

# AGENDA



## Meeting of Council

To be held on

Monday 28 February 2022 at 7:00 PM

Please note the public gallery will not be open for in-person attendance, however the meeting is open to the public to attend via the live stream, and is also being recorded.

The live stream and recording can be access via Council's website at [webcast.knox.vic.gov.au](http://webcast.knox.vic.gov.au)

**Order of Business**

- 1 Apologies And Requests For Leave Of Absence.....4
- 2 Declarations Of Conflict Of Interest.....4
- 3 Confirmation Of Minutes.....4
- 4 Presentations, Petitions And Memorials .....4
- 5 Reports By Councillors .....4
- 6 City Strategy And Integrity Officers’ Reports For Consideration .....5
  - 6.1 Report of Planning Applications Decided Under Delegation - 1 January 2022 to 31 January 2022 .....5
  - 6.2 40 King Parade, Knoxfield .....10
  - 6.3 Knox Planning Policy Framework (PPF).....36
  - 6.4 Municipal Association of Victoria - 2021/22 Rules Review .....382
  - 6.5 2021-2025 Domestic Animal Management Plan .....390
- 7 Public Question Time .....494
- 8 Infrastructure Officers’ Reports For Consideration .....495
  - 8.1 South East Advanced Waste Processing Update .....495

- 9 Connected Communities Officers’ Reports For Consideration .....499
  - 9.1 Minor Grants Program 2021-22 Monthly Report .....499
  - 9.2 Child, Youth and Seniors Plan 2021-25 .....546
- 10 Office Of The CEO Reports For Consideration .....580
  - 10.1 Financial Performance Report for the Quarter Ended 31 December 2021 .....580
- 11 City Centre Reports For Consideration .....606
- 12 Notices Of Motion .....606
- 13 Supplementary Items.....606
- 14 Urgent Business .....606
- 15 Questions Without Notice .....606
- 16 Confidential Items.....606

Bruce Dobson  
Chief Executive Officer

1 Apologies and Requests for Leave of Absence

2 Declarations of Conflict of Interest

3 Confirmation of Minutes

Confirmation of Minutes of Ordinary Meeting of Council held on Monday 31 January 2022

4 Presentations, Petitions and Memorials

5 Reports by Councillors

6 City Strategy and Integrity Officers' Reports for consideration

6.1 Report of Planning Applications Decided Under Delegation - 1 January 2022 to 31 January 2022

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

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

**RECOMMENDATION**

**That the planning applications decided under delegation reports (between 1 January 2022 to 31 January 2022) be noted.**

**1. REPORT**

Details of planning applications decided under delegation from 1 January 2022 to 31 January 2022 are attached. The applications are summarised as follows:

<b>Application Type</b>	<b>No.</b>
Building & Works: Residential	1
Other	2
Subdivision	7
Units	11
Tree Removal / Pruning	9
Single Dwelling	2
Signage	3
Boundary Realignment	1
<b>TOTAL</b>	<b>36</b>

**2. CONFIDENTIALITY**

There is no content in this report that meets the definition of confidential information from the Local Government Act 2020.

**Report Prepared By: Manager, City Planning & Building, Paul Dickie**

**Report Authorised By: Director, City Strategy and Integrity, Matt Kelleher**

**Attachments**

Nil

## Knox City Council

### Planning Applications Decided by Responsible Officer

1 January 2022 and 31 January 2022

Ward	No/ Type	Address	Description	Decision
Baird	2021/6709	247 Boronia Road BORONIA VIC 3155	3 lot subdivision - Approved Development Site	13/01/2022 Approved
Baird	2021/6707	29 Springfield Road BORONIA VIC 3155	Three lot subdivision - Approved Development Site	12/01/2022 Approved
Baird	2022/9002	23A & 23B McComb Crescent BAYSWATER VIC 3153	Two Lot Subdivision - Approved Development Site	21/01/2022 Approved
Baird	2021/6766	49 Barry Street BAYSWATER VIC 3153	Boundary realignment/consolidation of lots	20/01/2022 Approved
Baird	2021/6714	10 Rankin Road BORONIA VIC 3155	3 lot subdivision - Approved Development Site	24/01/2022 Approved
Chandler	2021/6727	28 Robertson Crescent BORONIA VIC 3155	Removal of two (2) dead Eucalyptus sp	5/01/2022 Approved
Chandler	2021/6763	52 Army Road BORONIA VIC 3155	Removal of one (1) Eucalyptus radiata (Narrow Leaved Peppermint)	6/01/2022 Approved
Chandler	2021/6759	10 Golden Grove THE BASIN VIC 3154	Removal of one (1) Eucalyptus cypellocarpa (Mountain Grey Gum)	7/01/2022 Approved
Chandler	2021/6383	2 Alfred Street BORONIA VIC 3155	Development of the land for two (2) single storey dwellings and associated vegetation removal	18/01/2022 Notice of Decision
Chandler	2022/9000	7 Rowan Avenue THE BASIN VIC 3154	Removal of one (1) Grevillea robusta (Silky Oak)	24/01/2022 Approved
Chandler	2021/6691	19 Moroney Street BORONIA VIC 3155	The Pruning of one (1) Schinus molle (Peruvian peppertree), one (1) Corymbia ficifolia (Flowering Gum) and one (1) Eucalyptus bicostata (Southern Blue Gum)	24/01/2022 Approved

Ward	No/ Type	Address	Description	Decision
Chandler	2021/6765	65 Landscape Drive BORONIA VIC 3155	Removal of one (1) Eucalyptus obliqua (Messmate), one (1) Eucalyptus radiata (Narrow Leaved Peppermint) and the Pruning of one (1) Eucalyptus obliqua (Messmate)	24/01/2022 Approved
Chandler	2021/6434	3 Locksley Place THE BASIN VIC 3154	Development of the land for a double storey dwelling	28/01/2022 Approved
Collier	2021/9173	14 Dayan Drive WANTIRNA SOUTH VIC 3152	2 Lot Subdivision - Approved Development Site	12/01/2022 Approved
Collier	2021/6771	250 Burwood Highway WANTIRNA SOUTH VIC 3152	Buildings and Works (Alterations & Extension to existing Church facilities)	19/01/2022 Approved
Collier	2021/6591	1201,1203,1209,1211 High Street Road & 31-37 Pumps Road WANTIRNA SOUTH VIC 3152	Erection of land sales signage including banner poll signs and hoarding signs	13/01/2022 Approved
Collier	2021/6288	531 Boronia Road WANTIRNA VIC 3152	Construction of four (4) triple-storey and two (2) double-storey townhouses and access to a Road Zone Category 1	28/01/2022 Approved
Dinsdale	2021/9163	43 Kleinert Road BORONIA VIC 3155	Pruning of one (1) Eucalyptus radiata (Narrow Leaved Peppermint)	4/01/2022 Approved
Dinsdale	2021/6512	352 Boronia Road BORONIA VIC 3155	Development of a double storey dwelling to the rear of the existing dwelling and alter access to a Category 1 Road	7/01/2022 Approved
Dinsdale	2021/6518	4 Edward Street BAYSWATER VIC 3153	The construction of three (3) double storey dwellings on the land	13/01/2022 Notice of Decision
Dinsdale	2021/6110	33 Marlborough Road BAYSWATER VIC 3153	Development of a double storey dwelling to the rear of the existing dwelling	19/01/2022 Notice of Decision

Ward	No/ Type	Address	Description	Decision
Dinsdale	2021/6213	457-459 Boronia Road WANTIRNA SOUTH VIC 3152	The construction of seven (7) double storey dwellings and alterations to the access of a Road Zone Category 1	31/01/2022 Refused
Dobson	2021/6557	30 Trafalgar Street FERNTREE GULLY VIC 3156	The construction of a double storey dwelling on the land	13/01/2022 Notice of Decision
Dobson	2021/9118	9 Acacia Road UPPER FERNTREE GULLY VIC 3156	Buildings and works for a shed	24/01/2022 Approved
Dobson	2021/6784	6 Warrabel Road FERNTREE GULLY VIC 3156	Removal of one (1) <i>Corymbia ficifolia</i> (Flowering Gum)	28/01/2022 Approved
Friberg	2021/6543	12A & 12B Gifford Avenue FERNTREE GULLY VIC 3156	Buildings and Works (Warehouse Development)	28/01/2022 Approved
Friberg	2021/6189	18 Conn Street FERNTREE GULLY VIC 3156	Development of the land for two (2) double and one (1) single storey dwelling (total three (3) dwellings)	28/01/2022 Notice of Decision
Scott	2021/6354	30 Blind Creek Lane WANTIRNA SOUTH VIC 3152	Development of a double storey dwelling to the side of the existing dwelling	19/01/2022 Approved
Scott	2021/6468	94 David Street North KNOXFIELD VIC 3180	Development of one (1) double storey and one (1) single storey dwelling to the rear of the existing dwelling (Total three (3) dwellings)	21/01/2022 Approved
Scott	2021/6746	1321 High Street Road WANTIRNA SOUTH VIC 3152	The replacement of Business Identification and Electronic Signage	19/01/2022 Approved
Taylor	2021/6801	12 Cardinia Way ROWVILLE VIC 3178	2 Lot Subdivision (Approved Development Site)	10/01/2022 Approved
Tirhatuan	2021/6678	12 Stamford Crescent ROWVILLE VIC 3178	Four Lot Subdivision - Approved Development Site	10/01/2022 Approved



<b>Ward</b>	<b>No/ Type</b>	<b>Address</b>	<b>Description</b>	<b>Decision</b>
Tirhatuan	2021/6758	37 Debra Street ROWVILLE VIC 3178	The Pruning of one (1) Eucalyptus radiata (Narrow Leaved Peppermint)	18/01/2022 Approved
Tirhatuan	2021/6747	940 Stud Road ROWVILLE VIC 3178	Buildings and Works (replacement of existing signage with new branding signage)	18/01/2022 Approved
Tirhatuan	2021/6206	6 Golding Court SCORESBY VIC 3179	The construction of a double storey dwelling to the rear of existing dwelling	21/01/2022 Refused
Tirhatuan	2021/6260	690 Stud Road SCORESBY VIC 3179	Development of the land for ten (10), three (3) storey dwellings	26/01/2022 Notice of Decision

## 6.2 40 King Parade, Knoxfield

**SUMMARY: Principal Planner, Nancy Neil**

**This report considers Planning Application P/2021/6399 for the development of the land for four (4) dwellings (three double and one single storey) at 40 King Parade, Knoxfield.**

### **RECOMMENDATION (SUMMARY)**

**That Council issue a Notice of Decision to Grant a Planning Permit for the development of the land for four (4) dwellings (three double and one single storey) at 40 King Parade, Knoxfield, subject to the conditions detailed in the full recommendation in section 10 below.**

#### **1. INTRODUCTION**

A new application P/2021/6399 has been lodged with Council for the development of the land for four (4) dwellings (three double and one single storey) at 40 King Parade, Knoxfield, This application is being reported to Council as it has been called up by Mayor Laukens, Ward Councillor.

#### **2 DISCUSSION**

It is considered that the development will provide an appropriate balance between the need for additional housing within a fully serviced area and the amenity of occupants and adjoining residents.

The development generally complies with Council's Neighbourhood Character Policy and ResCode (subject to conditions).

The proposal complies with the purpose of the Neighbourhood Residential Zone – Schedule 4. On balance it is considered that the proposal responds reasonably to the Planning Policy Framework. It is recommended that a Notice of Decision to Grant a Planning Permit be issued.

#### **3 CONSULTATION**

The application was advertised by way of one (1) sign on the site and notices were sent to adjoining property owners and occupiers. In total four (4) objections were received.

The application was referred internally to Council's Traffic Engineer, Stormwater Engineer, Assets Officer, Landscape Officer, Parks Department, Arborist, Building and ESD Officer. No major concerns were raised with the application. Any conditions from internal departments have been included in the Conditions within the Recommendation.

#### **4. CLIMATE CHANGE CONSIDERATIONS**

Implementation of the recommendation is considered to have no direct implications or has no direct impact upon Council's Net Zero 2030 target as any planning permit issued will not increase Council's corporate carbon emissions.

In response to the Community Net Zero 2040 target and exposure to climate risks or climate change adaptation, the Knox Planning Scheme does not currently require developments to achieve net zero emissions, nor has the development been designed to achieve this.

However, as required by Clause 22.04 (Environmentally Sustainable Design) of the Knox Planning Scheme, a Sustainable Design Assessment has been submitted with the application and is

considered satisfactory by Council's Sustainable Design Officer. In addition, should a permit be issued, drainage plans to the satisfaction of the Responsible Authority will be required which will ensure that flood risk is not detrimentally impacted by the proposal.

## **5. ENVIRONMENTAL/AMENITY CONSIDERATIONS**

There are no significant environmental impacts or amenity issues associated with the proposed use/development. A thorough assessment of the application against environmental and amenity considerations can be found at Section 4 of the Officer's Report at Attachment 1.

