, public open space areas, such as Lewis Park and the Blind Creek corridor.
- Opportunities to expand the variety of retail, commercial and recreational experiences to allow Knox Central to compete with other regional activity centres.
- Opportunities to facilitate a transition of under-utilised industrial areas to residential, high amenity industrial, and commercial uses.
- Opportunities to integrate currently disjointed land uses and built form, and to improve interfaces with open space and the public realm.
- Opportunities to strengthen the civic and community presence in the Activity Centre.
- Opportunities to advocate for improved public transport options to, from, and through Knox Central.
- Opportunities to transform the car-dominated appearance and poor presentation of built form along Burwood Highway and to create a distinctive tree-lined boulevard that marks the Knox Central.

Vision

Knox Central will be a vibrant modern mixed use activity centre that attracts residents, workers, and visitors from Melbourne's east. It will be the most well-known and popular destination in the east of Melbourne.

It will be a busy and attractive urban centre that has a strong connection to the natural environment. It will provide a focus for public life, connecting people and communities, and will be an attractive place to live, work and play.

Knox Central's physical form, encompassing a distinctive boulevard presence along Burwood Highway alongside the well-activated Blind Creek corridor, will provide a unique Activity Centre presence in Melbourne's eastern suburbs.

The following vision statements apply to precincts as shown in Figure 2.

Precinct	Vision
Burwood Highway Corridor	The Burwood Highway Corridor overlaps with a number of precincts and will provide a distinctive, high quality and consistent built form. The Corridor will also provide a contemporary entrance to Knox Central, greater activation to the public realm, legible connections across Burwood Highway and development that strongly relates to the surrounding landscape character by delivering a tree-lined boulevard.
Commercial Core	<p>The Commercial Core precinct will provide a broad mix of land uses including residential, employment, business, entertainment, community and leisure activities. Land to the east of Melbourne Street will support more intensive development and higher built form outcomes to deliver a range of uses in the Commercial Core including retail, high density residential development, office and medical facilities. In this part of the Commercial Core, the expectation is that significant heights may be achieved.</p> <p>A reorientation of the built form within the precinct will integrate with Lewis Park to the north and the Civic/Community and Lewis Road Mixed Use precincts to the east.</p> <p>Land uses that facilitate active frontages Burwood Highway will interact with the street and make a positive contribution to the public realm. The interface with Lewis Park will be capitalised through the development of higher density residential development, which will provide passive surveillance of this open space.</p> <p>New development within the Commercial Core precinct will improve permeability within the precinct and support pedestrian amenity and safety.</p>
Civic/Community	<p>The Civic/Community precinct will provide opportunities for formal and informal gathering spaces through the development of integrated, multi-purpose civic facilities with related entertainment, leisure, recreation and commercial uses.</p> <p>The development and use of the land will integrate with the entertainment and leisure uses in the Commercial Core precinct to the west and complement and integrate with the recreational use of Lewis Park and the Blind Creek Corridor.</p>

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Precinct	Vision
Lewis Road Mixed Use	<p>The Lewis Road Mixed Use precinct will transition from the existing industrial character to a mixed use precinct, characterised by higher density residential development with vibrant commercial premises at ground floor.</p> <p>Consolidation of small lots will contribute to the achievement of desired built form outcomes. New residential development, as the 'agent of change', will be designed to address potential internal amenity impacts resulting from the existing commercial and industrial uses. During this transition, the continuation of commercial and industrial uses with existing use rights will continue to be supported. However, new land uses which are likely to result in poor amenity outcomes for residential uses within the precinct will be discouraged.</p>
Burwood Highway South Mixed Use	<p>The southern side of Burwood Highway will provide a mixed-use environment with higher density residential development with commercial uses at ground floor. Commercial uses will be complementary to the activities within the Commercial Core and will provide active street frontages, particularly at 'feature forms' and corner sites. In areas where active frontages may not be as critical, ground floor frontages will provide transparency and surveillance opportunities, and contribute to pedestrian amenity.</p>
Lewis Road Industry	<p>This precinct will support commercial/industrial uses. In addition, the area will support opportunities for emerging industries and encourage a transition from traditional industrial uses to high amenity, high value employment uses over time. Non-industrial uses, such as indoor recreational facilities and places of assembly, are considered appropriate given the precinct's location within Knox Central. These types of uses will be supported in locations that minimise amenity impacts on adjoining and nearby land uses. Development will continue to be of a low scale industrial nature. The exception is sites fronting Burwood Highway. Development fronting Burwood Highway will contribute to the creation and maintenance of a tree-lined boulevard, through the provision of a more intensive built form, consistent street setback and street wall heights and landscaping, including canopy trees.</p> <p>New uses and development will respond appropriately to the interface to existing and future residential, mixed use or public open space adjoining the precinct</p>
Educational	<p>These areas will support the ongoing operation and expansion of existing educational land uses.</p>
Existing Residential	<p>The low density character of the Wantirna Lea Estate will be retained. The White Road/Jackson Road precinct will be developed to achieve a medium density housing outcome.</p>
Future Residential	<p>This discrete precinct (adjacent to Blind Creek, which has interfaces with the Open Space and Recreation precinct and an existing residential neighbourhood) may be developed for residential purposes.</p> <p>Development should be sensitively integrated with the landscape setting and the existing residential neighbourhood.</p>
Open Space and Recreation	<p>This precinct will continue to provide significant open space and areas for recreation.</p>
Strategic Development Site	<p>This precinct will be developed in accordance with a future development plan.</p>

Objective 1 – Civic/Community

To enhance Knox Central's role as the civic and public heart of the municipality, where communities connect and congregate.

Strategies

- 1.1 Provide integrated civic and community facilities with related entertainment, leisure, recreation and business services around a central public space which integrates with Lewis Park.
- 1.2 Improve pedestrian and vehicular links between the Commercial Core, Lewis Road and the balance of Knox Central to the east.
- 1.3 Ensure the municipal and community uses within the Civic/Community precinct integrate with future expansion of shopping, business and residential uses within the Commercial Core.
- 1.4 Create feature building forms within the Civic/Community precinct to complement future civic space.

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- 1.5 Provide civic buildings that improve physical and visual connections to Lewis Park, so that the outlook to and connection with the park is a key feature of the precinct.
- 1.6 Provide a highly accessible and visible Civic/Community precinct that is pedestrian friendly.
- 1.7 Facilitate accessible and safe pedestrian links between public transport nodes and civic and community facilities.
- 1.8 Incorporate accessible ground level public spaces into the design of civic and related buildings.
- 1.9 Support civic buildings to function as flexible and multi-purpose cultural/community facilities.
- 1.10 Provide a new north-south street link to join the Civic/Community precinct with underutilised sites to the south.

Objective 2 - Housing

To enable the development of high quality medium and higher density housing that responds to the housing needs of the Knox community, and supports the activity of the centre.

Strategies

- 2.1 Optimise the use and development of sites that are capable of accommodating additional dwellings in Knox Central.
- 2.2 Support development that demonstrates a high standard of architectural merit and that optimises the land use and development potential of sites.
- 2.3 Support a diverse range of medium to higher density housing choices in Knox Central to accommodate a changing and increasing population.
- 2.4 Support development that provides affordable housing options.
- 2.5 Support development that provides flexible and accessible housing options, with a high level of internal amenity.
- 2.6 Support opportunities to integrate mixed use and residential development within the Commercial Core precinct, particularly along the frontage with Lewis Park.
- 2.7 Support the provision of aged care and supported residential accommodation.
- 2.8 Support the provision of affordable and social housing stock within Knox Central, particularly as a proportion of redevelopment of Council-owned land and other large development sites.
- 2.9 To provide an orderly transition from an industrial area to a mixed use area (commercial and residential) within the Lewis Road Mixed Use precinct.
- 2.10 Facilitate a shift from the industrial nature of the Lewis Road Mixed Use precinct to ground level commercial uses with upper level residential uses.
- 2.11 To manage an orderly transition from an industrial to mixed use character within the Lewis Road Mixed Use precinct by:
 - Applying an 'agent of change' principle so new residential development is responsible for mitigating the amenity impacts of the existing industrial uses within new dwellings.
 - Requiring a high level of internal amenity for new dwellings.
 - Requiring any expansion of an existing industrial use to take reasonable opportunities to further reduce noise below existing levels.

Objective 3 – Land Use Mix

To establish Knox Central as a focal point for activity including employment, education, retail, community, entertainment and leisure activities.

Strategies

- 3.1 Support land use and development that is consistent with the overarching Knox Central Vision statement and Precinct Vision Statements outlined in this clause.
- 3.2 Support higher density residential development, commercial, entertainment and leisure uses to activate interfaces with Lewis Park and the Blind Creek corridor as shown in Figure 2 to this clause.
- 3.3 Support higher density residential development, commercial, entertainment and leisure uses in the Commercial Core to the east of Melbourne Street.
- 3.4 To discourage new development that represents an under development of land.
- 3.5 Strengthen the role of the significant institutional uses by supporting the ongoing operation and upgrade of educational and aged care services.
- 3.6 Facilitate and support the establishment of an arts and culture hub in Knox Central.
- 3.7 Support the role of Lewis Park as the primary regional open space within Knox, servicing the broader community.
- 3.8 Support complementary recreational land uses near Lewis Park.
- 3.9 Support the expansion of activity in the Commercial Core precinct as the focus for major entertainment, hospitality, retail and leisure in Knox Central.

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- 3.10 Support small scale and complementary retail and hospitality operations outside of the Commercial Core to provide street level activity throughout Knox Central.
- 3.11 Support the role of Knox Ozone as the focus for Knox's 'night time economy', while managing potential negative impacts such as those associated with excessive alcohol use.

Objective 4 – Environment and Open Space

To capitalise on Knox Central's natural and environmental features to distinguish it from other activity centres.

Strategies

- 4.1 Development of the Strategic Development Site should:
 - facilitate integrated water management; and
 - provide a high level of neighbourhood amenity.
- 4.2 Establish a tree-lined boulevard along Burwood Highway which is a continuous planted setback with a tree canopy and formal landscaping.
- 4.3 Support development that addresses and allows for high levels of interaction with the Open Space and Recreation precinct (including the Blind Creek corridor). Avoid development that fails to optimise interfaces with open space.
- 4.4 Support uses and development which complements and integrates with the Open Space and Recreation precinct by providing passive surveillance, encouraging the use of these open spaces, and providing landscaping which supports the biological significance of these spaces.
- 4.5 Support landscaping that complements the vegetation character of the Open Space and Recreation precinct (including the Blind Creek corridor), in adjoining precincts.
- 4.6 Maximise opportunities to capitalise on views to the Dandenong Ranges.

Objective 5 – Active and Public Transport

To facilitate an accessible and safe active and public transport network to and within Knox Central.

Strategies

- 5.1 Prioritise pedestrian and cyclist movements and access to public transport.
- 5.2 Integrate development with future transport and street network links.
- 5.3 Provide pedestrian connections between the Commercial Core precinct and surrounding land uses to the north and east.
- 5.4 Improve the pedestrian amenity, safety and connectivity throughout Knox Central, in particular:
 - along Burwood Highway and Stud Road;
 - to and within the Commercial Core precinct.
- 5.5 To support street level uses and development which activate the street frontage, particularly at areas of high pedestrian activity.
- 5.6 Improve access for people with limited mobility throughout Knox Central.
- 5.7 Support development that enhances pedestrian and bicycle accessibility of open space and recreation areas shown in Figure 2 to this clause.
- 5.8 Support the development of a potential future tram reserve along Burwood Highway.
- 5.9 Encourage development that supports sustainable transport and active travel options.

Objective 6 – Road Network

To provide an efficient street network that connects key destinations including nodes of activity within Knox Central.

Strategies

- 6.1 Upgrade the road network to distribute traffic volumes throughout Knox Central.
- 6.2 Support additional east-west road access within Knox Central.
- 6.3 Improve vehicular links between the Civic/Community precinct and the Commercial Core precinct.
- 6.4 Provide north-south vehicular links to optimise access to and from the Civic/Community and support the efficient use of underutilised land.

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Objective 7 – Built Form and Public Realm

To achieve high quality built form and public realm which defines Knox Central as a premier mixed use activity centre.

Strategies

- 7.1 Support built form that provides a higher intensity of land use and activity commensurate with the role of Knox Central as the major focal point of the municipality and a premier destination for the outer eastern region of Melbourne.
- 7.2 Support the development of a strong built form presence to Burwood Highway through the provision of consistent street wall heights and street setbacks.
- 7.3 Establish a consistent landscape character for Burwood Highway that is a continuous planted setback with a 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.
- 7.4 Support development that demonstrates high levels of architectural merit.
- 7.5 To discourage new development that represents an under development of land.
- 7.6 Support the development of well-designed, high-quality and distinctive 'feature forms' along Burwood Highway.
- 7.7 Support development that contributes to an active and pedestrian friendly public realm.
- 7.8 Require development to be of the scale and design consistent with the objectives of the relevant precinct.
- 7.9 Maximise views to the Dandenong Ranges from public areas within Knox Central.
- 7.10 Support development that contributes to the activity, safety and amenity of the natural environment and open space.
- 7.11 Support development adjoining the creek corridor that complements the natural setting.
- 7.12 Support the provision of public art on public land and in communal and semi-public spaces on private land.
- 7.13 Support investment in the necessary infrastructure to ensure a high quality public realm as development intensity increases.
- 7.14 Support the ongoing planting of appropriate tree species within the public realm, which contributes to local character, amenity and environmental outcomes.
- 7.15 Maximise public safety in Knox Central through the incorporation of Crime Prevention through Environmental Design principles into design for the public and private realm.

Local Area Implementation

Policy Guidelines

- Facilitate development in the Knox Central Activity Centre in accordance with the *Knox Central Structure Plan*, October 2017.