## **6. FINANCIAL & ECONOMIC IMPLICATIONS**

There are no financial or economic implications associated with the proposed use/development for Council.

## **7. SOCIAL IMPLICATIONS**

There are no significant social implications associated with the proposed use/development. A thorough assessment of the application against all relevant considerations of the Knox Planning Scheme can be found at Section 4 of the Officer's Report at Attachment 1.

## **8. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2021-2025**

### **Neighbourhoods, Housing & Infrastructure**

Strategy 2.1 - Plan for and support diverse housing to meet changing community needs.

## **9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

## **10. RECOMMENDATION**

**That Council issue a Notice of Decision to Grant a Planning Permit for the development of the land for four (4) dwellings (three double and one single storey) at 40 King Parade, Knoxfield, subject to the following conditions:**

### **Amended Development Plans**

- 1. Prior to the issue of a Building Permit under the *Building Act 1993* for the development, amended development plans to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. The development plans must be approved prior to other plans required by this permit. When approved, the plans will be endorsed and will then form part of the permit.**

**The plans must be drawn to scale with dimensions. The plans must be generally in accordance with the plans submitted with the application but modified to show:**

- 1.1. Annotation stating, 'all structures (including fences, letterboxes and meter boxes) must be constructed to a maximum height of 900mm or relocated clear of a splayed area near the access way to ensure safe sight distances.' Letterboxes must front the street.**

- 1.2. The height, location and design of fencing, the mail boxes and electricity supply structures to comply with Condition 1.1 of this Planning Permit.
- 1.3. Tree 3 (*Syzygium paniculatum* = TPZ of 6 metres) in front setback to be retained and protected in the design. The proposed driveway within the TPZ of Tree 3 is to be constructed above grade using permeable paving such as Ecotrihex®. The natural ground levels and top of pavement levels must be shown on the development, drainage and landscape plans to demonstrate the permeable paving and base course is above grade.
- 1.4. Details of crossover adjacent the south boundary shown on the plans.
- 1.5. All tandem parking spaces outside garages must be at least 2.6m wide and 5.4m long and sufficient delineated from the driveway via the use of an alternative paving with colour contrast or line marking.
- 1.6. The area in front of the garages for Dwellings 3 and 4 must be kept clear to allow vehicles to turn and exit the site in a forward direction.
- 1.7. Crossovers must be 3m clear of all street trees and 1m clear of all other assets in the road reserve. The drainage pit in the proposed crossover must be modified with a heavy-duty trafficable lid/grated pit to Knox City Council standards and approved by Council's Stormwater and Asset Preservation teams.
- 1.8. Bedroom 3 (Dwelling 2) relocated into the study on the ground floor level. Any reductions to the front setback and side setbacks as a result of this change will not be permissible.
- 1.9. Study (Dwelling 3) to be completely open so it cannot be converted into a bedroom.
- 1.10. The grass block driveway to be replaced with concrete.
- 1.11. Boundary fencing to have a minimum height of 1.8m.
- 1.12. A notation on the plans stating that windows to be screened will have fixed obscure glazing (non-openable) to a height of 1.7 metres above finished floor level. The windows may be clear and openable above 1.7 metres. Adhesive film must not be used.
- 1.13. Delete reference of water tanks from Development and Landscape plans.
- 1.14. Tree Protection Fencing and Tree Protection Zones to be drawn on the Development, Drainage and Landscape Plans.
- 1.15. All levels to be to AHD (Australian Height Datum).

To the satisfaction of the Responsible Authority.

#### Other Plans

2. Prior to the issue of a Building Permit under the *Building Act 1993* for the development, the following plans and computations must be submitted to the Responsible Authority as a

complete set. When approved, the plans will be endorsed and will then form part of the permit. Construction must be in accordance with these plans. The plans must comprise the following:

- 2.1. Drainage plans in accordance with Condition 3.
- 2.2. Landscape plans in accordance with Condition 4.
- 2.3. Construction Management Plan in accordance with Condition 24.

To the satisfaction of the Responsible Authority.

#### Drainage Plans

3. Prior to the issue of a Building Permit under the *Building Act 1993* for the development, drainage plans and computations must be submitted to and approved by the Responsible Authority. Construction of the drainage must be in accordance with these plans. The plans must show the following:
  - 3.1. All stormwater drainage discharge from the site connected to a legal point of discharge.
  - 3.2. The internal drains of the dwellings to be independent of each other.
  - 3.3. An on-site detention system designed by a suitably qualified Civil Engineering Consultant to ensure no net increase in stormwater discharge from the proposed development.
  - 3.4. The on-site detention system to be installed in a suitable location for easy access and maintenance.
  - 3.5. A suitable overland flow path for the entire site to the satisfaction of the Responsible Authority. Details of the overland flow path are to be included on the plans.
  - 3.6. Any Environmental Sustainable Design initiatives shown on the Development Plans approved pursuant to Condition 1 of this permit.
  - 3.7. Location of fencing in accordance with the Development Plans approved pursuant to Condition 1 of this permit.
  - 3.8. All levels to be to AHD (Australian Height Datum).

To the satisfaction of the Responsible Authority.

#### Landscaping

4. Prior to the issue of a Building Permit under the *Building Act 1993* for the development, a landscape plan prepared by a suitably qualified Landscape architect or a suitably qualified landscape designer to the satisfaction of the responsible authority must be submitted to and approved by the responsible authority in accordance with Council's 'Landscape Plan Guidelines'. When approved, the plan will be endorsed and will then form part of the permit. The plan must show:
  - 4.0. A survey (including botanical names, height and width) of all existing vegetation to be retained and / or removed.

- 4.1. The identification and removal of all vegetation identified as an environmental weed in Knox (as outlined in Council's 'Landscape Plan Guidelines).
- 4.2. Buildings and trees (including botanical names, height and width) on neighbouring properties within three metres of the boundary including all trees that have their Tree Protection Zone extending into the subject site.
- 4.3. Details of the surface finishes of pathways and driveways.
- 4.4. Details and location of all existing and proposed services including above and below ground lines, cables and pipes.
- 4.5. A planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant.
- 4.6. Landscaping and planting within all open areas of the site (including additional planting within open space areas of the existing dwelling/s).
- 4.7. The plan must also show the provision of at least 6 additional trees and at least 7 additional medium/large shrubs chosen from plant list 1 or 2 of Council's 'Landscape Plan Guidelines'. These canopy trees must be a minimum of 1.5 – 2.0 metres tall when planted and are to be in the following areas:
  - 4.7.1 Front setback (Dwelling 1): One (1) large indigenous canopy tree
  - 4.7.2 Front setback (Dwelling 2): One (1) large indigenous canopy tree and one (1) small canopy tree/large feature shrub in addition to existing *Syzygium paniculatum* to be retained and protected.
  - 4.7.3 One (1) small canopy tree within the SPOS area to Dwelling 1, 2 and 3.
  - 4.7.4 Four (4) large feature shrubs with a mature height of 4-5m in the SPOS area to Dwelling 4.
- 4.8. Planting of this site to comprise 40% of the vegetation species to be indigenous (across all plant forms) from plant list 1 of the 'Landscape Plan Guidelines' and 40% additional native species (across all plant forms) from plant list 2 of the 'Landscape Plan Guidelines'. Remaining plant species (20%) can be indigenous, native or exotic (across all plant forms) provided they are not listed as weeds.
- 4.9. All existing trees/vegetation on site to be shown to be removed except *Syzygium paniculatum* in front setback.

To the satisfaction of the Responsible Authority.

5. Before the occupation of the development, the landscaping works shown on the endorsed plans must be carried out and completed to the satisfaction of the responsible authority.
6. The landscaping shown on the endorsed plans must be maintained to the satisfaction of the responsible authority. Any dead, diseased or damaged plants are to be replaced.

#### General

7. All development must be in accordance with the endorsed plans.

**8. The layout of buildings and works as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority. This does not apply to:**

**8.1. An open-sided pergola or verandah to a dwelling with a finished floor level not more than 800mm above ground level and a maximum building height of three metres above ground level; or**

**8.2. A deck to a dwelling with a finished floor level not more than 800mm above ground level.**

**Where the total floor area of decks, pergolas and verandahs for each dwelling does not exceed 16m<sup>2</sup>.**

**9. Once the development has started it must be continued and completed to the satisfaction of the Responsible Authority.**

**10. Prior to the occupation of the dwellings the development is to be completed in accordance with the endorsed plan/s to the satisfaction of the Responsible Authority.**

**11. All walls on the boundaries of adjoining properties must be cleaned and finished to the satisfaction of the Responsible Authority.**

#### **Sustainable Design Assessment**

**12. Prior to the occupation of the development, the development must be constructed in accordance with the Sustainable Design Assessment.**

#### **Street Tree Removal**

**13. Prior to the issue of a Building Permit under the *Building Act 1993* for the development approved under this permit, all costs associated with the removal of the street tree/s (amenity value, tree and stump removal and planting and maintaining a new tree) must be paid to Council by the owner/developer. The removal and replacement of the street tree/s must be undertaken by Council.**

#### **Tree Protection**

**14. All works, including excavation, within the critical root zone areas of the tree/s to be retained and other critical root zones on the land must be undertaken under the supervision of a qualified Arborist to ensure that there is no unreasonable damage to the root system of trees to be retained and/or protected, to the satisfaction of the Responsible Authority.**

**Before the development starts, the owner must submit to the Responsible Authority details of the name of the Arborist who will supervise the works and the tasks to be undertaken by the Arborist, to the satisfaction of the Responsible Authority.**

**15. Prior to any works commencing on the site, all trees and vegetation to be retained including other critical root zones must be fenced off to create a protection zone. The protection zone must extend around the trees canopy drip-line unless an alternative tree protection zone has been approved by the responsible authority.**

**16. The fence is to be chain link or wire mesh, comprise either wooden or steel posts set into the ground or on concrete pads, and be a minimum height of 1.4 metres. Signage is to be**

affixed to the fence advising that the area is a tree protection zone and a no-go development area.

17. The fence and signage is to be maintained throughout the construction period and removed at the completion of all works.
18. No temporary removal of the fence, or encroachment into the protection zone is permitted without the written consent of the responsible authority.
19. Prior to erecting the fence around the tree protection zone, all unwanted vegetation and weed species must be removed from within the zone, and the ground within the protection zone must be covered with a layer of well composted organic mulch (maximum 100mm depth). The area is to be watered at least fortnightly throughout the construction period.
20. The following activities are prohibited from the tree protection area, without the written consent of the responsible authority:
  - 20.1. Construction activities.
  - 20.2. Dumping and/or storage of materials, goods and/or soil.
  - 20.3. Trenching or excavation.
  - 20.4. Lopping branches, nailing or affixing signs, service lines, lights etc. to the trees.
21. Prior to any works commencing on site, the Responsible Authority must be contacted to inspect the Tree Protection fencing.

#### **Car Parking & Accessways**

22. Before the dwellings are occupied, driveways and car parking areas must be:
  - 22.1. Fully constructed to the minimum standard of 100mm reinforced concrete and available for use in accordance with the plans submitted to and approved by the Responsible Authority.
  - 22.2. Formed to such levels and drained so that they can be used in accordance with the approved plan.
  - 22.3. Treated with an all-weather seal or some other durable surface.  
To the satisfaction of the Responsible Authority.
23. Parking areas and driveways must be kept available and maintained for these purposes at all times to the satisfaction of the Responsible Authority.

#### **Construction Management Plan**

24. Prior to the issue of a Building Permit under the Building Act 1993 for the development, a Construction and Traffic Management Plan (CMP) to the satisfaction of the Responsible Authority, must be submitted to and approved by the responsible authority. When approved, the plan will be endorsed as evidence of its approval and will then form part of the permit and must thereafter be complied with. The CMP must specify and deal with, but is not limited to, the following:
  - 24.1. A detailed schedule of works including a full project timing.