Application of zones and overlays

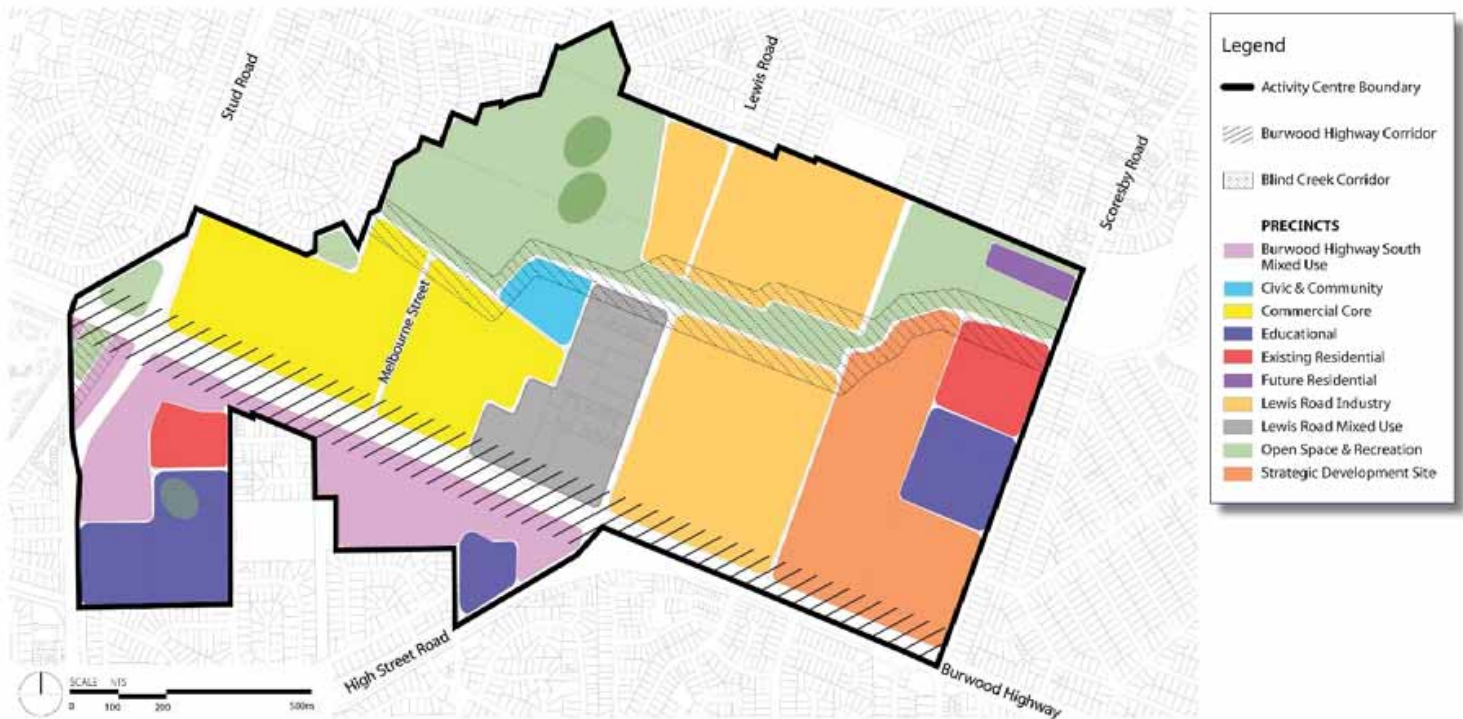
- Apply the Design and Development Overlay – Schedule 13 to land within the Knox Central Activity Centre, except for land in the Commercial Core precinct and land in the Strategic Development Site precinct that is subject to a future development plan.
- Apply Development Plan Overlay – Schedule 2 to land in the Commercial Core precinct to implement the objectives of the Knox Central Structure Plan.
- Apply the Mixed Use Zone to the Lewis Road Mixed Use and Burwood Highway South Mixed Use precincts, to achieve higher density residential development and active commercial ground floor frontages.
- Apply the Environmental Audit Overlay to the Lewis Road Mixed Use precinct, to ensure that appropriate site remediation measures are undertaken prior to the commencement of sensitive land uses.
- Retain the Industrial 1 Zone to the Lewis Road Industry precinct.

Reference documents

Knox Central Structure Plan, Knox City Council, October 2017

KNOX PLANNING SCHEME

Figure 2 – Knox Central Precinct Plan



KNOX PLANNING SCHEME

21.10-3 Boronia Major Activity Centre

~~1442/2017~~
~~6150 Proposed C192 Knox~~

Council has adopted the *Boronia Structure Plan Renewal Strategy 2019 (revised 2021)* ~~(2006)~~ to guide land use and development within the Boronia Major Activity Centre.

Key issues for the Boronia Major Activity Centre include:

- The ~~lack of variety in land uses, including a lack of variety of housing types and retail premises~~ increase in residential encroachment at ground level into commercial area resulting in reduction of commercial and employment opportunities.
- The lack of investment in buildings within the commercial area and high vacancy rates, leading to considerable escape expenditure to other centres.
- Poor connectivity, with a separation of activity areas exacerbated by a dominance of vehicular movements, ~~at grade car parking areas~~ and poor pedestrian ~~connections~~ and cycling links.
- A need to provide active and convenient community gathering places within the centre.
- Managing change associated with higher densities and ensuring quality urban design outcomes, with built form that integrates environmental sustainable design, active and sustainable transport, and integrated water management.
- Lack of a night-time economy resulting in the commercial core area devoid of activities during the night.
- The lack of public realm activation and passive surveillance due to the expanse of blank walls, lack of active frontages, and obstruction by signage.
- Protecting the views to the Dandenong Ranges from key locations, the landscaped setting of the Foothills and the unique 'green and leafy' character of Boronia ~~within this setting~~.

Vision

Boronia will be a connected and resilient place that values its history and environment, and embraces its forward-thinking community to realise its potential for future generations.

Boronia Major Activity Centre will be a destination and a gateway to the Dandenong Foothills, providing a great place to live, a thriving hub of activity for commerce and all aspects of community life. It will be a place that retains the distinct nestled aspect at the foot of, and with views towards, the Dandenong Ranges from key locations.

The activity centre will be a clean and safe pedestrian-focused public realm easily accessible by walking, cycling, and public transport. The centre will be environmentally sustainable, waste wise, and incorporate best practice environmental sustainable design and water sensitive urban design principles. The centre will provide quality open and public spaces for social interactions, movement, leisure, and activities.

The centre will comprise a diversity of housing options, including affordable and social housing close to a comprehensive range of community services provided by Council and other service providers.

~~A series of diverse and confident retail and commercial precincts~~ The centre will provide a vibrant and complementary mix of businesses, employment and services, characterised by a unified trader and commercial community.

The centre will attract high quality development, urban design and streetscape improvements which reference the unique foothills setting by incorporating indigenous vegetation, species and exotic horticultural values that are part of the local area. ~~The unique heritage of the centre will be recognised, including buildings which are representative of significant periods of Boronia's development.~~

~~The activity centre will be a safe, pedestrian-oriented environment, well connected and easily accessible by walking, cycling, public transport and private vehicles. The centre will be environmentally sustainable and incorporate best practice ecologically sustainable design principles.~~

KNOX PLANNING SCHEME

Objective 1 - Land use

To ensure the Boronia Major Activity Centre:

To enhance the Boronia Activity Centre as a destination and a gateway to the Dandenong Foothills:

- provides for a mix of complementary land uses that support retail, hospitality, health and wellbeing, knowledge and digital, arts based creative sectors, and night-time economy; and
- is a hub of activity and a great place to live at the foothills of the Dandenong Ranges with a diversity of housing choices.

Strategies

1.1	Support commercial and mixed use development that result in additional retail floor space within Precincts 1 and 2 of the Centre.
1.2	Consolidate core retail activities in Precinct 1.
1.3	Support health care focused activities and office uses in Precincts 2 and 3.
1.4	Support co-working spaces as a mean of regenerating vacant tenancies within Precincts 1, 2, and 3.
1.4	Facilitate active uses such as retail that address the street along the Principal Pedestrian Linkage between Dorset Square and Boronia Junction. Less active uses such as offices, residential and community facilities will be encouraged on upper floor levels that overlook the street.
1.5	Facilitate the redevelopment of at-grade car parks with additional commercial uses in Precincts 1 and 2.
1.6	Support night-time activities in Precinct 1, including hospitality, entertainment, and live music venues, where adverse impacts can be managed.
1.7	Support development of affordable housing on publicly-owned land.
1.8	Strengthen the role and urban pattern of arcades and laneways.

Objective 2 - Built form

To ensure that the centre is defined by a mix of complementary land uses providing a great place to live and a thriving hub of activity for commerce and all aspects of community life achieve high quality built form and enable increased density that contributes to the valued character and identity of the Centre and protect significant viewlines from key public view points to the Dandenong Ranges.

Strategies

2.1	Support land use and development that is consistent with the Land Use Framework shown at Figure 3, which forms part of this clause.
2.2	Support residential and mixed use activity within commercial areas, whilst discouraging further fragmentation of commercially-zoned land.
2.3	Facilitate the establishment of a mixed-use night-time activity precinct along Boronia Road, east of Dorset Road and the southern edge of Dorset Square and discourage adult entertainment uses from locating in this precinct as they are not welcoming for all members of the community.
2.4	Support medical and health-related services area along Boronia Road, between Park and Pine Crescents.
2.5	Support the consolidation of core retail activities east of Erica Avenue and explore the possibility of a mixed-use retail-residential development for Boronia Village.
2.6	Support new community facilities and institutional land uses within the existing facilities node around Progress Hall.
2.7	Facilitate growth and expenditure in Boronia by promoting the development of a bulky goods store and other homewares and ancillary stores, which will encourage linked trips to established core retail areas precinct and associated land uses to encourage growth in retail expenditure in Boronia.
2.8	Require residential development to reflect the Land Use Framework Plan at Figure 3 to this clause, as follows: <ul style="list-style-type: none"> ■ Established Residential Environs—new development within these locations must provide a positive contribution to the existing character of the local area: ■ Dispersed Infill Residential—new residential development within these locations is to facilitate increased residential densities and a greater diversity of housing types, sizes and affordability: ■ Increased Residential Density—new residential development within these locations is to facilitate increased residential densities within alternate housing types of outstanding architectural quality:

KNOX PLANNING SCHEME

2.9	Require new residential development to provide for transitional built form between changes in building heights:
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Objective 3

To define a series of identifiable precincts and promote land use and development in accordance with the preferred direction for each area, shown at Figure 4.

Strategies

Precinct 1: Dorset Road

3.1	Support mixed use development on VicTrack and vacant land to the north of Chandler Road that addresses the adjoining pedestrian pathways and provide passive surveillance of the station environs:
3.2	Support the redevelopment of arcades between Dorset Road and Dorset Square with active frontages and adequate lighting:
3.3	Facilitate the provision of a pedestrian overpass to connect Boronia Railway Station with Boronia Mall:
3.4	Support development where upper levels encroach over Lupton Way to provide an active frontage and passive surveillance of the station environs:

Precinct 2: Boronia Village

3.5	Support development that provides an active frontage and opportunities for passive surveillance of Tormore Reserve, as well as direct access to the reserve:
3.6	Support higher density residential development to the north side of Orchid Avenue. Building heights in this location must not obscure views to the Dandenong Ranges from Tormore Reserve:
3.7	Recognise the historic significance of the post-war former Safeway building:
3.8	Support mixed use retail/residential/commercial development that maximises views to the Dandenong Ranges in the precinct to the north and west of Boronia Village and within the upper levels of the Village car park areas:
3.9	Facilitate the provision of a 'village common' on the upper level car park to Boronia Village to provide space for community events such as farmers market and night market and outdoor eating:
3.10	Support development that addresses the laneway between Erica Avenue and the Village:

Precinct 3: Southern Terraces

3.11	Support the relocation of the service station on the corner of Dorset and Boronia Roads to a location on the approach to the commercial centre:
3.12	Support higher density development on Maryville Way (to the south of Zagames) that addresses to the rail corridor and provides passive surveillance of Boronia Park:
3.13	Support development over the railway line south east of Boronia Junction:

Precinct 4: Boronia Junction

3.14	Support development that provides active frontages to the station environs and interchange:
3.15	Support development that addresses the laneway between Erica Avenue and the Village:

Precinct 5: Dorset Square

2.1	Direct increased density within Commercial Growth area and within walking distance of public transport nodes.
2.2	Support development that provides a diversity of housing options, with a high level of design and internal amenity.
2.3	Support mixed use development within Precincts 1, 2 and 3 that activates street frontage and public realm in areas of high pedestrian activity.
3.16	Recognise the heritage aspects of the Mall, including the mural, in the design of any new development
2.4	Facilitate the development of food and entertainment areas as the focus for Boronia's night-time economy along Erica Avenue, the Boronia Train Station future public plaza, and Dorset Square.
2.5	Require a fine grain built form that maintains human scale and contribute to the traditional 'main street' character.
2.6	Support development that demonstrate high quality design and high level of environmental sustainability.
2.7	Discourage development that represents an under development of land.

KNOX PLANNING SCHEME

2.8 Design development to transition and respond to interfaces of adjoining residential neighbourhood by providing appropriate setbacks, noise attenuation, and landscaping, particularly that of Precinct 4, the bush suburban neighbourhood, and the Dandenong Foothills.

3.17 Support the redevelopment of arcades between Dorset Road and Dorset Square which provides active frontages and adequate lighting. Reinforce a green and leafy identity that provides space for significant landscaping and tree canopy.

3.18 Support the use of the upper level of The Mail as a bulky goods retail precinct on-premises liquor licensing in Precincts 1 where the serving and selling of alcohol is ancillary to a primary operation of the land.

3.19 Provide a continuous path of travel for pedestrians through The Mail. Design signage to primarily respect and address a pedestrian scale.

3.20 Support development that provides passive surveillance of Dorset Square from upper levels. Maintain passive surveillance between premises and public realm at pedestrian eye level.

Precinct 6: Boronia Park Policy guidelines:

Consider as relevant:

3.21 Support active tenancies in buildings that face The Progress Hall.

3.22 Facilitate the provision of a community hub or meeting place at the northern edge of the precinct.

3.23 Support mixed use peripheral commercial/upper level restricted development along the corner of Boronia Road and Dorset Road that provides an outlook over Boronia Park and views towards the Ranges.

3.24 Support higher density development that provides a heavily landscaped setting and overlooks Boronia Park to the south of Park Crescent.

- Ensure a minimum 50% of shop front windows to the public realm remain unobstructed and with clear glazing.

Objective 43 - Movement and access

To provide a safe and well connected pedestrian network and cycling network that balances the relationship between vehicles and active mode within the Centre and integrates sustainable transport mode.

Strategies

4.1 Facilitate pedestrians and cyclists' amenity, legibility, passive surveillance, safety, and connectivity throughout Boronia, and in particular:

3.1 Support improved access between residential areas, the retail area and between recreational and community facilities:

- to and within the Major Activity Centre and the Commercial Growth area;
- along Boronia Road and along a 'Green Spine' corridor connecting Knox Leisureworks to Chandler Park via Genista Avenue and Chandler Road;
- along the Ringwood-Belgrave rail trail; and
- to and from the Bayswater Industrial Precinct, the public transport nodes, and the Blind Creek Trail.

4.2 Provide a safe and continuously accessible path of travel for pedestrians of all abilities in the design of new development by:

- 3.2 Plan for an improved pedestrian network in the design of new development by:
- Designing pathways where pedestrian movement and orientation is guided by visual cues, drawing on views and vistas towards the Ranges and between identified precincts:
 - supporting new pathway/laneway connections and road crossings guided by desired line principle to key destinations;
 - providing new street connections within Boronia Village and between Torrens Avenue and Marysville Way;
 - providing new pedestrian connections between Dorset Square and Floriston Road;
 - strengthening east-west and north-south links across Dorset and Boronia Roads; and within Precinct 1b; and
 - Incorporating innovative approaches to lighting to improve perceptions of safety within an evening environment:
 - maintaining a no net loss of arcades and laneway connections within Precinct 1.

3.3 Provide for sustainable transport options, such as electric car charging point, car sharing spaces, and the ability to retrofit common property car parks with support infrastructure associated to low emissions vehicle technology.

KNOX PLANNING SCHEME

- ~~4.3~~ Improve the efficiency, safety, amenity and operation of car parks by:
- 3.4 ~~Support the provision of facilities within new development to facilitate walking and cycling. All new developments within the commercial areas should offer bike storage and shower facilities for staff. In substantial residential development, convenient bike storage facilities should be provided:~~
- providing well-lit environment with integrated safety measures and pathways to facilitate safe and secure pedestrian movements;
 - locating car parks underground, or by designing car parks, including access and egress, to not be visually obtrusive or dominate the public realm;
 - providing landscaping features on at-grade car park or on the rooftop level of multi-storey car parks; and
 - incorporating design that prioritise pedestrian movement over vehicle at car parks entry point.
- 3.5 Provide areas for community bus drop off and pick up, 'kiss and ride' bays and taxi ranks adjacent to key core commercial uses and transport nodes.

Objective 5 Policy guidelines

~~To support sustainable travel behaviour, including public transport and pedestrian and bicycle movement. Consider as relevant:~~

Strategies

5.1	Provide a direct and clearly identifiable connection through commercial environs along the railway bike path.
5.2	Provide bike storage and shower facilities within new commercial development.
5.3	Provide conveniently accessible bike storage facilities within substantial residential development.
5.4	Improve the efficiency, amenity and operation of car parks by: <ul style="list-style-type: none"> <input type="checkbox"/> Providing spaces and aisle widths that ensure efficient operation and ease of movement. <input type="checkbox"/> Providing frequent and convenient locations for trolley bays throughout the extent of off-street car parks. <input type="checkbox"/> Undertaking substantial landscape treatment and canopy tree planting to improve amenity. <input type="checkbox"/> Providing a lift for access to the deck car park in Dorset Square.
5.5	Provide taxi ranks adjacent to pedestrian pathways and retail attractors including the station environs and core commercial attractors.
5.6	Provide loading zones for commercial operators.
5.7	Provide areas for community bus drop off and pick up.
5.8	Facilitate two storey buildings which occupy 100 per cent of the property area without the need to provide onsite car parking provided that the ground floor of the building is used as "Retail Premises" and the first floor is used solely as "Office, or both floors are used as "Office" in accordance with Figure 5 of this clause (Boronia Special Rates Schemes 1967 and 1977).
5.9	Facilitate single storey buildings which occupy 100 per cent of the property area without the need to provide onsite car parking, provided that the single floor of the building is used solely as "Retail Premises" in accordance with Figure 5 of this clause (Boronia Special Rates Scheme 1967 and 1977).
5.10	Provide a strengthened and improved level of amenity and safety of east-west and north-south pedestrian links across Dorset and Boronia Roads.

- Facilitate two storey buildings which occupy 100 per cent of the property area without the need to provide onsite car parking provided that the ground floor of the building is used as "Retail Premises" and the first floor is used solely as "Office, or both floors are used as "Office" in accordance with Figure 5 of this clause (Boronia Special Rates Schemes 1967 and 1977).
- Facilitate single storey buildings which occupy 100 per cent of the property area without the need to provide onsite car parking, provided that the single floor of the building is used solely as "Retail Premises" in accordance with Figure 5 of this clause (Boronia Special Rates Scheme 1967 and 1977).
- In the instance of a development including more stories than as noted above, the car parking exemption will only apply to the storeys and conditions as mentioned above.

Objective 4 - Public Realm

To provide an expanded network and increased diversity of accessible open space that:

KNOX PLANNING SCHEME

- promotes community gathering and interaction;
- improves integration between public and private realms with a reinforced ‘green and leafy’ outcome; and
- improves streetscape safety, amenity and sustainability.

Strategies

4.1	Support designs that enhance and incorporate passive surveillance to public infrastructure (e.g. seating, ‘parklet’, bicycle facilities).
4.2	Support the provision of public art on public land, at ‘gateways’ on major arterial roads, and in communal and semi-public spaces on private land.
4.3	Provide new public plazas and open spaces within the Commercial Growth area.
4.4	Establish a strong bush boulevard character along Boronia Road and the rail corridor supported by: <ul style="list-style-type: none"> ■ landscaped tree-lined boulevard on public and private land of the eastern and western’s approach to the Commercial Growth area, and along the rail line, which retains existing canopy trees and provide a continuous planted setback with tree canopy and formal landscaping; ■ landscaped local streets and the ‘Green Spine Corridor’ that feed green and biodiversity linkages; and ■ active street frontages and outdoor trading supported by public realm landscaping in the Commercial Growth area along Boronia Road.

Local Area Implementation

Policy Guidelines

- Facilitate land use and development in accordance with the *Boronia Structure Plan Renewal Strategy 2019 (revised 2021)*, Knox City Council, ~~2006 and its Addendum, March 2012~~.

Application of zones and overlays

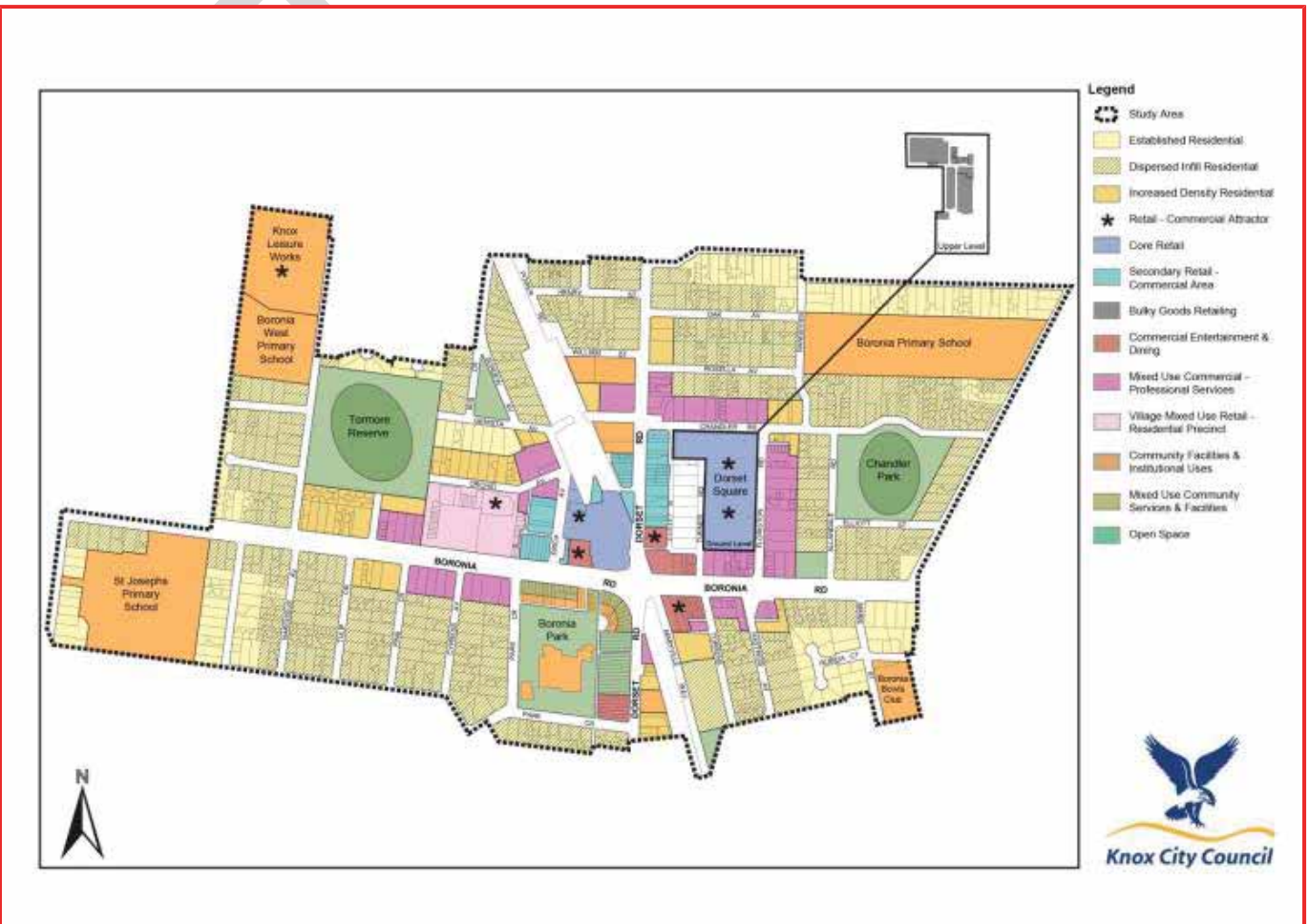
- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Mixed Use Zone to land adjoining the intersection of Erica Avenue, Sundew Avenue and Genista Avenue to provide a transition between Precinct 2 – Commercial Edge and Precinct 5 – Residential Growth.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Design and Development Overlay to the Boronia ~~Activity Centre~~ Major Activity Centre (Precincts 1, 2 and 3) to achieve local built form outcomes.

Reference documents

Boronia Structure Plan Renewal Strategy 2019 (revised 2021), Knox City Council, ~~2006 and its Addendum, March 2012~~

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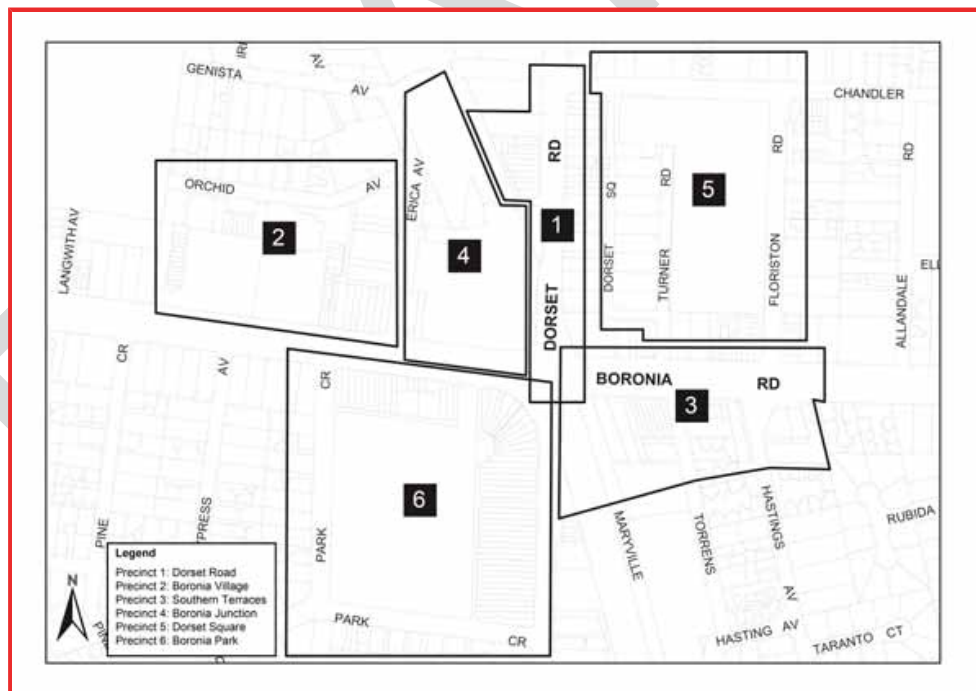
Figure 3 - Boronia Major Activity Centre Land Use Framework Plan



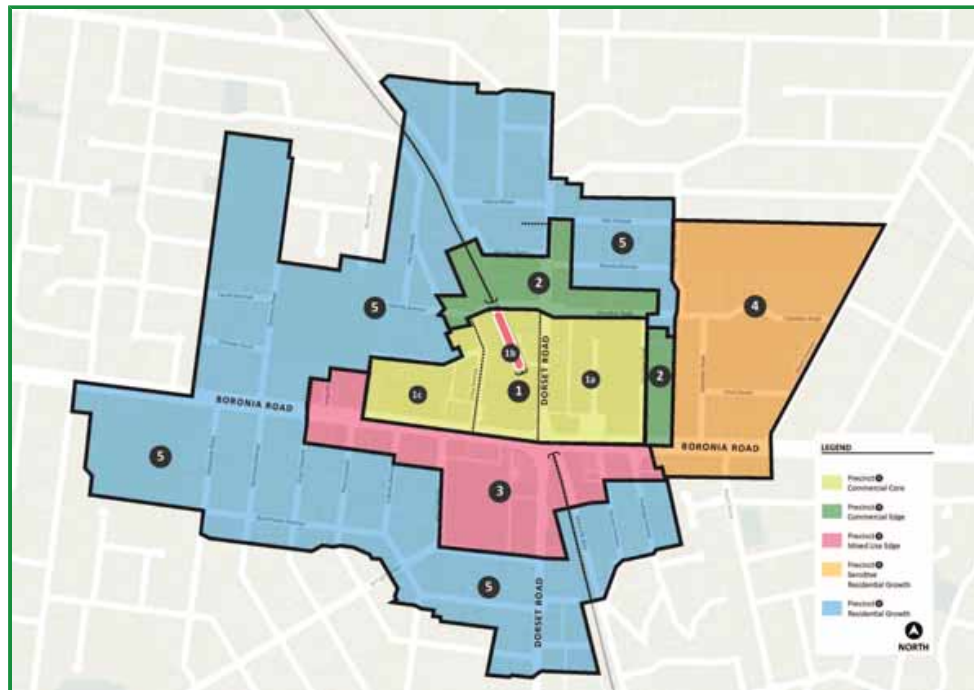
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Figure 4 – Boronia Major Activity Centre Precinct Plan