- 24.2. A traffic management plan for the site, including when or whether any access points would be required to be blocked, an outline of requests to occupy public footpaths or roads, or anticipated disruptions to local services; and preferred routes for trucks delivering to the site. The traffic management measures must minimise disruption to the operation of roadway during construction.**
- 24.3. The location for the parking of all construction vehicles and construction worker vehicles during construction.**
- 24.4. A fully detailed plan indicating where construction hoardings would be located.**
- 24.5. A waste management plan including the containment of waste on site, disposal of waste, stormwater treatment and on-site facilities for vehicle washing.**
- 24.6. Containment of dust, dirt and mud within the site and method and frequency of clean up procedures in the event of build-up of matter outside the site.**
- 24.7. Site security.**
- 24.8. Public safety measures.**
- 24.9. Construction times, noise and vibration controls.**
- 24.10. Restoration of any Council assets removed and/or damaged during construction.**
- 24.11. Protection works necessary to road and other infrastructure (limited to an area reasonably proximate to the site).**
- 24.12. Remediation of any damage to road and other infrastructure (limited to an areas reasonably proximate to the site).**
- 24.13. An emergency contact that is available for 24 hours a day.**
- 24.14. All contractors associated with the construction of the development must be made aware of the requirements of the Construction Management Plan.**
- 25. During the construction, the following must occur to the satisfaction of the Responsible Authority:**
  - 25.1. Any stormwater discharges into the stormwater drainage system is to comply with EPA guidelines.**
  - 25.2. Stormwater drainage system protection measures must be installed as required to ensure that no solid waste, sediment, sand, soil, clay or stones from the premises enter the stormwater drainage system.**
  - 25.3. Vehicle borne material must not accumulate on the roads abutting the site.**
  - 25.4. The cleaning of machinery and equipment must take place on site and not on adjacent footpaths, roads or parks.**
  - 25.5. All litter (including items such as cement bags, food packaging and plastic strapping) must be disposed of responsibly.**
  - 25.6. All site operations must comply with the EPA Publication 1254 (including all revisions or replacement guidelines).**

### **Fencing**

- 26. All costs associated with the provision of the fencing are to be borne by the owner/developer under this permit.**
- 27. Prior to the occupancy of the development all fencing must be in a good condition to the satisfaction of the Responsible Authority.**

### **Amenity During Construction**

- 28. Upon commencement and until conclusion of the development, the developer must ensure that the development does not adversely affect the amenity of the area in any way, including:**
  - 28.1. The appearance of building, works or materials on the land.**
  - 28.2. Parking of motor vehicles.**
  - 28.3. Transporting of materials or goods to or from the site.**
  - 28.4. Hours of operation.**
  - 28.5. Stockpiling of top soil or fill materials.**
  - 28.6. Air borne dust emanating from the site.**
  - 28.7. Noise.**
  - 28.8. Rubbish and litter.**
  - 28.9. Sediment runoff.**
  - 28.10. Vibration.**

**Should the development cause undue detriment to the amenity of the area then immediate remedial measures must be undertaken to address the issue as directed by, and to the satisfaction of, the Responsible Authority.**

### **Stormwater**

- 29. Stormwater runoff from all buildings and hardstanding surfaces must be properly collected and discharged in a complete and effective system of drains within the property and must not cause or create a nuisance to abutting properties.**

### **External Materials**

**The external materials of the development hereby permitted (including the roof) must be non-reflective and finished in subdued tones and/or colours to the satisfaction of the Responsible Authority.**

### **Permit Expiry**

- 30. This permit will expire if one of the following circumstances applies:**
  - 30.1. The development is not started within two years of the date of this permit.**
  - 30.2. The development is not completed within four years of the date of this permit.**

Pursuant to Section 69 of the Planning & Environment Act 1987, the Responsible Authority may extend:

- The commencement date referred to if a request is made in writing before the permit expires or within six (6) months afterwards.
- The completion date referred to if a request is made in writing within 12 months after the permit expires and the development started lawfully before the permit expired.

#### NOTES

Drainage Notes (to be read in conjunction with the above drainage conditions):

- Applicant shall engage a certified Engineering Consultant to analyse the site's existing drainage to determine type and size of the Onsite Detention (OSD) system. This shall be designed in accordance with the Knox City Council (Responsible Authority) Stormwater Drainage Guidelines, (copy available on Council's website), and approved drainage design methods specified in the current edition of Australian Rainfall and Runoff. It should be located preferably in a common area to the dwellings, and be easily accessible for maintenance.
- The total Permissible Site Discharge for the property including all dwellings is 5.3L/s to the existing Council drainage system for a 5 year ARI event.
- Applicant is to direct all stormwater to the south-east corner of the property as this represents the Legal Point of Discharge (LPD) for the property. Applicant is to verify this on site. Connect all stormwater discharge from the site to the LPD via an Onsite Detention (OSD) system. The internal drains for the dwellings are to be independent of each other.
- The Applicant is required to use Australian Height Datum (AHD) to present levels in all future plans. Applicant must ensure that levels on the plan are accurate.
- Drainage works in the Road reserve or in the Council easement will require a road opening permit.
- Drainage system designed so as to avoid impact on any vegetation shown on the endorsed plans as being retained.
- Water Sensitive Urban Design (WSUD) should be addressed as part of this development, e.g. water storage tanks, swale drains, etc.

Other Notes:

- Council encourages the consideration of water storage tanks for all existing and proposed residential developments.
- A building permit must be obtained before development is commenced.
- Buildings are not allowed to be built over Council easements.
- The dwelling/s must achieve a minimum 6-Star Energy Rating.
- In accordance with Council policy, an 8.5% public open space contribution may apply in the event of the subdivision of the land.

- To arrange an inspection of the Tree Protection fencing please contact Council Landscape Team on 9298 8125.
- Indigenous plants can be purchased through approved indigenous nurseries, as listed in the Knox City Council 'Preferred Local Replacement Plants' Information Sheet.
- A minimum of 80% of all new vegetation (both canopy trees and understorey) should be indigenous species.
- The street tree can be removed upon receipt of \$879.37. Total cost for street tree removal includes; amenity value (using the *City of Melbourne- Amenity Value Formula*), cost of tree & stump removal and planting and maintaining a new tree for 2 years, in accordance with Council's Green Streets Policy. For details regarding the cost and/or the timing of the removal and replacement of the street tree/s, please contact Council's Active Open Space Team on (03) 9298 8425.
- Dwelling numbers as shown on the endorsed plans do not necessarily indicate any future street numbers. Property (street) numbering shall be in accordance with Council's Property (Street) Numbering Policy. Information regarding this can be obtained from Council's Property and Revenue Services Department on 9298 8215.
- Letterboxes and all other structures (including meter boxes) shall be constructed to a maximum height of 900mm or relocated clear of a splayed area (2m x 2.5m) in accordance with AS2890.1, Clause 3.2.4 to ensure safe sight distances. Letterboxes shall face towards the street frontage.
- Internal public lighting shall be provided to the satisfaction of the relevant authority and in accordance with AS1158. This would generally be low height or bollard type lighting to avoid spill-over into adjacent properties. It may be sensor activated, to avoid all night running costs.
- Raised concrete slabs on the existing footpath fronting the site should be grounded.
- All litter and rubbish associated with the construction must be contained on site at all times.

## 11. CONFIDENTIALITY

There is no content in this report that meets the definition of confidential information from the Local Government Act 2020.

**Report Prepared By:** Principal Planner, Nancy Neil

**Report Authorised By:** Director, City Strategy and Integrity, Matt Kelleher

### Attachments

1. Attachment 1 - Officer Report - 40 King Parade, Knoxfield [6.2.1 - 8 pages]
2. Attachment 2 - Council Attachments - 40 King Parade, Knoxfield [6.2.2 - 7 pages]



# Attachment 1



## Planning Application P/2021/6399 for the development of the land for the construction of four (4) dwellings (three double storey and one single storey) at 40 King Parade, Knoxfield.

### 1. Summary:

Subject Site:	40 King Parade, KNOXFIELD VIC 3180
Proposed Development:	The development of the land for the construction of four (4) dwellings (three double storey and one single storey)
Existing Land Use:	Single dwelling
Site Area:	1112.43m <sup>2</sup>
Planning Scheme Controls:	Neighbourhood Residential Zone Schedule 4 (NRZ4) / No Overlays
Application Received:	16 July 2021
Number of Objections:	Four (4)
PCC Meeting:	Not applicable
Ward:	Friberg

### 2. Purpose

The purpose of this report is to provide Councillors with the Council Planning Officer's assessment of Planning Permit Application P/2021/6399 to assist in forming a position on the application. It should be read in conjunction with the other attachment.

### 3. Background

#### 3.1 Subject Site and Surrounds

The location of the subject site and surrounds is shown in Attachment 2.

- The subject site is located on the east side of King Parade, bounded by Anne Road to the north, Scoresby Road to the east and Ferntree Gully Road to the south. The subject site is irregular in shape and has an approximate slope of 1m from the north to south. The site has a frontage of 26.6m and an overall size of 1112.43m<sup>2</sup>.
- The subject site and surrounds are located within an established residential area, predominately single storey, with some double storey dwellings and landscaped setbacks. There are some examples of multiple dwellings located on a single site, including the adjoining property to the south which contains two dwellings.
- The site has vehicular access via a single width crossover adjacent to the north boundary.
- A 2.44m wide Drainage and Sewerage Easement is located along the east and south boundaries of the site.
- There are no covenants registered on the Copy of Title.
- The site contains a healthy *Syzygium paniculatum* within the front setback.



## Attachment 1

### 3.2 The Proposal

The proposal seeks permission for the construction of four dwellings on the land (three double storey and one single storey). Refer to attached plans at Attachment 2. Details of the proposal are as follows:

- The existing single storey dwelling will be removed (planning permit not required for demolition).
- The construction four dwellings. Dwellings 1-3 will be double storey and Dwelling 4 will be single storey.
- Dwellings 1 and 2 will contain three bedrooms and a study, Dwelling 3 will contain two bedrooms and a study and Dwelling 4 will contain two bedrooms.
- Access to Dwelling 2 will be via a modified crossover adjacent the north boundary. Access to Dwelling 1, 3 and 4 will be via a new crossover adjacent the south boundary.
- The development will have a minimum front setback of 7.7m. Maximum height of the development will be 7.4m
- Site coverage is 39.61% and permeability is 34.98%.
- The removal of vegetation from the site (no permit required), apart from the healthy *Syzygium paniculatum* within the front setback which will be retained.

## 4. Consultation

### 4.1 Advertising

The application was advertised by way of one (1) sign on the site and notices were sent to adjoining property owners and occupiers. In total four (4) objections were received and are summarised below.

#### Over-development and insufficient infrastructure

- The proposal is not considered to be an overdevelopment of the site with the dwellings generally complying with the requirements of the Neighbourhood Residential Zone 4, in particular garden area, private open space and landscaping.
- The proposal also complies with ResCode Standards (Clause 55) and is considered to achieve the neighbourhood character design objectives of the Knox Neighbourhood Area.
- Conditions on any permit issued would ensure that the site is adequately drained and not to put any additional pressure on the existing drainage system.

#### Neighbourhood Character

- An assessment of the proposed development against Clause 22.07 Neighbourhood Character Policy is provided at Section 4.2.2 of this report. The proposal is considered satisfactory in relation to this issue.

#### Car parking / impact on traffic

- Car parking has been provided at ratios consistent with Clause 52.06 (Car Parking) of the Knox Planning Scheme. Car parking provision is considered to be adequately catered for in the proposed design as noted in Section 4.3 of this report. Further, Council's Traffic and Transport Department have not raised concerns with reference to the street networks ability to cater for the proposed development.

#### Amenity impacts (including noise)

- The site is located within an established residential area where associated noise is a common feature of urban areas. The development will not result in an unreasonable increase in residential noise. Standard construction amenity conditions will be placed on any permit issued.



## Attachment 1

Vegetation removal and lack of landscaping / Loss of bird life due to vegetation removal

- The site contains a healthy *Syzygium paniculatum* within the front setback which will be retained.
- A landscape plan to the satisfaction of the Responsible Authority will be required as part of any permit to issue which will ensure appropriate landscaping is provided across the site which will likely be more significant than existing vegetation on the site which is sparse.

Waste Collection

- The application was not required to be referred to Council's Waste Team, however there is sufficient space within the nature strip for waste collection.

#### 4.2 Referrals

The application was referred to external authorities and internal departments for advice. The following is a summary of relevant advice:

**Traffic Engineer:** No objection to the application, subject to the following changes which will form part of any permit to issue:

- The southern crossover must be shown on the plans
- All tandem parking spaces outside garages must be at least 2.6m wide and 5.4m long and sufficient delineated from the driveway via the use of an alternative paving with colour contrast or line marking.
- The area in front of the garages for Dwellings 3 and 4 must be kept clear to allow vehicles to turn and exit the site in a forward direction.

Standard conditions will be included on any permit issued, including the conditions above.

**Stormwater:** Standard conditions to be included on any permit issued.

**Landscaper:** The site can accommodate 6 canopy trees and 7 large shrubs. Standard conditions to be included on any permit issued.

**Arborist:** Tree 3, *Syzygium paniculatum* (TPZ of 6 metres) in front setback is to be retained and protected in the design. The proposed driveway within the TPZ of T3, *Syzygium paniculatum* is to be constructed above grade using permeable paving such as Ecotrihex®. The natural ground levels and top of pavement levels must be shown on the development, drainage and landscape plans to demonstrate the permeable paving and base course is above grade.

**ESD Officer:** The Sustainable Design Assessment (SDA) submitted with the application is satisfactory.

**Parks Services:** Tree 2 is approx. 1.5m from a proposed crossover. The tree cannot remain within this design. Tree can be removed at cost to the owner/applicant of \$879.37.