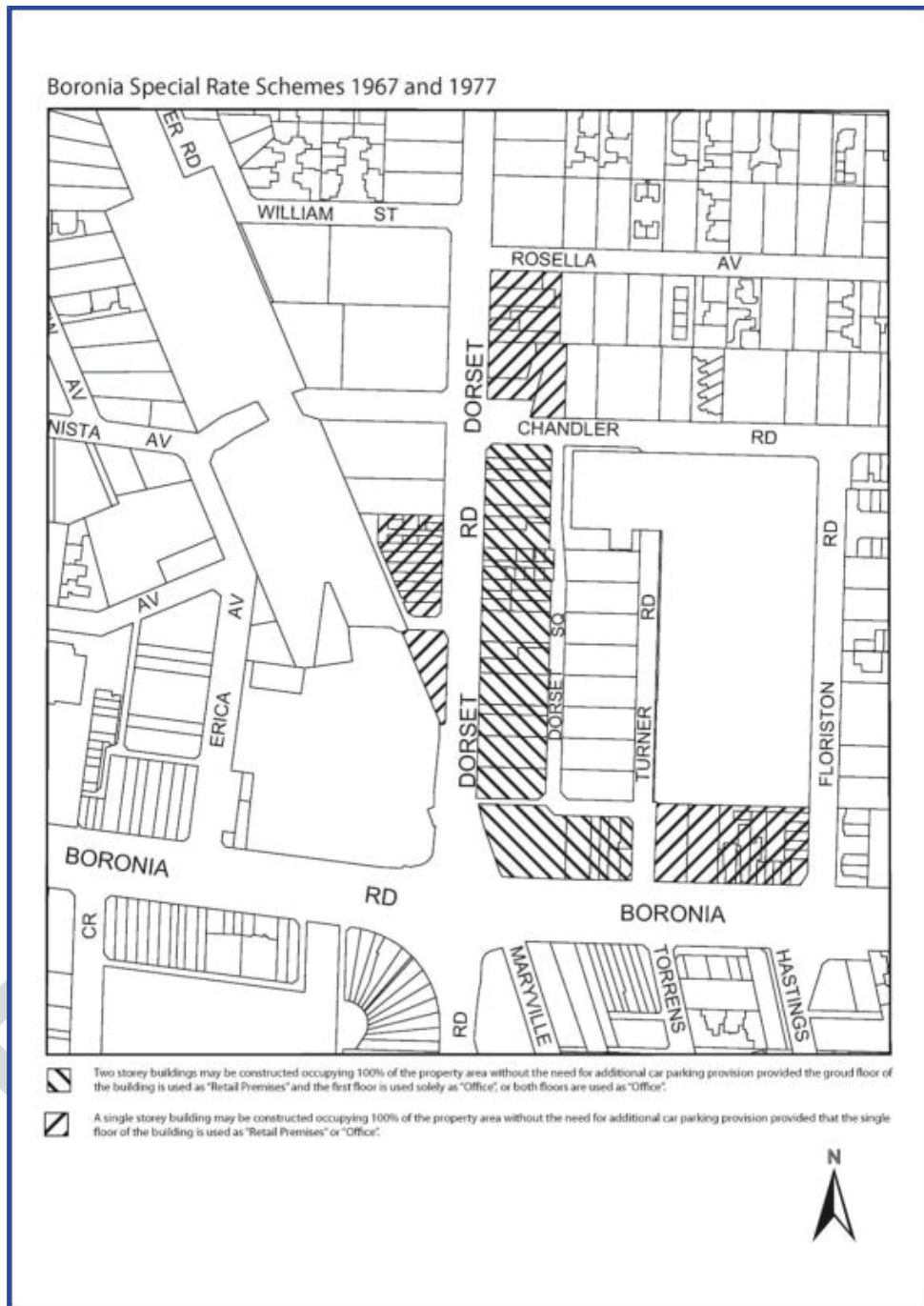
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Figure 5 – Boronia Special Rates Schemes 1967 and 1977



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Bayswater Activity Centre

Council has adopted the *Bayswater 2020: Bayswater Structure Plan* (May 2005) and its *Addendum* (2012) to guide land use and development within the Bayswater Activity Centre.

Key issues for the Bayswater Activity Centre include:

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- The core retail area lacks main road exposure to through traffic, but provides good access opportunities for walking, cycling and vehicles.
- Mountain Highway provides a physical barrier between the north and south side of the centre.
- Competition between the retail core area and uses located on Mountain Highway.
- Poor access is provided between land on the east side of the railway line and the rest of the centre.
- Land to the east of the railway line has been developed in a disjointed fashion and is underutilised.

Vision

A redeveloped Bayswater Activity Centre will create a positive public image. New development will incorporate innovative design principles, including Ecologically Sustainable Design and Crime Prevention through Environmental Design and provides a high quality of visual amenity.

The commercial core will provide goods and services that meet the needs of the local community and the centre will contain high quality public spaces that provide for community activity and offer distant views to the Dandenong Ranges and valley landscape.

Pedestrians, cyclists and public transport users will have priority over cars and movement to and within the centre by all modes of transport is convenient.

Objective 1

To encourage a land use mix that contributes to the revitalisation of the centre.

Strategies

- 1.1 Consolidate retail activity within the retail core.
- 1.2 Support office, showroom, entertainment and community uses on land outside the retail core.
- 1.3 Support food premises uses on land on the north side of Mountain Highway.
- 1.4 Support mixed use development west of High Street, with active uses at ground floor level and offices and residential uses located above.
- 1.5 Support large scale mixed use development along Mountain Highway, west of the retail core, with offices and showrooms at ground level and residential uses above.
- 1.6 Support community, entertainment, bulky goods and education uses on land to the east of the railway line.
- 1.7 Avoid industrial land uses locating within the activity centre.
- 1.8 Support land consolidation to create viable redevelopment sites.

Objective 2

To ensure there is a range of activities and opportunities for people to live, work or meet in Bayswater.

Strategies

- 2.1 Facilitate medium to high density residential development within and around the centre to increase the density and the level of activity, in accordance with the *Bayswater 2020: Bayswater Activity Centre Structure Plan, 2005 and its Addendum 2012*.
- 2.2 Facilitate medium density housing in residential areas immediately surrounding commercially zoned land in a manner that responds to the area's neighbourhood and landscape character, including the Significance Ridgeline Area.
- 2.3 Support a range of uses and services within the centre to meet the needs of the community.

Objective 3

To improve access to and within the centre for all modes of transport, with priority placed on pedestrian movement and amenity.

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Strategies

- 3.1 Improve pedestrian safety and access to Mountain Highway and the railway line.
- 3.2 Create a hierarchy of major and secondary pedestrian circulation links within the centre.
- 3.3 Improve linkages to and upgrade the transport interchange.
- 3.4 Improve linkages between the centre and the industrial estate to the east.
- 3.5 Improve cycling facilities and paths to and within the centre.
- 3.6 Support a shared traffic zone along laneways at the rear of the north side of Mountain Highway.
- 3.7 Support car parking to be provided at basement levels or at the rear of new development and encourage the redevelopment of underutilised at-grade car parks.

Objective 4

To promote an improved and vibrant public realm.

Strategies

- 4.1 Improve the public realm along Mountain Highway by widening the footpath and encouraging a range of activities such as walking, eating, trading and informal community meeting spaces.
- 4.2 Create a landscape/artwork gateway treatment along Mountain Highway.
- 4.3 Improve the appearance of the public transport interchange and recognise it as an important focal point and gateway.
- 4.4 Provide areas of open space to cater for increased workers, visitors and residents in the centre.
- 4.5 Improve access to linear open space.
- 4.6 Support the incorporation of public art in new development and public spaces.

Objective 5

To achieve a high quality built environment.

Strategies

- 5.1 Facilitate innovative, high quality architecture that incorporates Ecologically Sustainable Design, Crime Prevention through Environmental Design and Water Sensitive Urban Design.
- 5.2 Avoid the visual clutter of signage within the centre.

Objective 6

To increase the height and density of development in the Centre while protecting and capitalising on the views of the Dandenong Ranges.

Strategies

- 6.1 Support an increase in building heights while ensuring that the public views of the Dandenong Ranges are protected and enhanced.

Objective 7

To improve pedestrian amenity within the centre.

Strategies

- 7.1 Support new development that provides for the protection, comfort and enjoyment of adjoining public spaces and streets.
- 7.2 Require development adjacent to major pedestrian routes to provide active frontages, upper level surveillance and weather protection.

Objective 8

To facilitate the appropriate development of Key Redevelopment Sites (shown in Figure 6 to this clause) to act as a catalyst for attracting other new development and investment within the Bayswater Activity Centre.

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Strategies

- 8.1 Support land use and development consistent with the direction for the Key Redevelopment Sites as shown on Figure 6 to this clause.

Key Redevelopment Site A – South of Mountain Highway (corner of High Street)

- 8.2 Support active uses such as cafes and shops to the Mountain Highway frontage.
8.3 Support office and shop top housing land uses at upper levels.

Key Redevelopment Site B – 700 Mountain Highway (south-west corner of Mountain Highway and High Street)

- 8.4 Support active uses such as cafes and shops at ground floor level.
8.5 Support office and residential land uses at upper levels.

Key Redevelopment Site C – Station Street (including railway land and car parks)

- 8.6 Support active uses such as cafes and shops at ground floor level.
8.7 Support office and residential land uses at upper levels.

Key Redevelopment Site D – Corner of Church Street and James Street

- 8.8 Support higher density (3-4 storeys) residential development that provides a range of housing sizes and types.
8.9 Support small scale office development.

Key Redevelopment Site E – King Street

- 8.10 Support higher density (3-4 storeys) residential development.

Key Redevelopment Site F – Land bounded by the railway line, Mountain Highway and Scoresby Road

- 8.11 Facilitate land use and development in accordance with any approved master plan or urban design framework.
8.12 Support community facilities, entertainment, bulky goods and education land uses.
8.13 Support a hotel or convention centre which can provide meeting facilities and accommodation for nearby commercial and industrial uses.
8.14 Support the development of a prominent gateway building at the intersection of Mountain Highway and Scoresby Road.
8.15 Require development to achieve passive surveillance of adjoining open spaces and railway land.
8.16 Improve linkages between the industrial estate to the east and other areas of the Bayswater Activity Centre on the western side of the railway line.
8.17 Improve pedestrian amenity and movement to and within the site.
8.18 Avoid the removal of remnant vegetation.

Local Area Implementation

Policy Guidelines

- Apply the Bayswater/Bayswater North Industrial Area Strategy (2003).
- Facilitate land use and development in accordance with *Bayswater 2020: Bayswater Activity Centre Structure Plan*, Knox City Council, 2005 and its Addendum, March 2012.

Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.

KNOX PLANNING SCHEME

- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Design and Development Overlay to the Bayswater Activity Centre to achieve local built form outcomes.

Reference documents

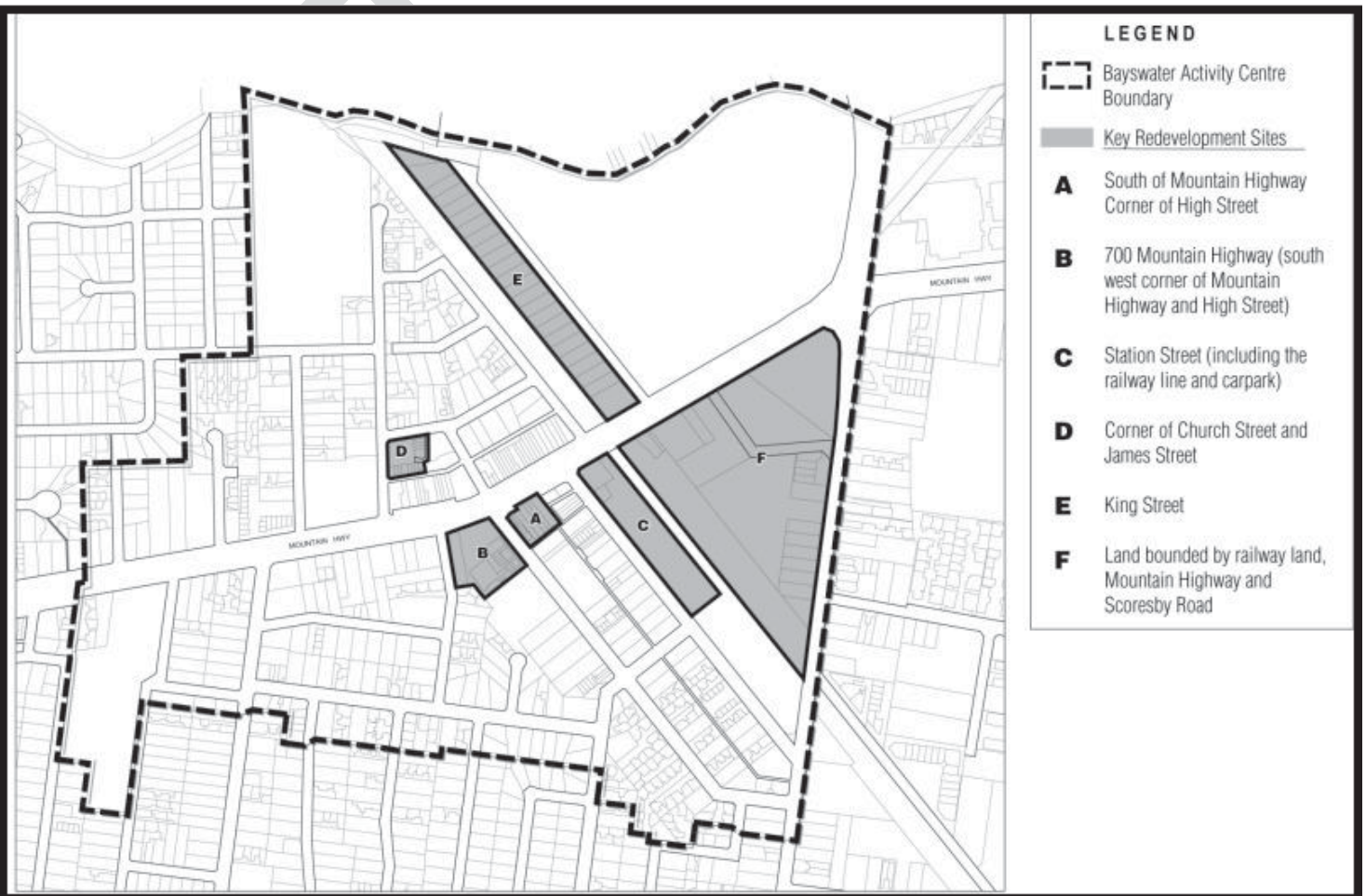
Bayswater 2020: Bayswater Activity Centre Structure Plan, Knox City Council, 2005 and its Addendum, March 2012.

Bayswater/Bayswater North Industrial Area Strategy, Spiller Gibbins Swan Pty Ltd, 2003

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Figure 6 – Bayswater Activity Centre Key Redevelopment Sites



KNOX PLANNING SCHEME

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Rowville Activity Centre

Council has adopted the *Rowville Plan (2015)* to guide land use and development within the Rowville Activity Centre.

Key issues for the Rowville Activity Centre include:

- Declining average household size and the need for dwelling diversity to meet demands for new and different types of housing.
- An ageing population, resulting in changes to the type of housing, education, health and other service needs of the local community.
- Declining housing affordability: Since 2001 the annual housing costs associated with median house prices in Rowville has been greater than 30 per cent of the median household income, suggesting that some households are experiencing housing stress.
- A shortage of social housing: At 2.1 per cent of all dwelling stock, the availability of social housing in Knox is lower than the regional average. Rowville has the largest shortfall of any suburb in Knox.
- A dependency on cars for movement and increasing traffic congestion due to the cul-de-sac street network, a lack of public transport options and disconnected pedestrian and cycle trails.
- A high incidence of health risk factors for obesity.

Vision

Rowville will be a lively, vibrant place that provides housing, amenities and services to meet the needs of both current and future residents. Rowville will be characterised by its strong neighbourhoods and opportunities to live, work and play locally.

Rowville will provide a diversity of housing in appropriate locations which exemplifies good building design that responds to existing local character.

Rowville will have a 'heart', offering a central area for people to gather that concentrates local retail, dining, activities, services and entertainment. Rowville will attract investment in business and infrastructure, with accessible opportunities for local employment and education ensuring skills for the future economy.

Protecting and preserving the natural environment will be highly valued by the Rowville community and businesses. Responding to the changing climate and mitigating the negative impacts will be a high priority for Rowville.

Diverse art, cultural and sporting activities will be available and accessible for all. Open spaces will be well designed, safe and accessible for a wide variety of uses.

Objective 1

To achieve an urban form where residents can 'live locally' with a wide variety of daily needs within convenient walking and cycling distance of home.

Strategies

- 1.1 Improve access to the Commercial Core from the Community Precinct and surrounding neighbourhoods.
- 1.2 Support a more diverse mix of activities, services, retail, dining and entertainment in the Commercial Core.
- 1.3 Support the development of Fulham Road as a 'Main Street' that accommodates a variety of street-front shops, cafes and outdoor dining that emphasises pedestrian activity, safety and amenity.
- 1.4 Support the expansion of the Stud Park Shopping Centre with additional floorspace.
- 1.5 Support flexible housing that provides access for people with limited mobility and can be adapted to support changes to intergenerational living arrangements.
- 1.6 Improve accessibility within the centre for people with limited mobility.

KNOX PLANNING SCHEME**Objective 2**

To provide viable choices of convenient and attractive public transport, that can help reduce Rowville's dependence on the automobile and slow the increase in congestion.

Strategies

- 2.1 Support a new and expanded bus interchange at Stud Park (delivered by the shopping centre owners as part of any future expansion), designed in consultation with Public Transport Victoria, to include provision for a future railway station.
- 2.2 Contribute to the improved viability of future rail services to Rowville (to encourage delivery of the Rowville Rail by the State government).

Objective 3

To increase the range of housing types and sizes within the Activity Centre to better meet the needs of Rowville's changing population.

Strategies

- 3.1 Support development that provides smaller dwellings with a mixture of 1 to 2 bedrooms.
- 3.2 Support the development of apartments within the Residential Growth Zone and the Commercial 1 Zone.
- 3.3 Support a mixture of medium density development in the General Residential Zone.
- 3.4 Advocate for the delivery of new social housing to bring the percentage of social housing in Rowville at least in line with the Knox average.

Objective 4

To extend ecological corridors that support a variety of native and indigenous wildlife to Rowville's neighbourhoods and open space.

Strategies

- 4.1 Support the planting of indigenous and native vegetation.
- 4.2 Require a landscaped front setback, with provision for canopy tree planting, for all development on land within a residential zone.

Objective 5

To make best use of existing community assets to support a range of educational, cultural and recreational opportunities.

Strategies

- 5.1 Provide expanded capacity for the Rowville Library.
- 5.2 Support the delivery of education and lifelong learning opportunities.
- 5.3 Support facilities and programs that seek to increase physical activity.
- 5.4 Support multipurpose use of recreational areas through upgrades of existing facilities.

Objective 6

To develop new public spaces.

Strategies

- 6.1 Provide new public spaces (including a Town Square) within the Stud Park Shopping Centre.
- 6.2 Support informal or temporary 'pop-up' spaces for arts and cultural activities.

Objective 7

To facilitate land use and development on Opportunity Sites that provide a range of housing types and sizes and support a more diverse and vibrant commercial core.

KNOX PLANNING SCHEME

Strategies

- 7.1 Support land use and development consistent with the direction for the Opportunity Sites as shown on Figure 7 to this clause.
- 7.2 Facilitate a coordinated approach to development for sites fronting Fulham Road to provide a consistent presentation and continuous environment of active frontages, amenity, accessibility and walkability.
- 7.3 Facilitate a coordinated approach to development between the shopping centre and commercial land along Stud Road to ensure connectivity and legibility of interface treatments.
- 7.4 Consider alternative land uses for Opportunity Sites subject to the applicant demonstrating that it will achieve the objectives and strategies of this clause and Clause 21.07 (Economic Development).

Opportunity Site 1 – Former Pool and Spa Display Centre, 1060 Stud Road

- 7.5 Support higher density residential development that provides a range of dwelling sizes.
- 7.6 Support the provision of affordable housing (including low-cost and/or social housing).

Opportunity Site 2 – Australia for Christ Fellowship (ACF) Church, 1070 Stud Road

- 7.7 Support community uses to remain on this land.
- 7.8 Support higher density residential development that provides a range of dwelling types and sizes.
- 7.9 Provide a built form that is massed predominantly towards Stud Road, scaling down to a lower scale to sensitive residential interfaces and Stamford Park.
- 7.10 Support the provision of affordable housing (including low-cost and/or social housing).

Opportunity Site 3 – Peppertree Hill Retirement Village, 15 Fulham Road

- 7.11 Support intensifying the existing aged care facility and providing a range of aged care options and dwelling types to accommodate change needs in the aged care sector.
- 7.12 Provide a built form that is massed predominantly towards the Stud Road and Fulham Road and adopts a lower scale to sensitive residential interfaces to the north and east.
- 7.13 Support development that achieves good internal amenity, having regard to commercial land uses to the south.
- 7.14 Support development that complements the 'main street' theme envisaged for Fulham Road.

Opportunity Site 4 – Veterinary Clinic, 1103 Stud Road

- 7.15 Support higher density residential development that provides a range of dwelling sizes.
- 7.16 Support the provision of affordable housing (including low-cost and/or social housing).

Opportunity Site 5 – Fulham Road Commercial Precinct, 1-7 Fulham Road

- 7.17 Support mixed use development that provides active uses at ground floor level, with office and residential land uses at upper levels.
- 7.18 Require development to contribute to the 'main street' concept and incorporates active street frontages and a safe pedestrian environment and have regard to the residential amenity of the adjoining retirement village.

Opportunity Site 6 – Restaurants and Takeaways, 1085, 1087 & 1089 Stud Road

- 7.19 Support mixed use development which provides higher density residential, retail and commercial land uses.
- 7.20 Support the consolidation of sites to expand the range of development opportunities.
- 7.21 Require development to contribute to the Fulham Road 'main street' concept and integrate with the Stud Park Shopping Centre.
- 7.22 Support development that considers the residential amenity of the Retirement Village to the north and east.

Opportunity Site 7 – Commercial Building, 1091 Stud Road

- 7.23 Support commercial and office land uses.
- 7.24 Require development to integrate with the Stud Park Shopping Centre.

KNOX PLANNING SCHEME

Opportunity Site 8 – Stud Park Shopping Centre, 1101 Stud Road

- 7.25 Facilitate a new public transport interchange in any redevelopment or future development. The interchange must have provision for a future railway station and be designed in consultation with Public Transport Victoria and Council.
- 7.26 Support mixed use development, including commercial, office, accommodation (including housing) and community uses.
- 7.27 Require development that contributes to the Fulham Road 'main street' concept.
- 7.28 Support development that provides a food and drink precinct at ground level along Fulham Road.
- 7.29 Facilitate development that incorporates active street frontages, a safe pedestrian environment and integrates with other development in the Commercial Core.
- 7.30 Protect adjoining residential amenity to the south in any future development.
- 7.31 Support development that provides an increase in height in the northern portion of the site.

Local Area Implementation

Policy Guidelines

- Facilitate land use and development in accordance with *Rowville Plan 2015*, Knox City Council, 2015.

Application of zones and overlays

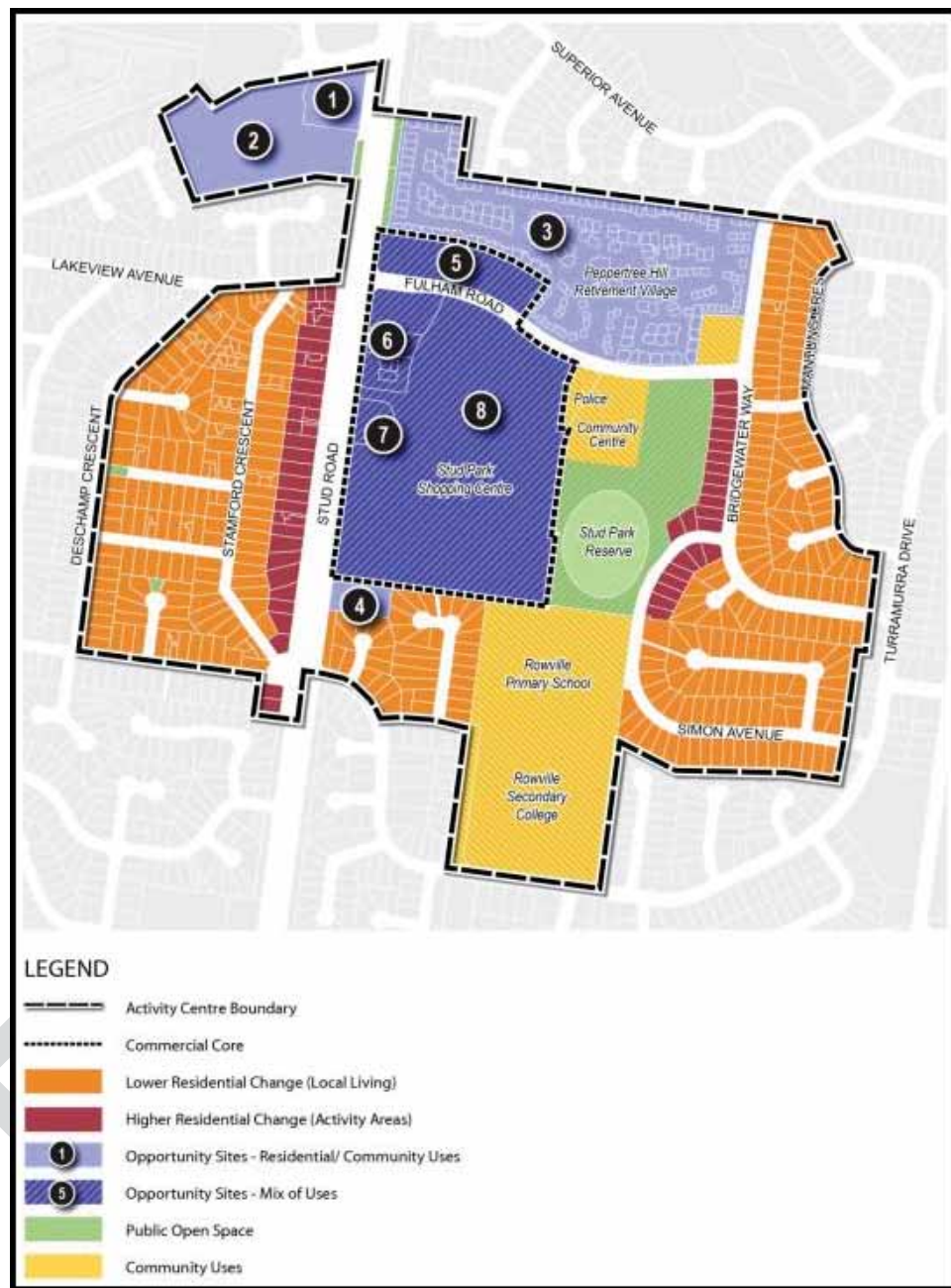
- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Design and Development Overlay to residential opportunity sites to achieve local built form outcomes.
- Apply the Development Plan Overlay to the Rowville Commercial Core area, including Stud Park Shopping Centre to provide for the integrated and orderly development of the centre.