**Assets:** Crossovers must be 3m clear of all street trees and 1m clear of all other assets in the road reserve. The drainage pit in the proposed crossover must be modified with a heavy-duty trafficable lid/grated pit to Knox City Council standards and approved by Council's Stormwater and Asset Preservation teams.

**Building:** The plans do not show the easement details (these details are shown with a red line in the site plan of Attachment 2).



## Attachment 1

### 5. Discussion

This section considers the proposed development in light of the provisions of the Knox Planning Scheme including State and Local Planning Policies, any other relevant policies and objectives.

#### 5.1 Zoning and Overlays

##### 5.1.1 Zone

The site is located within the Neighbourhood Residential Zone – Schedule 4. A permit is required for the construction of two or more dwellings on a lot. Schedule 4 to the Neighbourhood Residential Zone varies the ResCode requirements for Standard B13 (Landscaping), Standard B28 (Private Open Space) and Standard B32 (Front Fence Height).

- The proposal is consistent with the purpose of the Neighbourhood Residential Zone by providing for diversity in housing types that respects the neighbourhood character of the area.
- Landscaping - The site can accommodate 6 canopy trees, which complies with the minimum landscaping requirements for Standard B13.
- Private Open Space - Complies. All dwellings are provided with at least 80m<sup>2</sup> of private open space, including 60m<sup>2</sup> of secluded private open space with a minimum dimension of 5m.
- Front Fence Height - Complies, no front fence is proposed.

The development also provides 38.79% of garden area as required by the zone.

##### 5.1.2 Overlays

The site is not affected by any overlays.

#### 5.2 Policy Consideration: State and Local Planning Policy Framework

State and local policy requires Council to integrate the range of policies relevant to the issues to be determined, and balance conflicting objectives in favour of net community benefit and sustainable development. The key themes for the assessment of the application include Housing, Sustainability and Environment, Transport and Urban Design (including neighbourhood character).

##### 5.2.1 Housing

**Clause 16 Housing:** Encourage the development of well-designed medium-density housing that respects the neighbourhood character; improves housing choice; makes better use of existing infrastructure; and, improves energy efficiency of housing. Locate new housing in or close to activity centres and employment corridors and at other strategic development sites that offer good access to services and transport.

**Municipal Strategic Statement:** Council's MSS encourages development occurring with the necessary consideration to such matters as managing population growth, encouraging sustainable development, and influencing the urban form so that Knox itself becomes more sustainable. The MSS makes specific reference to the diversifying and aging population in Knox which 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.

**Clause 21.06 Housing:** The Housing theme implements the Knox Housing Strategy 2015. In managing the City of Knox's current and future housing needs, Council supports a scaled approach to residential development.





## Attachment 1

This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community's changing household needs. Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

The subject site is located within a 'Knox Neighbourhood' area, which has 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.

The proposed development is considered to be consistent with the state and local policy direction for housing provision for the following reasons:

- The design response respects the low scale single and double storey nature of surrounding development, whilst allowing appropriate landscaping setbacks and building articulation to ensure the development transitions to the adjoining properties.
- Housing choice – The development provides a range of housing choices with a mixture of two and three bedroom dwellings.
- Existing infrastructure – The site is located within a fully serviced area.
- Energy efficiency – The Sustainable Design Assessment submitted with the application is considered to be acceptable.
- Location – While the site is not located within an Activity Centre, it has access to a number of urban services within an established area. The subject site is capable of accommodating the proposed dwellings whilst making a positive contribution to the character of the area. Refer to the assessment against Council's Neighbourhood Character Policy below.

### 5.2.2 Sustainability and Environment

**Clause 15.02 Sustainable Development:** Ensure that land use and development is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.

**Clause 22.04 Environmentally Sustainable Development:** This new policy introduced into Knox Planning Scheme under Amendment C150 requires applicants to address Environmentally Sustainable Development (ESD) principles including energy performance, water resources, indoor environmental quality, stormwater, waste management, transport and urban ecology, by applying these principles within the proposed development.

- The Sustainable Design Assessment submitted with the application is considered to be acceptable and consistent with this clause.

### 5.2.3 Transport

Clause 18 Transport – Ensure that access is provided to all available modes of transport.

The site is within walking distance of bus route 753 along Anne Road and Scoresby Road.

### 5.4.4 Urban Design (including Neighbourhood Character)

**Clause 15 Built Environment and Heritage** – Encourages high quality architecture and urban design outcomes that reflects the particular characteristics, aspirations and cultural identity of the community; enhances liveability, diversity, amenity and safety of the public realm; and promotes attractiveness of towns and cities within broader strategic contexts.



## Attachment 1

**Clause 21.05 Built Environment and Heritage** – Development should address needs of changing household structures, creating high quality, well-designed places that respect and strengthen the local context and landscape qualities of Knox. It is important to achieve environmentally sustainable development that contributes to a more liveable and sustainable Knox, including efficient use of urban water runoff and the quality of stormwater entering waterways.

Housing liveability and amenity for occupants should be improved by supporting indoor environment quality (such as access to daylight and ventilation).

**Clause 22.07 Development in Residential Areas and Neighbourhood Character:** Knox Neighbourhood Area. Clause 22.07 identifies the subject site within a Knox Neighbourhood Area, where areas will continue to contribute to the protection and enhancement of Knox’s distinctive environmental and biological values, and continue to be low-scale neighbourhood where significant indigenous and native vegetation is retained and complemented. Applications must also consider accessible, sustainable and architectural design elements.

The proposed development is considered to be consistent with the state and local policy direction for urban design and neighbourhood character for the following reasons:

- The design of the development will make a positive contribution to the surrounding area, with built form considered to be appropriate in form and scale. The development incorporates important neighbourhood character features such as pitched roofs, brick finishes, eaves and car parking located behind or alongside the proposed dwellings.
- The upper levels of the dwellings are generally reduced in size and the development incorporates a single storey dwelling to the rear of the site. Clause 22.07 seeks to ensure upper floor levels are designed appropriately and are to be significantly setback from the ground floor level. Bedroom 3 to Dwelling 2 does not meet the desired outcome of Clause 22.07 as the bedroom cantilevers over the ground floor level. A condition of any permit to issue will require Bedroom 3 to be relocated to the study on the ground floor area.
- The proposal provides an appropriate balance between the need for providing housing, and the amenity of area and future occupiers of the site. The combination of double storey and single storey built form, increased landscaping areas, and increased setbacks will result in a good quality urban design outcome.
- The proposal includes appropriate setbacks and large private open space areas and ensures ample opportunities for landscaping throughout the site and will include the provision of canopy trees that will contribute to the long term amenity of the area.
- It is acknowledged that a portion of Dwelling 3 is not significantly setback from the ground floor level. The portion of the dwelling will not be visible from the streetscape and will not affect the amenity of adjoining properties. The dwelling also incorporates varying materials and finishes to break up the built form.

### 5.3 Particular Provisions

**Clause 52.06 Car Parking:** Prior to a new use commencing or a new building being occupied the car parking spaces required under Clause 52.06-5 must be provided on the land or as approved under Clause 52.06-3 to the satisfaction of the responsible authority.

Clause 52.06-5 specifies a ratio of two car spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms) and one visitor space to every five dwellings for developments of five or more dwellings. A permit may be granted to reduce or to waive the number of car spaces required by the table.



## Attachment 1

Clause 52.06-8 details the design standards for car parking. The provision of car parking should meet the design requirements of this Clause. An assessment of the design standards, including any areas of non-compliance are considered below:

- Car parking provision: The proposal satisfies the car parking provision as Dwellings 1 and 2 are provided with two car parking spaces and Dwellings 3 and 4 are provided with one car parking space.

It is noted that Dwelling 3 has a study on the ground floor level which could be used as a bedroom, thus requiring an additional car space. A condition of any permit to issue will require the study to be completely open so it cannot be converted into a bedroom.

- Car parking design: Complies. A standard condition of approval will require all tandem parking spaces outside garages must be at least 2.6m wide and 5.4m long and sufficient delineated from the driveway via the use of an alternative paving with colour contrast or line marking.
- A condition of any permit to issue will also require the grass block driveway to be replaced with a concrete driveway. It is acknowledged the grass block driveway was proposed to soften the appearance of the hardstand surface area, however this product does not have the same longevity as concrete and is difficult to maintain. It is important for this driveway to withstand the traffic movements of Dwellings 1, 3 and 4, and as such, it is considered appropriate to require this section of the driveway to be concrete.

### 5.4 Clause 55 – Two or More Dwellings on a Lot and Residential Buildings (ResCode)

#### **Neighbourhood Character and Infrastructure**

Neighbourhood Character – The development can comply with Neighbourhood Character, refer above.

Residential Policy – Complies, refer above.

Dwelling Diversity – Complies.

Integration with the Street – Complies.

#### **Site Layout and Building Massing**

Street Setback – Complies.

Building Height – Complies. Maximum height is 7.4m.

Site Cover/Permeability – Complies.

Energy Efficiency – Complies.

Open Space – Not applicable.

Safety – Complies.

Landscaping – Complies, a condition of any permit to issue will require landscape plans to the satisfaction of the Responsible Authority.

Access – Complies.

Parking Location – Complies.

#### **Amenity Impacts**

Side and rear setbacks – Complies.

Walls on boundaries – Complies.



## Attachment 1

Daylight to existing windows/north facing windows – Complies.

North-facing windows – Complies.

Overshadowing open space – Complies.

Overlooking – Can comply. Existing fencing details are not clear on the plans. A condition of any permit to issue will require boundary fencing to be a minimum 1.8m high. Windows on the upper floor level have been appropriate screened, or provided with a sill height of at least 1.7m above FFL.

Noise Impacts – Complies.

### **On-Site Amenity and Facilities**

Accessibility – Complies.

Daylight to new windows – Complies.

Private Open Space – Complies.

Solar access – Complies.

Storage – Complies.

### **Detailed Design**

Design Detail – Complies.

Common Property – Complies.

Site Services – Can comply. Details of letterboxes and meterboxes will be required as permit of any permit to issue.

Front fence – Complies.

## 5.5 General Decision Guidelines

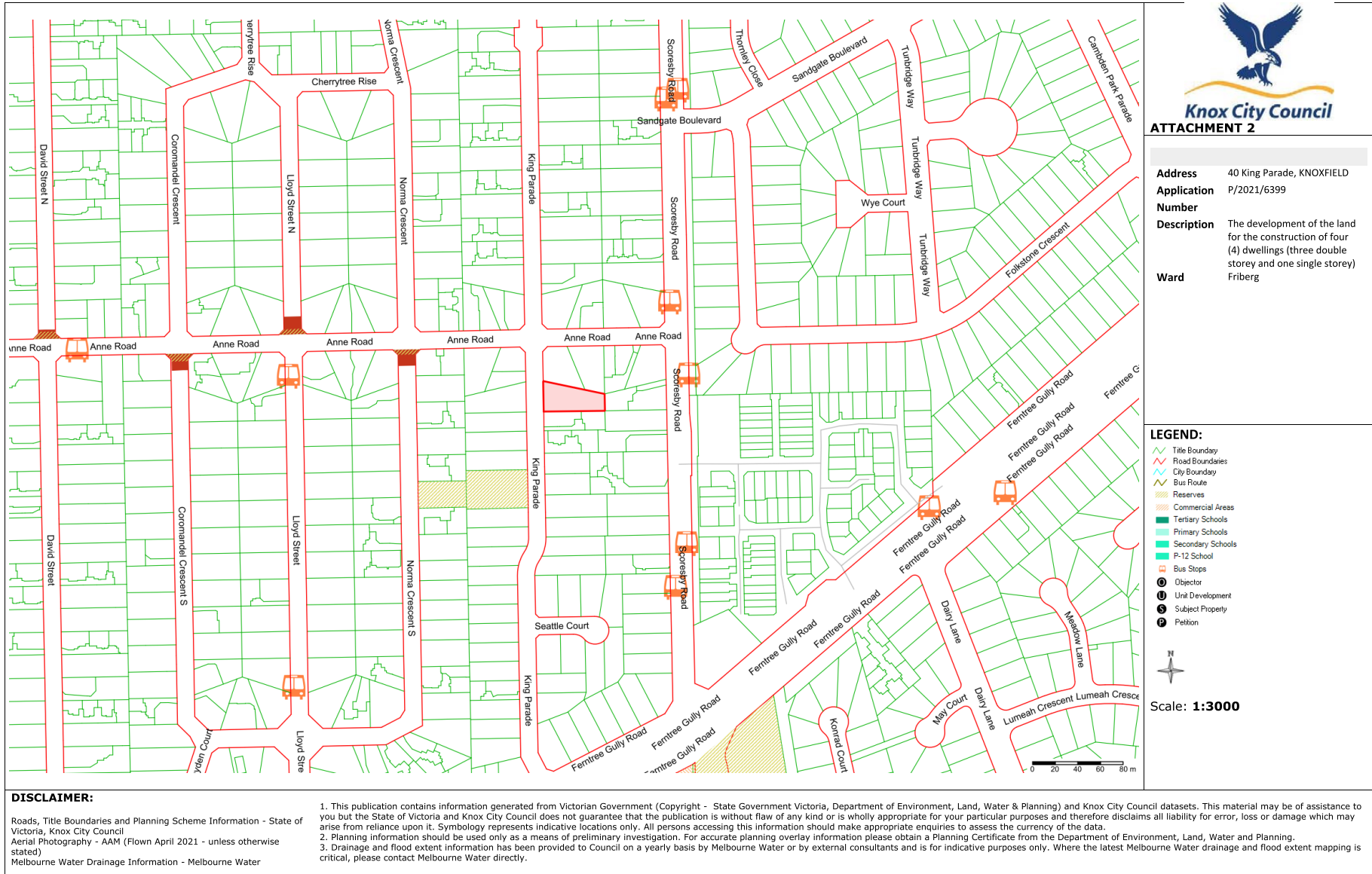
Clause 65 of the Knox Planning Scheme and Section 60 of the *Planning and Environment Act 1987* set out decision guidelines/matters which the responsible authority must consider when deciding any planning application.

- The decision guidelines of Clause 65 of the Knox Planning Scheme and Section 60 of the Planning and Environment Act (1987) have been appropriately considered.

## 6. Conclusion

Clause 10.04 of the Knox Planning Scheme requires Council to balance relative policy objectives when making decisions to ensure resulting development is sustainable and achieves a net community gain. In this context, the proposal is considered appropriate, given the following:

- The development is consistent with State Policy, Clause 21.05 (Built Environment and Heritage), Clause 21.06 (Housing), Clause 22.04 (Environmentally Sustainable Development), and Clause 22.07 (Development in Residential Areas and Neighbourhood Character Policy) of the Knox Planning Scheme.
- The proposal complies with the Neighbourhood Residential Zone - Schedule 4.
- The development is compliant with ResCode (Clause 55 of the Knox Planning Scheme).
- Subject to conditions, the development will provide an appropriate balance between the need for additional housing within an established residential area while ensuring the amenity of occupants and adjoining residents is not compromised.



**Address** 40 King Parade, KNOXFIELD  
**Application Number** P/2021/6399  
**Description** The development of the land for the construction of four (4) dwellings (three double storey and one single storey)  
**Ward** Friberg

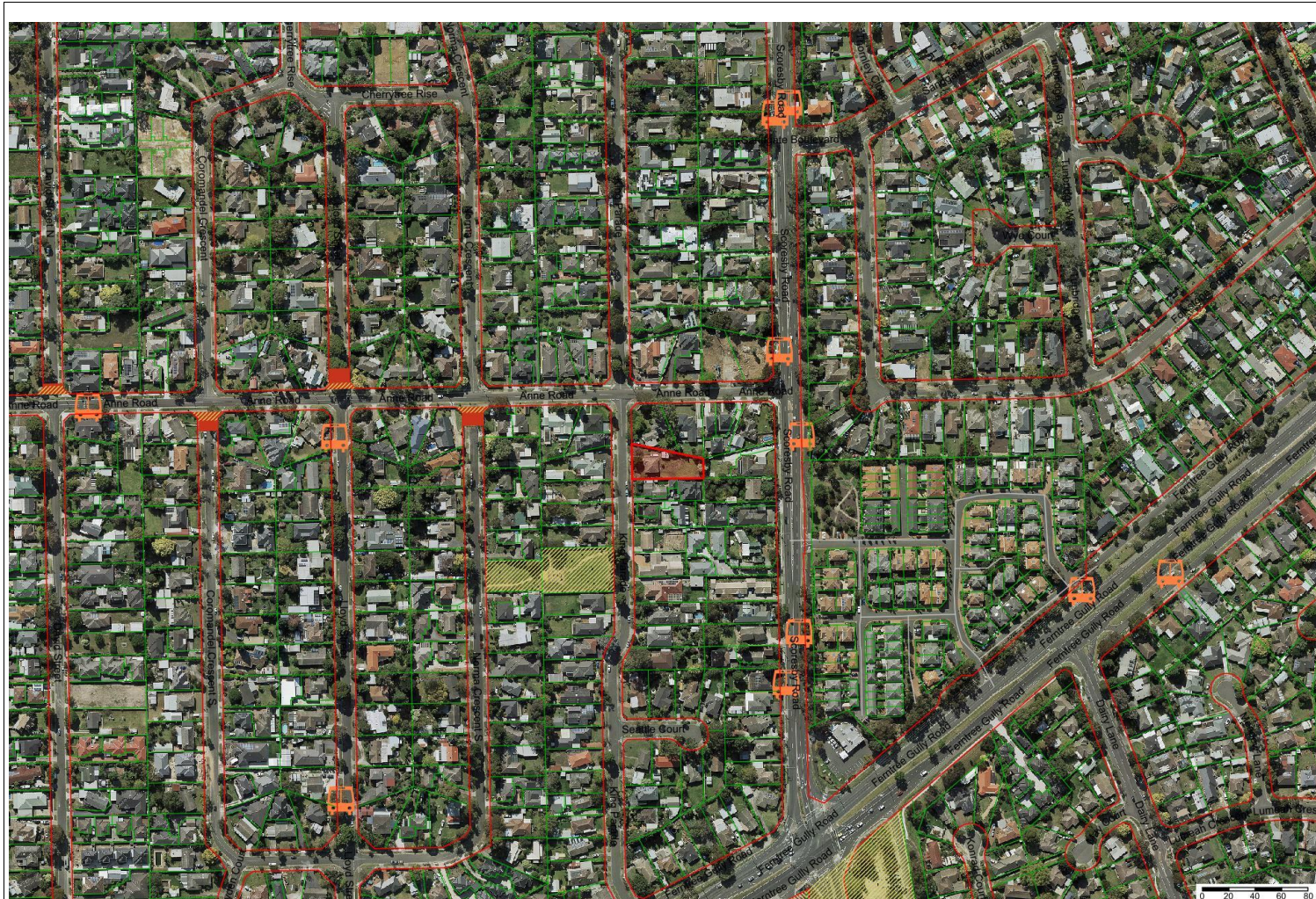
- LEGEND:**
- Title Boundary
  - Road Boundaries
  - City Boundary
  - Bus Route
  - Reserves
  - Commercial Areas
  - Tertiary Schools
  - Primary Schools
  - Secondary Schools
  - P-12 School
  - Bus Stops
  - ⓪ Objector
  - ⓪ Unit Development
  - ⓪ Subject Property
  - ⓪ Petition

Scale: 1:3000

**DISCLAIMER:**

Roads, Title Boundaries and Planning Scheme Information - State of Victoria, Knox City Council  
 Aerial Photography - AAM (Flown April 2021 - unless otherwise stated)  
 Melbourne Water Drainage Information - Melbourne Water

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3. Drainage and flood extent information has been provided to Council on a yearly basis by Melbourne Water or by external consultants and is for indicative purposes only. Where the latest Melbourne Water drainage and flood extent mapping is critical, please contact Melbourne Water directly.



**Knox City Council**  
**ATTACHMENT 2**

<b>Address</b>	40 King Parade, KNOXFIELD
<b>Application Number</b>	P/2021/6399
<b>Description</b>	The development of the land for the construction of four (4) dwellings (three double storey and one single storey)
<b>Ward</b>	Friberg

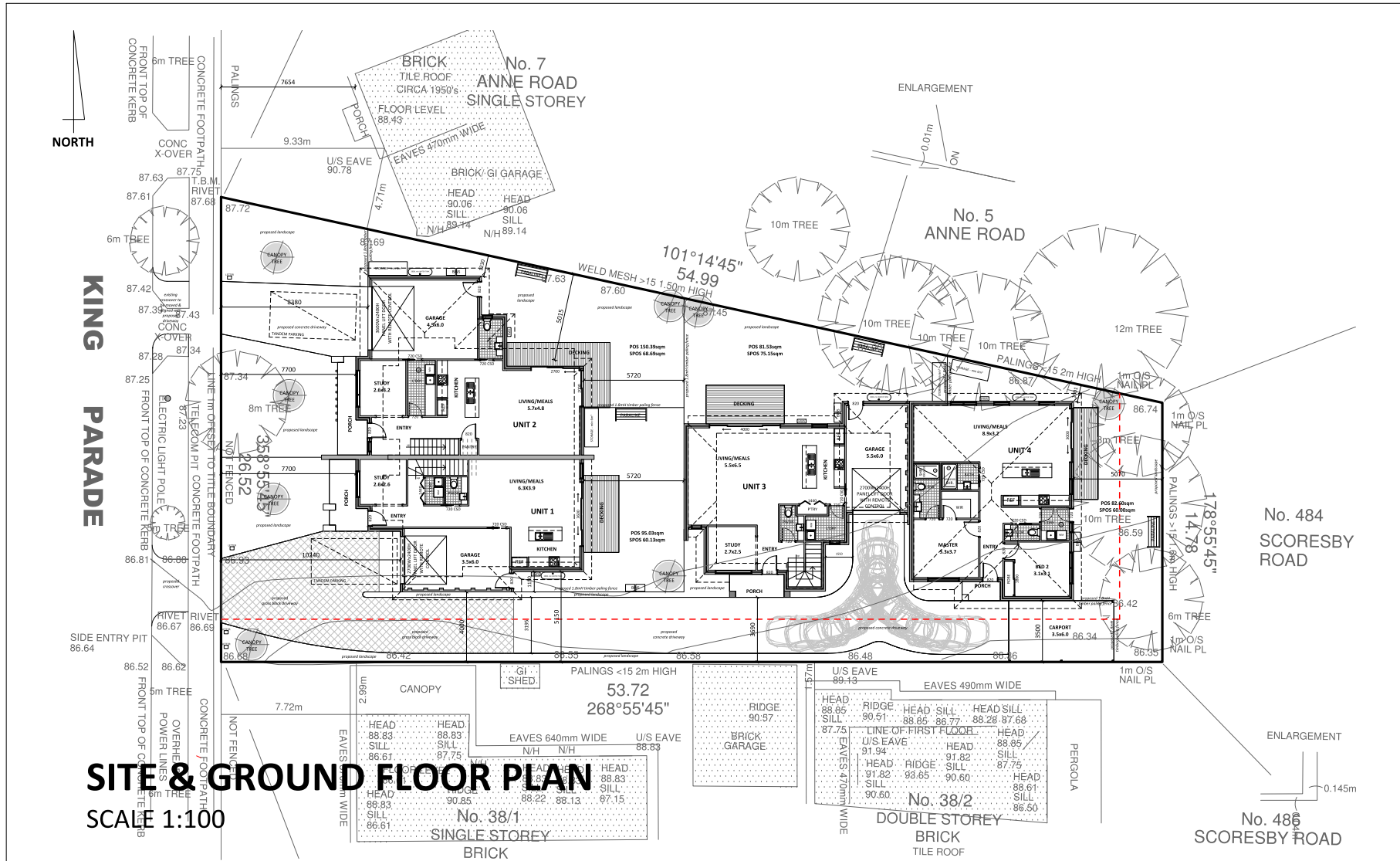
- LEGEND:**
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  - ⊙ Objector
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  - ⊙ Subject Property
  - ⊙ Petition