Reference documents

The Rowville Plan 2015, Knox City Council, January 2015.

KNOX PLANNING SCHEME

Figure 7 – Rowville Activity Centre Boundary and location of Opportunity Sites



KNOX PLANNING SCHEME

21.10-6

14/12/2017
C150

Ferntree Gully Village

Council has adopted the *Ferntree Gully Village Structure Plan (2014)* to guide land use and development within the Ferntree Gully Village.

Key issues for the Ferntree Gully Village include:

- Fragmentation of the centre, created by the physical barrier of the railway line.
- The need to ensure development respects and protects the landscape significance of the Dandenong Foothills by maintaining uninterrupted viewlines towards the hills.
- Retaining and protecting the established tree canopy, which is of great significance to the Village and its 'small country town' character.
- Poor lighting in the public realm and the need to improve pedestrian walkability throughout the centre.
- A shortage of car parking supply within the centre, which is exacerbated by train commuters.
- Improving the presentation of many shopfronts.
- A lack of diversity and choice in retail and commercial uses.

Vision

Ferntree Gully Village will become a flourishing centre with a heart; a Village that services the needs of the local community, with a variety of independent quality retail, services and dining options. It will become a place with a strong identity shaped by its landscape setting, niche commercial offer, public art and community spirit. Local employment, innovation and individual wellbeing will be highly valued and the community services sector will be well placed to service the wider area.

The built environment will sensitively reflect the character of the surrounding landscape and contribute to providing housing and lifestyle choice in a way that is responsive to and complements the desired character of the Village. The 'green' will be put back into the Gully as the landscape character of the foothills by extending this character into the Village.

Ferntree Gully Village will be a place that celebrates its unique qualities while embracing diversity and creativity. Diverse leisure and recreational activities which cater to all ages will be available and accessible. Public open space will be well designed and well used for events and gatherings throughout the year. Public art will be valued and maintained.

The train station will become a thriving transport hub, accessible to all users with great walking and cycling connections and car parking to the surrounding residential areas and beyond.

Objective 1

To provide a mix of retail, commercial and community uses to meet the needs of the local community.

Strategies

- 1.1 Create a vibrant and compact retail core within the Commercial 1 Zone.
- 1.2 Encourage development of underutilised sites to create an improved urban environment.

Objective 2

To facilitate more opportunities for people to live in Ferntree Gully Village.

Strategies

- 2.1 Support the provision of well-designed residential uses above ground floor level throughout the Village.

KNOX PLANNING SCHEME

Objective 3

To support and facilitate health, aged care and allied community services.

Strategies

3.1 Support the provision of health, aged care and allied community services within the Village.

Objective 4

To provide safe and direct connections within the centre for pedestrians, cyclists and people with limited mobility.

Strategies

- 4.1 Improve access to the railway station.
- 4.2 Improve key pedestrian and cyclist connections within the Village. This includes: the cycle path 'missing link' through the eastern side of the railway station car park; and pedestrian links over the railway line and through railway station car parking areas.
- 4.3 Improve linkages to existing green spaces at the periphery of the Village such as the open space area on Wyuna Street.
- 4.4 Improve the appearance and utilisation of car parks.
- 4.5 Restrict public access to the railway line to the south of The Avenue with boundary treatments such as fencing.
- 4.6 Avoid additional vehicle crossovers to private land in the Commercial 1 Zone and Mixed Use Zone land to maintain the continuity of footpaths.
- 4.7 Balance the provision of on-site car parking with the need to promote walking and other alternative transport methods. A reduction in car parking may be considered where:
 - There is adequate off-site parking available in the surrounding area;
 - There is reduced demand for car parking due to available alternative travel methods to access the premises, such as public transport, walking and cycling;
 - The character and amenity of the site will be negatively affected by the provision of additional car parks (e.g. loss of open space, increased noise, disturbance to nearby residential dwellings, loss of pedestrian amenity).

Objective 5

To protect and enhance the village character and the landscape dominant setting of Ferntree Gully Village.

Strategies

- 5.1 Support development that is sited and designed to complement the landscape setting and topography of the Ferntree Gully Village and the Dandenong Foothills.
- 5.2 Require development to provide varied rooflines to reflect the landform of the Dandenong Ranges.
- 5.3 Avoid development with flat roof forms.
- 5.4 Maintain the low built form that retains the dominance of tree canopies as a backdrop to views across the Ferntree Gully Village.

Objective 6

To create attractive and vibrant streetscapes that are defined by innovative, sustainable and well-designed buildings of an appropriate scale and setback to their location.

Strategies

- 6.1 Create attractive and vibrant streetscapes defined by well-designed buildings of an appropriate scale and form.
- 6.2 Require development to provide active street frontages and upper level setbacks.

Objective 7

To protect the amenity of sensitive land uses such as residential areas and open spaces.

KNOX PLANNING SCHEME**Strategies**

7.1 Maintain the amenity of adjoining low-scale residential areas.

Local Area Implementation**Policy guidelines**

- Facilitate land use and development in accordance with the *Ferntree Gully Village Structure Plan*, Planisphere, June 2014.

Application of zones and overlays

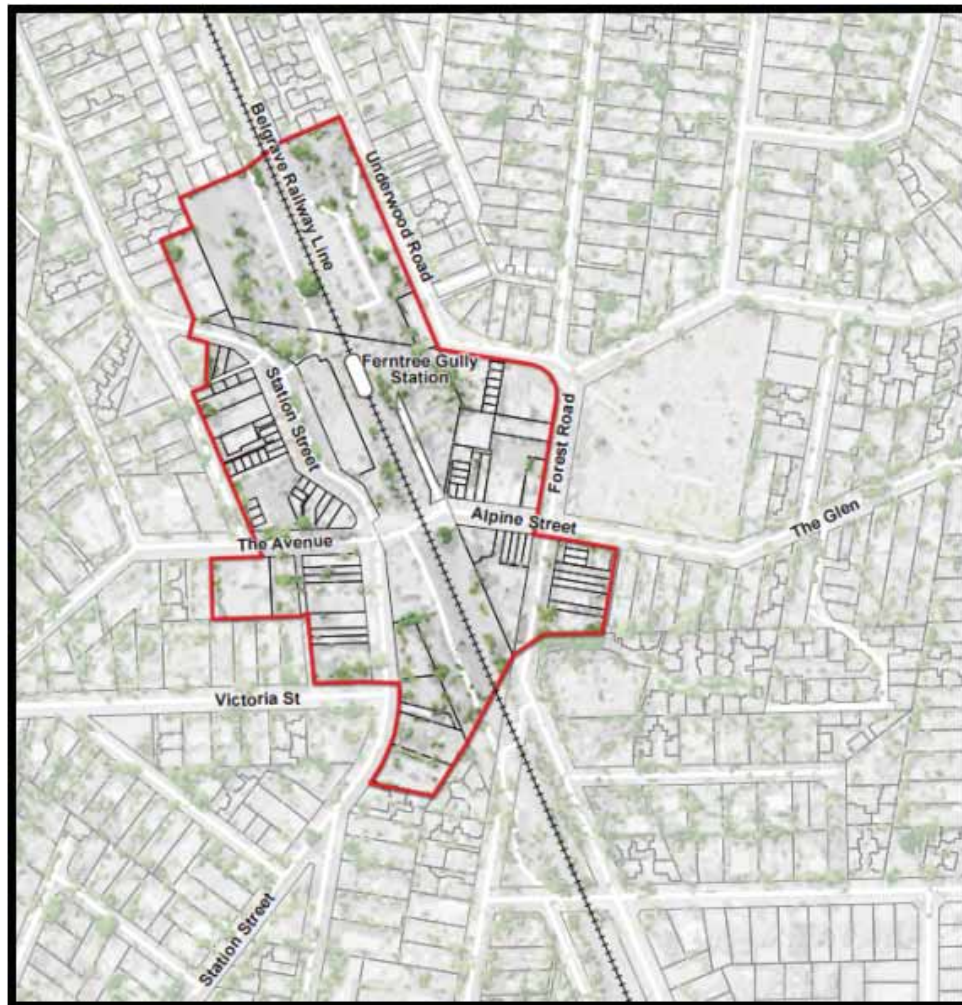
- Apply the Commercial 1 Zone to land with a primary retail or commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Commercial 1 Zone to land within the station reserve and east of the railway to encourage commercial uses.
- Apply the Mixed Use Zone on the periphery of the retail core, as appropriate, to encourage community services and office use with residential development above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Design and Development Overlay to the Ferntree Gully Village to achieve local built form outcomes.

Reference documents

Ferntree Gully Village Structure Plan, Planisphere, June 2014.

KNOX PLANNING SCHEME

Figure 8 – Ferntree Gully Village Structure Plan Area

**21.10-7**14/12/2017
C150**Upper Ferntree Gully Village Activity Centre**

Council has adopted the *Upper Gully Strategic Plan* (2017) to guide land use and development within the Upper Ferntree Gully Activity Centre.

Key issues for the Ferntree Gully Village include:

- Retaining and protecting the character and identity of the Activity Centre, which is largely influenced by its Foothills setting and visual backdrop of the Dandenong Ranges.
- Maintaining the Activity Centre's existing strengths in its local retail offer.
- Significant tourism opportunities arising from the Activity Centre's location at the gateway to the Dandenong Ranges.
- Growth opportunities in health services, arising from the presence of Angliss Hospital.
- Attracting development that capitalises on the available business opportunities.
- Providing alternative housing options in the Activity Centre.
- The need to recognise and strengthen the Activity Centre's local heritage and culture.
- Managing bushfire and flooding risks within the Activity Centre.

KNOX PLANNING SCHEME

- Enhancing pedestrian, public realm and public open space areas.

Vision

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

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

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

Objective 1

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

Strategies

- 1.1 Support land use and development that is consistent with the Activity Centre Framework Plan as shown in Figure 9 to this clause.
- 1.2 Support day and night time uses within the Activity Centre.
- 1.3 Support health services to accommodate off-site family support (overnight accommodation, counselling services and specialist services).

Objective 2

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

Strategies

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

Objective 3

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

Strategies

- 3.1 Support the development of Rose Street as a pedestrian-friendly shared zone which could create a focal point for community activity and events.
- 3.2 Support improvements to the Upper Ferntree Gully Railway Station to enhance pedestrian and cycle access, amenity and safety.

Objective 4

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

Strategies

- 4.1 Support the development of public open space and recreation opportunities along William Street, as identified in Figure 9 to this clause.

Objective 5

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

Strategies

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

KNOX PLANNING SCHEME**Objective 6**

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

Strategies

- 6.1 Require development to preserve sightlines to, and not detract from, the visual prominence of the Royal Hotel and Visitors Information Centre.
- 6.2 Require new development adjoining or opposite heritage and valued buildings to be designed to respect the appearance and significance of the heritage or valued building.
- 6.3 Require new development to be designed to respect the foothills landscape setting and the significance of the Dandenong Ranges for the identity of the Upper Ferntree Gully.
- 6.4 Support the ongoing operation and improvement of The 1812 Theatre to strengthen its role as a visitor, arts and cultural attraction in the Activity Centre.

Local Area Implementation**Policy guidelines**

- Facilitate land use and development in accordance with the *Upper Gully Strategic Plan*, Knox City Council, January 2017.

Application of zones and overlays

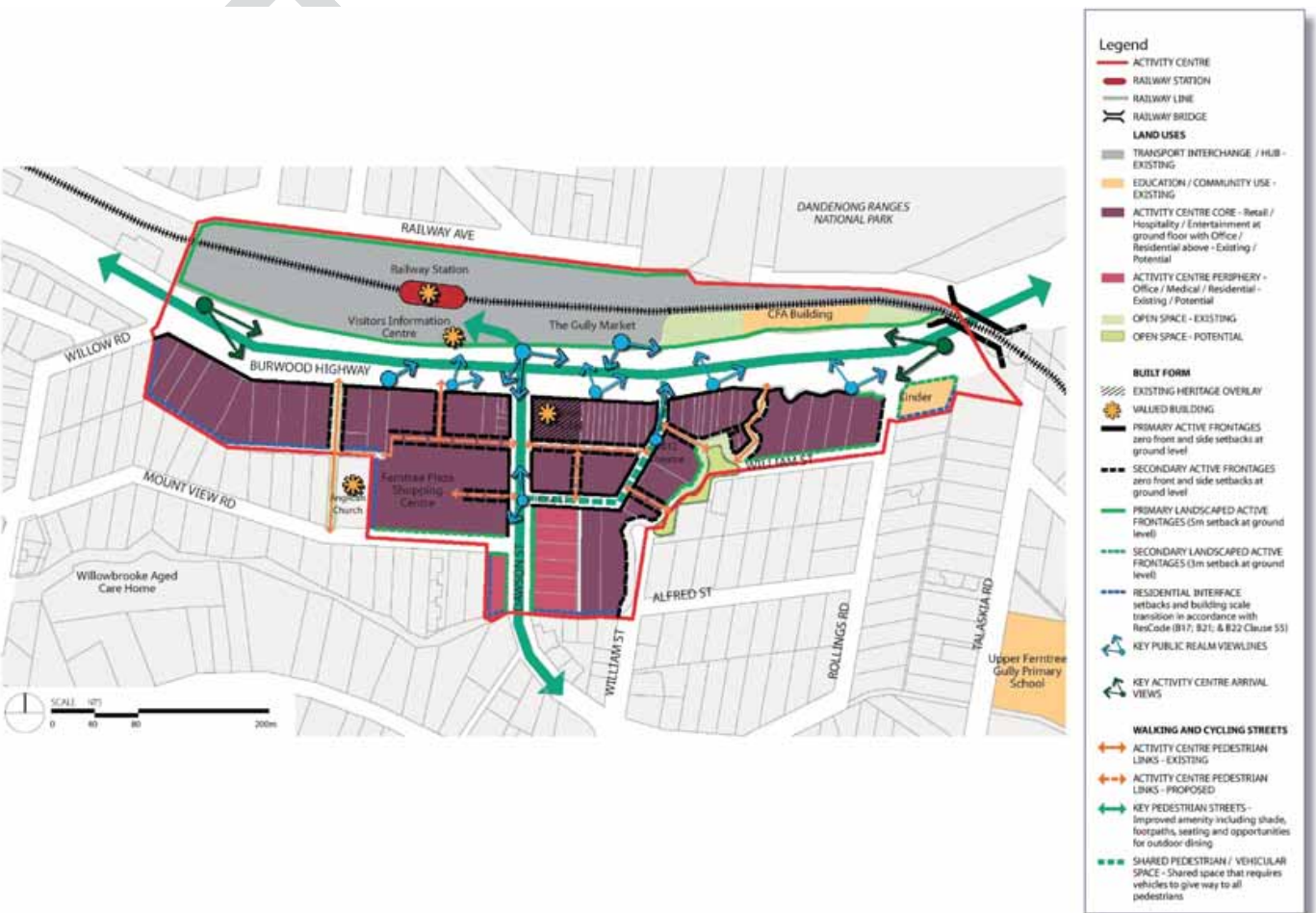
- Apply the Commercial 1 Zone to land with a primary retail or commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Design and Development Overlay to the Upper Ferntree Gully Activity Centre to achieve local built form outcomes.