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Scale: **1:3000**

**DISCLAIMER:**

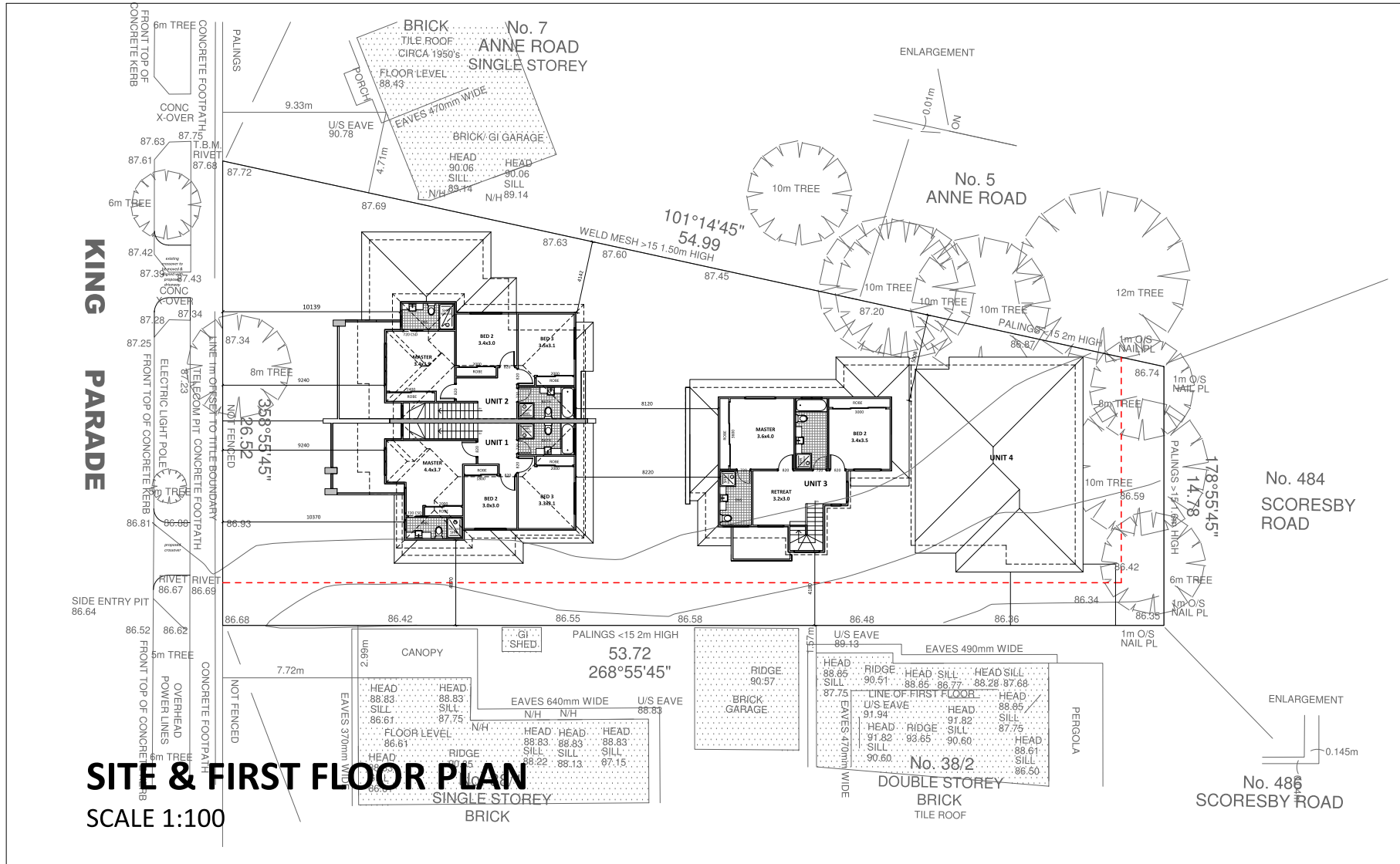
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**SITE & GROUND FLOOR PLAN**  
SCALE 1:100

<b>Project:</b> PROPOSED FOUR UNIT DEVELOPMENT  <b>Address:</b> 40 KING PARADE KNOXFIELD VIC 3180	<b>Client:</b> [REDACTED]	<b>Important Notes:</b> These drawings must not be scaled. Figure dimensions take precedence. It is the builders and all sub-contractors responsibility to verify all dimensions, levels and existing conditions on site prior to commencement to any works and ordering of materials. Any discrepancies are to be reported to this office immediately. This drawings shall not be altered in any form without the written permission from 2 Form Consulting.  Copyright on these drawings and associated documentation is own by 2 Form Consulting. Reproduction in part or in whole of these drawings and associated documentation without the permission of 2 Form Consulting, will constitute an infringement of copyright. Remedies of infringement of copyright will be taken in accordance with the provision of the Copyright Act 1968. All windows and door sizes to be verify on site prior to ordering.	<b>Issue:</b> [REDACTED]	<b>Revision Description:</b> [REDACTED]	<b>Date:</b> [REDACTED]	<b>Building Area:</b> [REDACTED]	<b>Drawn:</b> TS	<b>Checked:</b> RT	<b>2Form Consulting Pty Ltd</b>  PO Box 430 Yarraville vic 3013 [REDACTED]
	<b>Drawing:</b> TOWN PLANNING		<b>Scale:</b> 1:100 @A1	<b>Date:</b> 29/10/2021	<b>Page:</b> 03 / 10	<b>Job Number:</b> - / 2021			



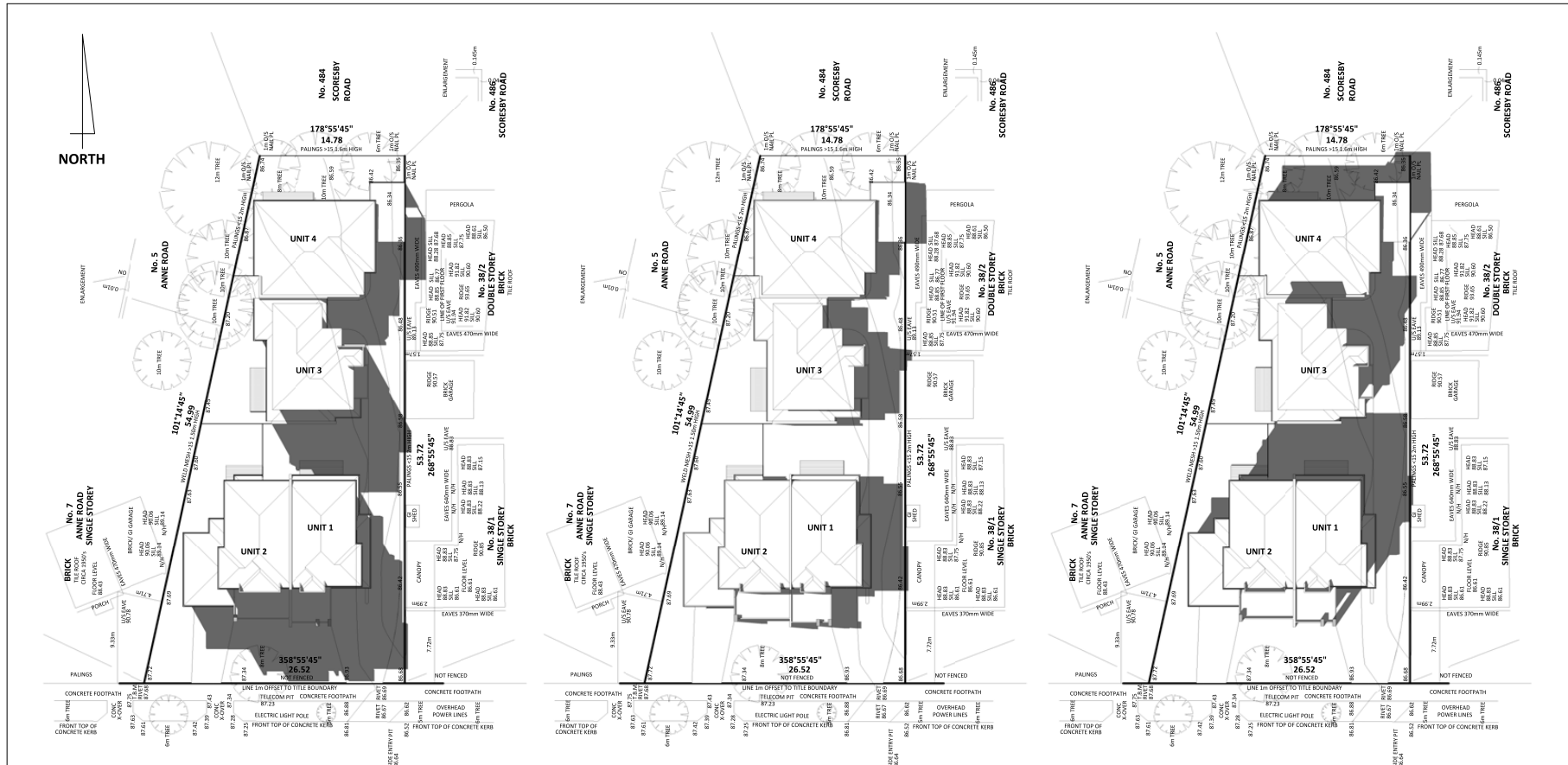
**SITE & FIRST FLOOR PLAN**  
SCALE 1:100

<b>Project:</b> PROPOSED FOUR UNIT DEVELOPMENT  <b>Address:</b> 40 KING PARADE KNOXFIELD VIC 3180	<b>Client:</b> 	<b>Important Notes:</b> These drawings must not be scaled. Figure dimensions take precedence. It is the builders and all sub-contractors responsibility to verify all dimensions, levels and existing conditions on site prior to commencement to any works and ordering of materials. Any discrepancies are to be reported to this office immediately. This drawings shall not be altered in any form without the written permission from 2 Form Consulting.  Copyright on these drawings and associated documentation is own by 2 Form Consulting. Reproduction in part or in whole of these drawings and associated documentation without the permission of 2 Form Consulting, will constitute an infringement of copyright. Remedies of infringement of copyright will be taken in accordance with the provision of the Copyright Act 1968. All windows and door sizes to be verify on site prior to ordering.	<b>Issue:</b> [Empty]	<b>Revision Description:</b> [Empty]	<b>Date:</b> [Empty]	<b>Building Area:</b> [Empty]	<b>Drawn:</b> TS	<b>Checked:</b> RT
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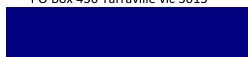


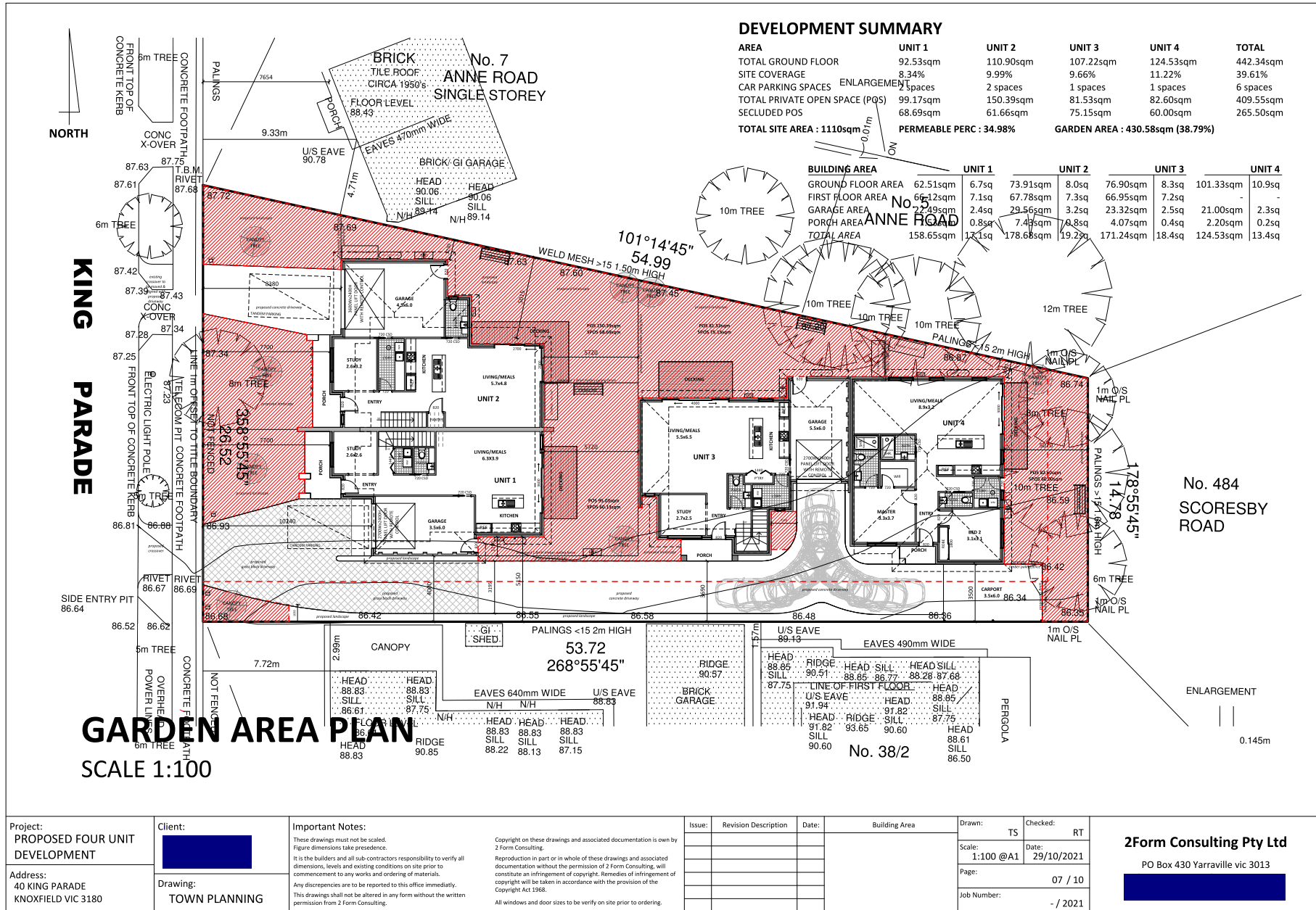


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 SEPTEMBER EQUINOX  
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**KING PARADE**  
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<b>Project:</b> PROPOSED FOUR UNIT DEVELOPMENT	<b>Client:</b> 	<b>Important Notes:</b> These drawings must not be scaled. Figure dimensions take precedence. It is the builders and all sub-contractors responsibility to verify all dimensions, levels and existing conditions on site prior to commencement to any works and ordering of materials. Any discrepancies are to be reported to this office immediately. This drawings shall not be altered in any form without the written permission from 2 Form Consulting. Copyright on these drawings and associated documentation is own by 2 Form Consulting. Reproduction in part or in whole of these drawings and associated documentation without the permission of 2 Form Consulting, will constitute an infringement of copyright. Remedies of infringement of copyright will be taken in accordance with the provision of the Copyright Act 1968. All windows and door sizes to be verify on site prior to ordering.	<table border="1"> <thead> <tr> <th>Issue:</th> <th>Revision Description</th> <th>Date:</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	Issue:	Revision Description	Date:													Building Area	<table border="1"> <tr> <td>Drawn:</td> <td>TS</td> <td>Checked:</td> <td>RT</td> </tr> <tr> <td>Scale:</td> <td>1:100 @A1</td> <td>Date:</td> <td>29/10/2021</td> </tr> <tr> <td>Page:</td> <td></td> <td></td> <td>06 / 10</td> </tr> <tr> <td>Job Number:</td> <td></td> <td></td> <td>- / 2021</td> </tr> </table>	Drawn:	TS	Checked:	RT	Scale:	1:100 @A1	Date:	29/10/2021	Page:			06 / 10	Job Number:			- / 2021	<p><b>2Form Consulting Pty Ltd</b>                  PO Box 430 Yarraville vic 3013</p> 
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## 6.3 Knox Planning Policy Framework (PPF)