Reference documents

Upper Gully Strategic Plan, Knox City Council, January 2017

KNOX PLANNING SCHEME

Figure 9 – Activity Centre Framework Plan



KNOX PLANNING SCHEME

03/12/2015
6433**SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO7**.**BORONIA STRUCTURE PLAN AREA****1.0**03/12/2015
6433**Design objectives**

- To maintain views toward the Dandenong Ranges National Park from current and future public places on the western ridgeline of the study area, particularly the key views from Tormore Reserve and from Boronia Village.
- To recognise that within the Foothills areas the environmental and landscape significance outweighs the need for urban consolidation.
- To reinforce opportunities for terraced forms of development in the south-east section of the centre, where a multiplicity of views can be shared by residents.
- To visually offset increases in building height through substantial canopy planting of indigenous trees along nature strips, between buildings and the site's street frontage.
- To develop underutilised land along the railway line where higher scale development can be built without direct streetscape, amenity or overshadowing concerns.
- To establish Boronia as an environmentally sustainable centre incorporating best practice ecologically sustainable design principles.
- To ensure that residential development provides an outstanding level of architectural quality, incorporating materials and finishes reflective of the indigenous character of the area and achieving an outstanding rating of ecologically sustainable design principles.
- To ensure the interface between the public realm and new development has regard to the human scale and perceived safety of these environments through active edges and opportunities for passive surveillance.
- To recognise Boronia's heritage including buildings representative of significant periods of Boronia's development.
- To ensure quality design outcomes and 'inviting' environments for all members of the community.
- To design building heights and form with regard to the topographical form and characteristics of the local area.
- To ensure that new residential development provide for transitional built form between changes in building heights as shown at Map 1 of this schedule.

2.003/12/2015
6433**Buildings and works**

A permit is not required:

- For routine buildings and works associated with railway activities.
- To extend an existing dwelling or construct buildings and works ancillary to a dwelling if the height of the building or works is less than 7.5 metres

Heights

New development should not exceed the maximum building height shown on map 1 to this Schedule (for all areas other than those shown as 9 metres).

A permit may be granted to vary the maximum building height shown on map 1 to this Schedule (for all areas other than those shown as 9 metres). Consideration will be given to the following:

- The effect of the slope of the ground.

KNOX PLANNING SCHEME

- Whether a height variation will enable the provision of architectural features that add to the architectural quality of development.
- Whether a height variation will enable development of an outstanding architectural design that otherwise fulfils the design objectives in this schedule, and the Boronia Structure Plan Vision Statement.
- The impact of the development on views to the Dandenong Ranges.

New development within the areas shown as 9m—2-3 storeys on Map 1 to this schedule must not exceed the maximum building height of 9 metres; a permit cannot be granted to vary this requirement.

Design standards

Consideration will be given to how new development addresses the following issues:

- General:
 - Whether the development maximises any opportunities to improve the perceived safety of the public realm it interfaces, including the scale of development, provision of active edges and opportunities for passive surveillance.
 - Whether the development has highlighted key corners and points of entry into the centre through projected building forms.
 - The opportunities to improve visual interest, including using art work along blank walls or to screen car parks, the use of building materials to provide contrast, colour, texture and variation.
 - New development, building refurbishments and works must exercise principles of ecologically sustainable design including solar orientation, shading, natural ventilation, minimisation of energy and water usage, adaptable design to provide flexibility in any future use, vegetation retention and landscaping.
 - The identification and protection of intact examples of early built fabric, including buildings built during Boronia's significant periods of growth during the 1920s and the subsequent commercial development in the 1960s and 1970s.
- Within Established Residential Environs:
 - Apartments are not encouraged in these areas.
 - For properties which are also located within the Dandenong Foothills Policy area, development opportunities are limited in order to achieve the broader landscape objectives of the Dandenong Foothills Policy and provide for a transition in built form from the activity centre to the foothills.
 - New development within the Dandenong Foothills Policy area should consider and contribute to the characteristics of the foothills.
 - New development within these areas must provide a positive contribution to and respect the existing character of the local area.
 - Development should maintain the perception from the street of a single dwelling per lot.
- Within Dispersed Infill Residential:
- Development should maintain the perception from the street of a single dwelling per lot, particularly in areas proposed for 2 storeys or less.
- Within Increased Residential Density:
 - Townhouse and apartment style built form is encouraged within these areas where an outstanding level of architectural quality and incorporation of ecologically sustainable design principles can be demonstrated.

KNOX PLANNING SCHEME

- Views to the foothills should be capitalised.

3-0

09/02/2012
G62

Colours & Materials

Encourage development within the Centre to utilise the colours and materials identified in the Boronia Structure Plan, in order to:

- Reinforce the emerging contemporary natural character of the Centre, including the naturalistic theme of the local area and the identified precinct areas.
- Take into consideration the existing landscape, the current use of colour in Boronia, and the proposed visions for the future growth and development as outlined in the Boronia Structure Plan.
- Enable colours along Dorset Road to be more adventurous and less controlled to suit this busy thoroughfare.
- Ensure buildings directly in front of views to the ranges within Boronia Village have natural and earth-based tones.
- Incorporate natural robust, textured materials such as stacked stone and timber into new commercial buildings within the Southern Terraces precinct.
- Encourage more active and dynamic colours to reflect the retail and pedestrian activity within the Boronia Junction precinct.
- Utilise charcoal colours on facades to the north and east of Dorset Square with highlights of concrete tonings to the floating panels and blockwork to compliment the landscape view.
- Minimise the visibility and reflectivity of development within the Activity Centre from the adjoining National Park by incorporating non-reflective materials and finishes in building design.
- Detail buildings and provide a level of visual interest through the use of contrast, texture and variation of materials.

4-0

24/11/2013
E95

Landscape Design

Landscape design must:

- Sustain references to the unique foothills setting incorporating indigenous species to improve biodiversity corridors and exotic horticultural values that are a part of the local area.
- Reinforce the bush boulevard landscape character along road and rail approach routes to Boronia.
- Maximise opportunities to strengthen landscape themes and incorporate substantial canopy planting in new development and the public realm.
- Incorporate planting to emphasise links and help with direction finding, using indigenous vegetation, and exotic horticultural values that are part of the local area.
- Reinforce the landscape values of the foothills within the Dandenong Foothills Policy area.

5-0

09/02/2012
G62

Signage

Signage (including billboards) within the Activity Centre, and along approaches into the Centre, will be discouraged, with the exception of business identification and directional signage.

6-0

09/02/2012
G62

Information to be submitted with a planning application

All applications must be accompanied with a neighbourhood and site description, design response and schedule of materials and colours which demonstrates how the proposed buildings and works achieve the design objectives.

KNOX PLANNING SCHEME

7-0

2019/2014
6740

Decision Guidelines

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

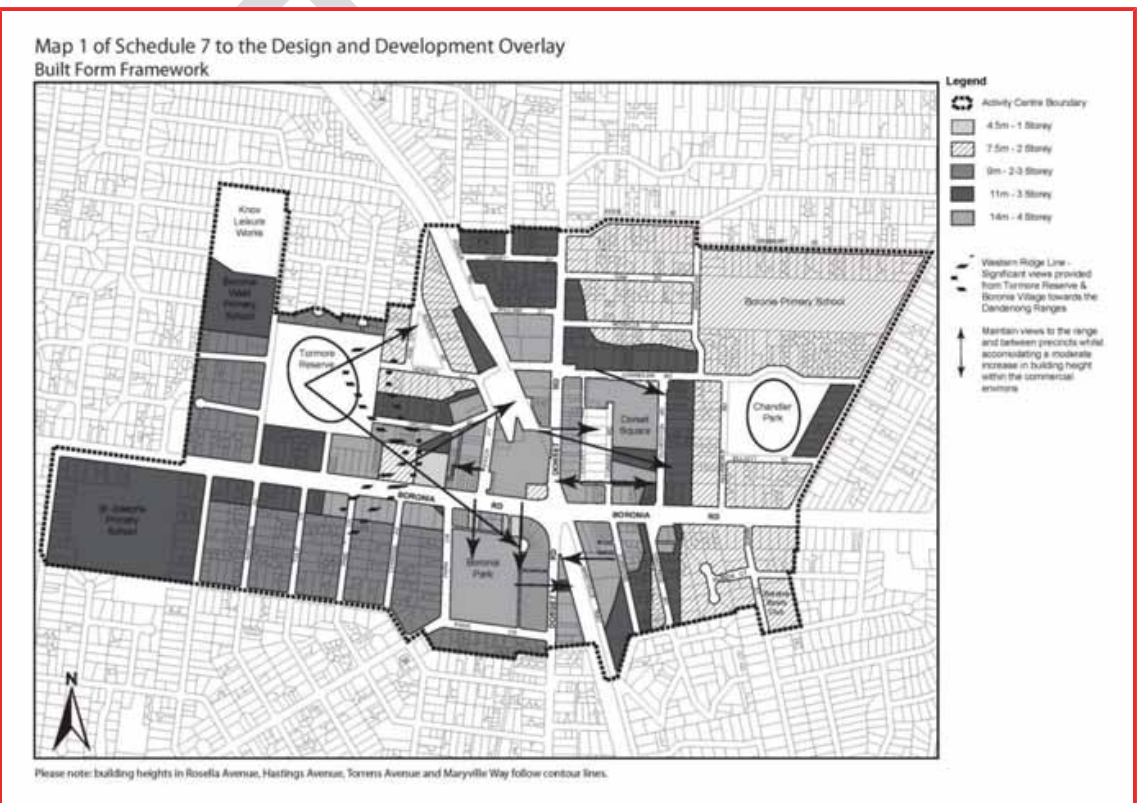
- The design objectives for the area;
- Knox City Council (2006) Boronia Structure Plan and addendum dated March 2012;

8-0

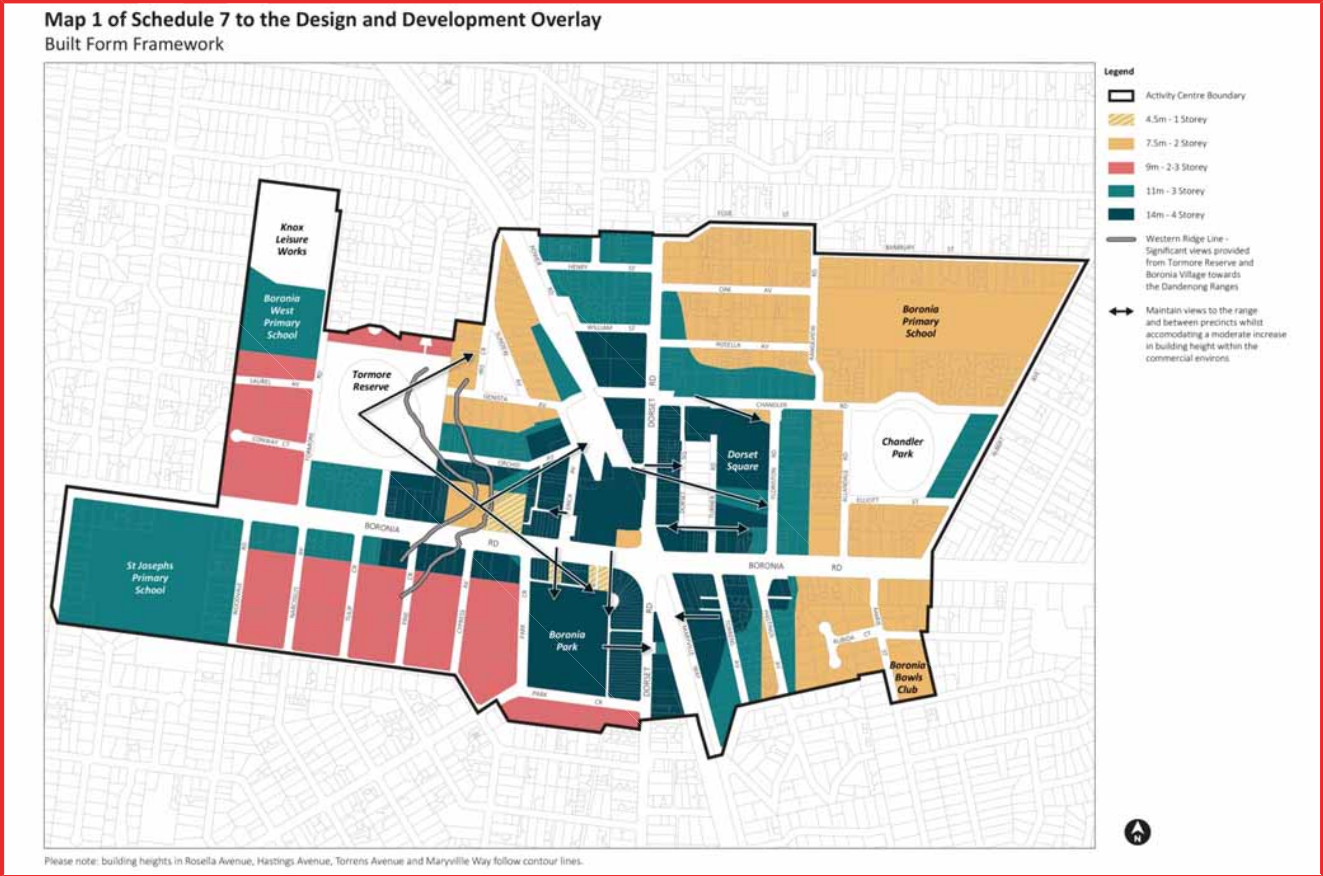
2014/2020
6740/Knox

Expiry

This control expires on 30 October 2021.