**SUMMARY:** Senior Strategic Planner, City Futures, Patrick Dubuc

**A draft translation of the local planning policy content of the Knox Planning Scheme has been prepared to meet the obligations of the new Victorian Planning Policy Framework. This translated version represents a policy neutral approach with no loss of existing policy content. This document will act as Council's endorsed position to be submitted to the Department of Environment, Land, Water, and Planning (DELWP) to be considered as part of a Ministerial Amendment to bring the Knox Planning Scheme into the new format.**

### **RECOMMENDATION**

**That Council:**

- 1. Endorses the proposed policy neutral translation of the Local Planning Policy Framework (LPPF) section of the Knox Planning Scheme into the new Planning Policy Framework (PPF), generally in accordance with Attachment 2.**
- 2. Authorises the CEO (or an officer of their choosing) to make minor factual and wording adjustments (if required), generally in accordance with Attachment 2, prior to submission of the endorsed Knox PPF to the Minister for Planning.**
- 3. Notes that the Knox Source Destination document (Attachment 1) as the evidence base and the endorsed Knox PPF (Attachment 2) will be submitted to the Minister for Planning as Council's preferred version for incorporation into the Knox Planning Scheme.**
- 4. Notes that written correspondence will be provided to the Minister for Planning advising of Council's support for the translation of the Knox Local Planning Policy Framework (LPPF) into the new Planning Policy Framework (PPF) to be undertaken as a Ministerial Amendment under section 20(4) of the *Planning and Environment Act 1987*.**

### **1. INTRODUCTION**

In 2018, the Department of Environment, Land, Water and Planning (DELWP) introduced a new Planning Policy Framework (PPF) into the Victoria Planning Provisions (VPPs) for all Victorian planning schemes through Ministerial Amendment VC148.

The PPF translation is part of several State Government planning reforms to make Victoria's planning system more efficient and accessible. Being delivered in three stages, the initiatives include reforming the Victorian planning system, automating the planning scheme amendment process, digitising planning schemes and maps and PPF translations.

Subsequent to this, councils were required to revise their local planning policies to ensure they accord with and are translated into the new PPF format. The aim of the PPF reform is to:

- Undertake a "policy neutral" update to all planning schemes reflecting the new structure;
- Strengthen planning policy;
- Better align and integrate state and local planning policy;
- Make policy easier to navigate and use;
- Ensure that policy is consistent and concise; and
- Simplify the review and update of policy.

Council officers have since completed a policy neutral translation of the Knox Planning Scheme into the new PPF format. The translated draft Knox PPF was provided to DELWP in November 2021 as an officer draft subject to Council's endorsement. Also, as a result of Councillor feedback, the

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Vision section at Clause 02.02 of the PPF (**Attachment 2**) has been updated to reflect the new Council Plan 2021-2025 adopted on 25 October 2021.

The purpose of this report is to seek endorsement of the translated version to be submitted to DELWP.

### 1.1 Background

The VPPs were revised by the State Government as part of Amendment VC148 in July 2018, which established a new structure for State, Regional and Local Planning Policies organised under key themes. In particular, Amendment VC148 introduced a new Planning Policy Framework (PPF) to improve the operation of planning policy in planning schemes.

The PPF is the policy content of planning schemes and provides for three tiers of integrated planning policy: Statewide, Regional and Local (see Figure 1 below).

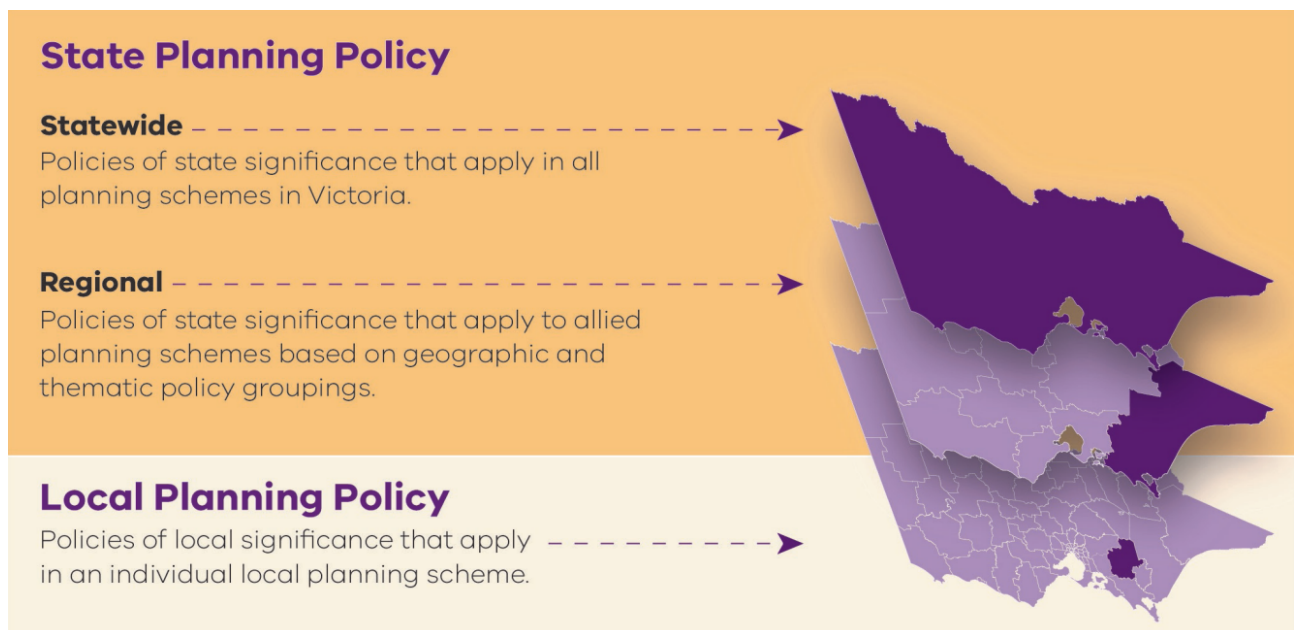


Figure 1: Planning Policy Framework

All State, Regional and Local Policies are grouped together under the following key themes:

- Clause 11: Settlement
- Clause 12: Environmental and Landscape Values
- Clause 13: Environmental Risks and Amenity
- Clause 14: Natural Resource Management
- Clause 15: Built Form and Heritage
- Clause 16: Housing
- Clause 17: Economic Development
- Clause 18: Transport
- Clause 19: Infrastructure

Consequently, the PPF enables and requires all policy content in planning schemes to be merged into a consistent policy structure under these themes.

The policy content within the PPF is further complemented by a Municipal Planning Strategy (MPS) at Clause 2. The MPS is a succinct expression of the overarching strategic directions for the municipality whilst the PPF provides detailed policy directions. Together the PPF and the MPS forms the strategic foundation of a planning scheme.

This structure is consistent across all Victorian Planning Schemes. These changes have been made in order to:

- Strengthen and elevate the importance of State Policy, which in the past has been dominated by local policies, and often been neglected in decision-making.
- Better align and integrate State, Regional and Local planning policy and to ensure State and Local policies are not considered in isolation and avoid duplication of content. The intent is to combine the three streams of policy into one and provide a direct 'line of sight' for each policy issue.
- Ensure that policy is consistent, concise, and simplifies the review and update of policy.

Whilst Amendment VC148 introduced the new Planning Policy Framework i.e. State and Regional policies, it did not at that time translate Council's Local Planning Policy Framework (LPPF) or the Municipal Strategic Statement (MSS) into the new framework.

This translation of local policy into the new PPF structure became a requirement for all councils to undertake. The translation process is currently progressing across all Victorian planning schemes and has required significant input from Council officers. Councils undertaking a policy neutral translation of their schemes are afforded the opportunity to utilise a fast-tracked Ministerial amendment process. This is the process used by most councils.

## **2. DISCUSSION**

### **2.1 Knox PPF - Translation Process**

The translation process for Knox began with DELWP officers undertaking the first draft of the translation of the Knox Planning Scheme in 2019. Council officers worked collaboratively with DELWP and have been actively involved in reviewing several drafts and providing feedback. This was a protracted and resource intensive process over 12-18 months, involving negotiations between Council officers and DELWP to ensure that the translation reflected a clear narrative that meets the translation requirements, but also did not result in any loss of policy direction or intent while maintaining a policy neutral approach.

Generally, across the State there have been varying levels of difficulty in undertaking the PPF translation of schemes. This is due to a range of factors, including in Knox's case, the level of sophistication and specificity (e.g. Dandenong Foothills policy) that Council's planning scheme has, the high level of integration between the LPPF and the zones and overlays, and the high degree of ownership of the scheme by Council.

The key issues associated with the early drafts of Knox Planning Scheme translation by DELWP include:

- How the settlement narrative for Knox was expressed including:
  - the content of the new Activity Centres Policy; and
  - the content of the Land for Business Policy.
- Recognising that the significance of the Dandenong Foothills outweighs the need for urban consolidation and the use of the Significant Landscape Overlays (SLOs) in managing application requirements.
- Ensuring that the intent of the signage policy is maintained.
- Concerns with wording changes and deletions that might lose or confuse policy intent.

The translation of the LPPF for Knox presented these challenges because of its size and complexity and required validation and review by an independent planning consultant.

Cazz Redding from Redink Planning was engaged as an independent expert to assist Knox in resolving these issues and review the translation process. Redink Planning has had experience translating schemes for several Victorian councils and is well regarded by DELWP as a planning professional involved with the Planning Institute of Australia in education and mentoring, with the Victorian Government via the Land Advisory Committee and as a part-time member at Planning Panels Victoria.

Redink Planning as Council's consultant has since reviewed and finalised Knox's PPF and provided the following documents:

- **Attachment 1** – Source Destination Document - is a complete tracked change version of the existing Knox LPPF illustrating the destination for every policy included in the existing planning scheme in the new MPS and PPF. It also shows where content has been deleted as it did not meet the Department's 'rules' for translation.
- **Attachment 2** – Draft Knox PPF – is the translated Knox PPF that will be submitted to DELWP subject to Council endorsement.

Council officers are confident that the translation now includes:

- No loss of policy content;
- Simpler planning policies with less repetition; and
- Policy that is focused on land use and development.

Collectively, the attachments provide all the information and evidence for how the Knox Planning Scheme has been translated in a policy neutral manner in accordance with DELWP guidelines.

## 2.2 Knox PPF - Policy Neutral Translation

A policy neutral translation means that the translation has been undertaken without changing the current content of the planning scheme. While the new PPF structure is substantially different from the previous LPPF, no new policy directions have been included or existing directions omitted.

The translation has adhered to the 'rules' established by DELWP and detailed in 'A Practitioners Guide to the Victoria Planning Scheme'.

In brief, these rules make reference to:

- Provisions must be within the scope of the objectives and power of the *Planning and Environment Act 1987*;
- Provisions must implement the objectives of planning and be supported by a sound strategic planning and policy basis;
- Removing the 'policy basis', 'application requirements' and 'decision guidelines' sections of all local policies;
- Removing policy content which does not relate to land use or development applications;
- Removing content which repeats or contradicts State planning policy or other policy content;
- Removing any content which is ambiguous or not clear;
- Providing consistent drafting and formatting rules aligned with the translation manual; and
- Removing non-planning related strategies.