KNOX PLANNING SCHEME



KNOX PLANNING SCHEME

Proposed C192knox

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

BORONIA MAJOR ACTIVITY CENTRE AREA**1.0****Design objectives**

Proposed C192knox

- To maintain views toward the Dandenong Ranges National Park from public places on the western ridgeline of the Centre, particularly the key views from Tormore Reserve, Boronia Park and Boronia Road.
- To encourage higher density development throughout the centre, particularly within walking distance of public transport and services, with a built form transition towards the lower density areas outside the activity centre.
- To ensure that development makes a positive contribution to the local neighbourhood in terms of streetscape and sustainability.
- To encourage a built form design that create a human scale and fine grain streetscape rhythm, especially at ground level.
- To establish Boronia as an environmentally sustainable centre incorporating best practice environmentally sustainable design principles.

2.0**Buildings and works**

Proposed C192knox

2.1 Definitions

Street wall is the façade of a building at the street boundary. Street wall height is measured at the vertical distance between the footpath at the centre of the frontage and the highest point of the building, parapet, balustrade or eaves at the street edge, with the exception of architectural features and building services.

Building height does not include non structural elements that project above the building height and service equipment including plant rooms, lift overruns, structures associated with rooftop terraces, screens to service areas or other such equipment provided that all of the following criteria are met:

- Less than 50% of the roof area is occupied by the equipment (other than solar panels);
- Any equipment is located in a position on the roof so as to avoid additional overshadowing of either public or private open space, or windows to habitable rooms of an adjacent property;
- Any equipment is screened from view from adjoining public space or the street; and
- Any equipment and any screening is integrated into the design of the building to the satisfaction of the Responsible Authority.

Street setback means the minimum distance from the street frontage allotment boundary to any part of a building. In the case of a transversal allotment fronting two streets, both are considered the street frontage.

Upper level setback means the recess of upper level above the street wall calculated as the shortest horizontal distance from the top of the street wall base or podium and may include projections such as balconies, building services and architectural features.

2.2 Buildings and works for which no permit is required

A permit is not required to construct a building or construct and carry out works for:

- Railway and railway infrastructure including signals (and related control buildings), new tracks, track work and realignment, overhead power lines, gantries, stabling (excluding buildings), car parks (excluding buildings), pedestrian access, and lighting.

KNOX PLANNING SCHEME

- External alteration to an existing building façade provided that all the following are met:
 - The alteration does not include the installation of an external roller shutter;
 - At least 80 per cent of the building façade at ground level is maintained as an entry or window with clear glazing; and
 - At least 50 per cent of the building façade to any side street or laneway at ground floor level is maintained as an entry or window with clear glazing.
- The installation of an automatic teller machine.
- An awning that projects over a road if it is authorised by the relevant public land manager.
- Earthworks or excavation that do not change the natural ground level by more than one metre.
- Land within a Residential Zone: Extension to an existing dwelling or construct buildings and works ancillary to a dwelling if the height of the building or works is less than 7.5 metres.

2.3 Building and Works Requirements

The following buildings and works requirements apply to an application to construct a building or construct or carry out works within the Precincts shown on Map 1 to this Schedule.

2.3-1 Building Heights and Setbacks Requirements

Height

Buildings or works must not exceed the maximum overall building height specified in Map 1 to this schedule.

Mandatory requirements

A permit cannot be granted to construct a building or construct or carry out works which exceed the maximum overall building height shown on Map 1 to this Schedule.

Setbacks

A building should comply with the preferred street setbacks, streetwall heights, upper level setbacks, and interface setbacks shown on Map 1 to this Schedule.

2.3-2 Design Standards

Consideration will be given to how new development addresses the following issues:

Built form and facades

- New development should not impact the views towards the Dandenong Ranges.
- New development should provide an upper level setback above the street wall to emphasise the prevailing streetwall effect at street level.
- New development should provide continuous street edges with active ground floors.
- New development should provide at least 80 per cent of the building façade at ground level as an entry or as windows with clear glazing, and at least 50 per cent of the building façade on laneways.
- A building on a corner site, including laneways, should incorporate splayed corners by a minimum of 1 metre by 1 metre to provide for open pedestrian sightlines.
- All visible sides of a building should be fully designed, articulated, and provide visual interest through the use of lighting, different colours, materials, murals, texture, as well as openings and setbacks.
- Design building façades to engage passing pedestrian traffic with clearly visible entries from the public realm.

KNOX PLANNING SCHEME

- The articulation of building facades should express a fine grain presentation to the street, to avoid large, unbroken expanses of walls to the public realm.
- Provide architectural variety in vertical features to minimise visual bulk and achieve distinction between podium and upper levels.
- Service areas and roof top terraces (plant, bins spaces, exhaust, intake vents, and other technical equipment or utility requirements) should be treated as integral part of the overall building design and visually screened from public realm.
- New mixed use development should avoid shared entry points for uses with different hours of operation.
- New mixed use development should provide functional entries with high amenity, are well-lit and have a clear street address for upper level residential uses.
- Encourage development to utilise colours and materials inspired by the natural environment of the Dandenong Foothills and that provide visual interest between levels.

Pedestrian links

- New pedestrian links such as laneways, should allow for one-way vehicular traffic.
- New arcade should be integrated within development and allow for two way pedestrian movement.
- Existing laneways and arcades should be retained as through block pedestrian links.
- Proposed pedestrian links should integrate with existing network of connections to public transport, local destinations and community facilities.

Public realm

- New development should provide an uncluttered streetscape and allow for canopy street tree planting by undergrounding power lines.

Landscaping

- Landscape design must:
 - Sustain references to the unique foothills setting incorporating indigenous species to improve biodiversity corridors and exotic horticultural values that are a part of the local area.
 - Reinforce the bush boulevard landscape character along key road and rail approach routes to Boronia.
 - Reinforce the leafy green character on all other roads within the Boronia Major Activity Centre.
 - Maximise opportunities to strengthen landscape themes and incorporate substantial canopy planting in new development and the public realm.
 - Incorporate planting to emphasise links and help with direction finding, using indigenous vegetation, and exotic horticultural values that are part of the local area.
- Each canopy tree should:
 - Be surrounded by 20 square metres of permeable surface with a minimum radius of 3 metres. Up to 50 per cent of the permeable surface may be shared with another tree.
 - Be located outside an easement, where an easement exists built form should be further setback to ensure minimum radius is met.

3.0

Proposed C192knox

Subdivision

None specified.

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4.0

Signs

Proposed C192knox

Sign requirements are at Clause 52.05. All land located within the Boronia MAC Core (Precincts 1, 2 and 3) is in Category 1.

5.0

Application requirements

Proposed C192knox

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Urban design context report and design response.
- Waste and Recycling Management Plan showing, but not limited to:
 - On-site waste, green waste, and recycling storage location and dimensions.
 - Any integrated sustainability measures related to composting, green waste (including management of landscaping green waste), or recycling.
 - Collection method.
 - Details of waste and recycling maintenance and management.
- An acoustic assessment report identifying appropriate construction standard required for residential units to preserve internal amenity in relation to the impact from arterial traffic, train movements, and current or future operational activities of surrounding non-residential uses where the proposal:
 - Adjoins a Road Zone Category 1 (RDZ1) or the railway line.
 - Contains non-residential uses with the potential to cause amenity impact as a result of noise.
- An acoustic assessment report identifying appropriate levels of noise attenuation required for non-residential use and development where the operational activities have the potential to cause amenity impact to surrounding residential uses.
- A Traffic and Mobility Report detailing, but not limited to:
 - An assessment of the traffic generation, loading/unloading capacity and need, and potential effects that the proposed development may have on the surrounding road, cycling, and pedestrian network.
 - A Green Travel Plan demonstrating opportunities to promote sustainable transport options, such as electric car charging points and car share spaces and/or, any other integrated sustainability measures related to transport.
 - Where applicable, a plan showing the access conditions and design speed of new laneway and arcade, proposed infrastructure and mitigation treatments.
 - Any integrated sustainability measures related to transport, including but not limited to bicycle facilities or measures included to allow future residents to retrofit car park with support infrastructure associated with low emissions vehicle technology.
 - A plan showing access and egress arrangement, pedestrian and cycling connection to the network including access routes to public transport.
- Identification of the Tree Protection Zone of any vegetation to be retained on-site or adjacent to the site.
- A schedule of all building materials and finishes, including colours, to the satisfaction of the responsible authority detailing how it achieves the requirements of this schedule.
- A signage concept plan including but not limited to:

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- Details of existing signs displayed, and extent of total advertising area, on the subject land (location, type, and size).
- Proposed new signs (location, type, design, and size) or area proposed for future signage.

6.0

Proposed C192knox

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

General

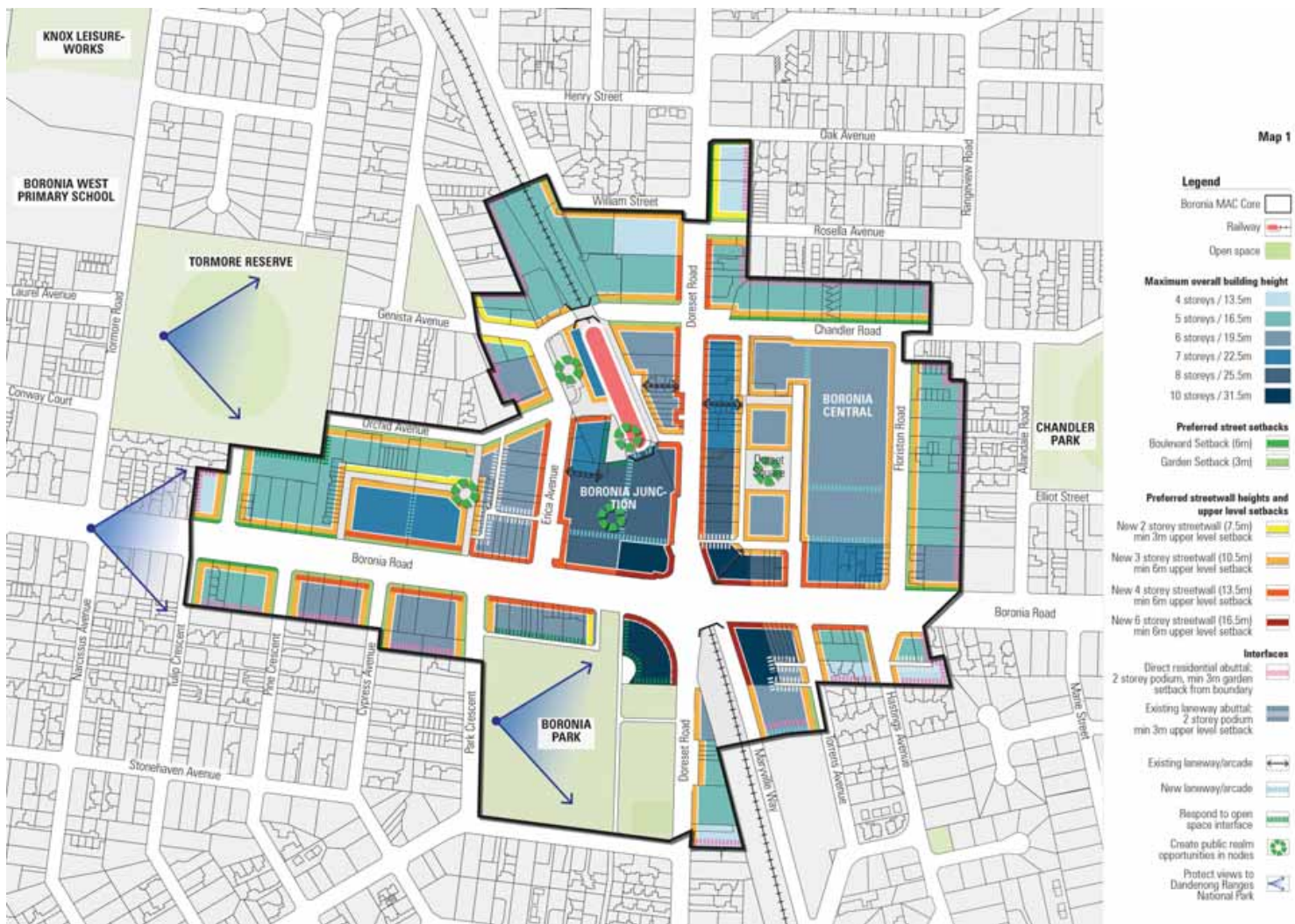
- How the development responds to the *Boronia Renewal Strategy 2019 (Revised 2021)*.
- Whether the application is supported by and meets the requirements of the following, as relevant, to the satisfaction of the Responsible Authority:
 - A Landscape Concept Plan.
 - A Traffic Management Plan and Green Travel Plan.
 - An Acoustic Report.
 - Environmental Sustainable Design Report.
 - A Waste and Recycling Management Plan.

Design and built form

- The design objectives of the Schedule.
- The opportunities to improve visual interest, including using art work and design treatment (such as texture, articulation, windows, artistic mural painting) along blank walls or to screen carparks, the use of building materials to provide contrast, colour, texture and variation.
- Whether the development respects the built form scale and urban structure of the precinct where it is located.
- Whether the development maximises any opportunities to improve the perceived safety of the public realm it interfaces, and activates laneways, including the scale of development, provision of active edges, location and extent of existing or proposed signage, and opportunities for passive surveillance.
- Whether the development provides a high quality architectural response.
- Whether the proposed buildings or works achieve specific urban design outcomes such as protection of the public realm from excessive shadowing, transition to other land, or provision of colour treatments that respond to the foothills.
- Whether new pedestrian linkages and lanes are logical and achievable and the quality of such connections, including achieving straight pedestrian sightlines, light access and landscaping.
- Whether the proposed design retains and protects existing vegetation and provides sufficient space to enhance landscaping.
- Signs
 - Whether signs meet the preferred streetscape character.
 - Whether signage impact negatively on passive surveillance and street activation.

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Map 1 of the Schedule 10 to the Design and Development Overlay



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