At the Councillor's Issues Briefing it identified that the vision of the new Council Plan 2021-2025 could be incorporated into the translated document. Officers understand that while this is a policy neutral translation, it is possible to include a Council Plan vision considering it has been adopted under the *Local Government Act 2020* and has been informed by extensive stakeholder and community engagement. Inclusion of an updated Council Plan vision has been supported by DELWP for numerous other PPF translations that have been approved or are waiting to be approved.

The 'Practitioners Guide to the Victoria Planning Scheme' states that where the Planning Scheme vision is derived from a vision statement sourced outside the planning scheme (such as a Council Plan), it needs to cover elements that are related to land use and development. The updated Vision at Clause 02.02 of the PPF has been extracted from the adopted Council Plan 2021-2025 and is translated to focus on land use and development components of the Council Plan vision, in accordance with the above guide.

### **2.3 Knox PPF – Summary of Changes**

The majority of the Municipal Strategic Statement and Local Policies in the Knox Planning Scheme have been translated into the new format of the Municipal Planning Statement (MPS) and the Planning Policy Framework (PPF).

The translation has not necessarily provided a like for like translation. Therefore, existing clauses have been pulled apart and placed under the relevant clause headings to fit within the key themes established by the State and Regional planning policies. **Attachment 3** summarises in general terms where particular themes can be found. The change to the Vision reflecting the Council Plan 2021-2025 is also identified in this attachment.

### **2.4 Knox PPF - Next Steps**

The original deadline for all translations to be finalised was June 2021. However, delays in the roll out of the translations and implementation by DELWP has meant the translation process remains ongoing. To date, based on information on DELWP's webpage, within the metropolitan area:

- 5 councils have had their PPF approved and gazetted (Whittlesea, Nillumbik, Moreland, Moonee Valley, Bayside).
- 9 translations have been completed and are awaiting a final decision by the Minister.
- 11 translations are still in progress (including Knox).
- 3 councils have received authorisation to exhibit their new PPF as their translation is not policy neutral.

In a letter to Council dated 28 October 2021, DELWP advised that it intends to have all remaining PPF translations undergo final assessment by the end of 2021 and sought Council's position on final draft PPF by 17 December 2021. In November 2021 officers submitted to DELWP an officer view of the preferred final form of the PPF (**Attachment 2**) noting that the draft is subject to Council consideration and adoption.

Subject to Council's endorsement of the draft Knox PPF, DELWP is supportive of translating the Knox Planning Scheme as a Ministerial Amendment under section 20(4) to the *Planning and Environment Act 1987*. This is the approach being taken by DELWP for all PPF translations which



are considered policy neutral and the majority of PPF translations have been implemented using this fast-track process. Under a 20(4) Amendment, the Minister for Planning assumes the role of planning authority and exempts himself from the formal notification requirements of Sections 17, 18 and 19 of the Act.

### **3. CONSULTATION**

Key internal Council departments including Statutory Planning and Knox Central were consulted through the translation process. The Planning Policy Framework translation does not require any additional consultation and is a purely administrative process translating existing content of the Knox Planning Scheme without any change of its intent. Progress on the Knox Planning Policy Framework translation project has been communicated regularly to Councillors through the City Strategy and Integrity Bulletin.

### **4. CLIMATE CHANGE CONSIDERATIONS**

Implementation of Knox PPF translation will have no direct implications or has no immediate impact upon Council's Net Zero 2030 target, the Community Net Zero 2040, exposure to climate risks or climate change adaptation.

The draft Knox Planning Policy Framework (PPF) followed a policy neutral translation process. As such, it is a purely administrative step that maintains the status quo with no loss of existing policy content and no addition of new policies.

Administratively, the completion and implementation of the Knox PPF will result in a simpler framework that better aligns State and local policy with greater ease of navigation and will facilitate future reviews of the Knox Planning Scheme.

### **5. ENVIRONMENTAL / AMENITY CONSIDERATIONS**

There are no environmental/amenity risks arising from the policy neutral translation of the Planning Policy Framework.

### **6. FINANCIAL & ECONOMIC IMPLICATIONS**

The resourcing and financing of this project has been accommodated within the existing City Futures budget. A significant proportion of the PPF translation has also been resourced by DELWP who will be preparing the planning scheme amendment, once adopted by Council.

### **7. SOCIAL IMPLICATIONS**

The translated Planning Policy Framework will strengthen decision-making and readability of the Knox Planning Scheme by improving the connection between State, Regional and Local policies. The new PPF will make the content of the Knox Planning Scheme clearer, more concise, and reachable to a wider audience.

### **8. RELEVANCE TO KNOX COUNCIL PLAN 2021-2025**

#### **Civic Engagement & Integrity**

Strategy 5.3 - Ensure our processes are transparent and decisions are accountable.

## **9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

## **10. CONFIDENTIALITY**

There is no content in this report that meets the definition of confidential information from the *Local Government Act 2020*.

**Report Prepared By:** Senior Strategic Planner, Patrick Dubuc  
**Report Authorised By:** Director, City Strategy and Integrity, Matt Kelleher

### **Attachments**

1. Attachment 1 - Version 8.3 Knox Source and Destination document [6.3.1 - 161 pages]
2. Attachment 2 - Version 8.3 Knox complete Translation January 2022 Council [6.3.2 - 175 pages]
3. Attachment 3 - Knox PPF Summary of Changes [6.3.3 - 3 pages]

KNOX PLANNING SCHEME

**21 MUNICIPAL STRATEGIC STATEMENT**

## KNOX PLANNING SCHEME

**21.01 MUNICIPAL PROFILE****21.01-1 Snapshot of Knox**

Located in the eastern subregion of metropolitan Melbourne 25 kilometres east of Melbourne, the City of Knox is an established urban municipality that covers 114 square kilometres. The municipality contains the suburbs of Bayswater, Boronia, Ferntree Gully, Knoxfield, Lysterfield (part of), Rowville, Sassafra (part of), Scoresby, The Basin, Upper Ferntree Gully, Wantirna and Wantirna South.[\[21.01-1-p1\]](#) [\[02.01 Context\]](#)

Knox City Council acknowledges the traditional custodians of the City of Knox, the Wurundjeri and the Bunurong people of the Kulin Nation.[\[21.01-1-p2\]](#) [\[02.01 Context\]](#)

The City of Knox is situated between the Dandenong Creek Valley and the Dandenong Foothills: a regionally significant environmental and landscape feature, defining the character and image of Knox. These open spaces, along with the Dandenong Valley Regional Parklands and Lysterfield Hills, provide important recreational, open space and environmental benefits to the broader community.[\[21.01-1-p3\]](#) [\[02.01 Context\]](#)

~~Parts of Knox are at risk from bushfire, at the interface between the urban area and the foothills of the Dandenong Ranges and Lysterfield located along the eastern and south-eastern boundary of the municipality.~~[\[21.01-1-p4\]](#) [\[Delete, repeated in 02.03-3 Environmental risks and amenity\]](#)

Knox is renowned for its residential lifestyle, employment opportunities and social and recreational attributes. People in Knox enjoy relatively good levels of health and wellbeing with good access to community and leisure facilities and services.[\[21.01-1-p5\]](#) [\[02.01 Context\]](#)

In 2016 the estimated resident population of Knox was 160,665 people (ABS 2016). From 2016 to 2036 the population of Knox is expected to grow to a population of 184,821 with the number of new dwellings forecast to increase by 12,658 (id, November 2017).[\[21.01-1-p6\]](#) [\[02.01 Context\]](#)

The Knox community is diversifying and ageing. Knox's dominant household type remains families with children, with the number of children (and their parents) forecast to increase over the next 20 years. However, the number of people at post-retirement age is growing quickly and forecast to nearly double between 2016 and 2036. This will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households up just over half of all households in Knox within 20 years.[\[21.01-1-p7\]](#) [\[02.01 Context\]](#)

~~With an increase in population and demographic diversity, the City of Knox will continue to play an important role in housing provision and diversity.~~[\[21.01-1-p8\]](#) [\[Delete, descriptive wording unnecessary\]](#)

Knox is a high employment generator. In 2016 55,800 people worked in Knox. Over the next twenty years approximately 15,000 new jobs are anticipated. Over two-thirds of employment is located within Knox's industrial and commercial employment land locations and activity centres, with the largest clusters being the five 'Significant Business Locations' of: Scoresby-Rowville-Knoxfield; Bayswater Business Precinct/Bayswater Activity Centre, Knox Central, Burwood Highway East Corridor and Wantirna Health Precinct.[\[21.01-1-p9\]](#) [\[02.01 Context\]](#)

~~The Scoresby-Rowville-Knoxfield cluster serves a regional and local business catchment. The Bayswater Business Precinct is regionally and locally significant and spans across three municipalities. The Wantirna Health Precinct is contributing as an employment centre and provider of health, community and education services of State significance.~~[\[21.01-1-p10\]](#) [\[Delete, descriptive text unnecessary\]](#)

The Knox workforce operates across a diverse range of industry sectors with the highest employment industry sectors being manufacturing, retail trade, wholesale trade and healthcare and social assistance and professional, scientific and technical services.[\[21.01-1-p11\]](#) [\[02.01 Context\]](#)

~~The Knox Central Activity Centre will continue to provide a regional retail, entertainment, recreational and civic focus for Knox and Melbourne's outer east with significant opportunities for mixed-use and residential development. The Bayswater, Boronia and Rowville Activity Centres are a target for investment and change in retail, office, service and housing provision for the Knox community.~~[\[21.01-1-p12\]](#) [\[Delete, descriptive text unnecessary\]](#)

The Knox workforce operates across a range of industry sectors. Manufacturing is expected to remain as Knox's largest industry for employment over the next twenty years. Industries expected to have the most significant employment growth over this period are: professional, scientific and

## KNOX PLANNING SCHEME

technical services; health care and social assistance employment; retail trade; construction; and, education and training.[21.01-1-p13] [02.01 Context – merged]

The major arterial road network traversing Knox provides a high level of accessibility for employment and community activity with EastLink facilitating access for commuters from the south-east and providing direct access to and from the city. Although a predominantly car-based municipality, Knox's public transport network includes the Belgrave train line, SmartBus and local bus routes. The expansion of the train line to Rowville and extension of the tram network along Burwood Highway to the Knox Central Activity Centre have been identified by Knox City Council as priority future public transport projects.[21.01-1-p14] [02.01 Context – merged]

## 21.01-2 Key issues and influences

~~The following key planning issues and influences form the basis for the subsequent objectives, strategies and means of implementation outlined in Clauses 21.03 to 21.10. These issues cannot be considered in isolation and require a balanced assessment.~~[21.01-2-p1] [Deleted – descriptive text unnecessary]

~~The key planning issues and influences affecting the City of Knox are:~~[21.01-2-p2] [Deleted – descriptive text unnecessary]

### Environment and landscape values

- Protecting the Dandenong Foothills, Sites of Biological Significance and other areas of significant biological and landscape value from inappropriate development.[21.01-2-p3] [02-02 Strategic Directions – Green Wedges]
- Loss of vegetation, tree canopy and habitat eroding Knox's 'green and leafy' image.[21.01-2-p4] [02-03-2 Environmental and landscape values –covered by other Strategic Directions]
- ~~Habitat fragmentation.~~[21.01-2-p5] [Deleted, content unnecessary to inform decision making]

### Environmental risk

- Risk to life and property from bushfire.[21.01-2-p6] [02-03-2 Environmental risks and amenity]
- Increasing climate change effects including urban heat island, flooding and the increased severity of weather events. [02-03-2 Environmental risks and amenity, merged]  
Conflict between incompatible land uses as development occurs, with encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity.[21.01-2-p7] [02-03-2 Environmental risks and amenity – land use compatibility]

### Built environment and heritage

- Requiring high quality architecture, urban design and accessibility standards in development.[21.01-2-p8] [02-03-5 Built environment and heritage - urban design and building design strategic directions, merged]
- Facilitating a strong City character, identity, sense of place and culture.[21.01-2-p9] [02-03-5 Built environment and heritage – urban design and building design strategic directions]
- Achieving environmentally sustainable development.[21.01-2-p10] ] [02-03-5 Built environment and heritage – Sustainable development, merged]
- Incorporating safer design principles.[21.01-2-p11] [15.01-1L Urban design – Strategies, merged]
- Places of historic significance and Aboriginal cultural heritage need to be identified, assessed and protected.[21.01-2-p12] [02-03-5 Built environment and heritage – heritage merged]
- The visual impact of advertising signs.[21.01-2-p13] [02-03-5 Built environment and heritage – signs, merged]

## KNOX PLANNING SCHEME

- Development will be influenced by the Knox Housing Strategy 2015, outlining the preferred future character, housing types and design objectives for residential areas. [21.01-2-p14] [Text deleted, unnecessary]

**Housing**

- A growing population requires increased housing supply in Activity Areas, Local Living areas and some Strategic Investigation Sites outside of the Dandenong Foothills. [21.01-2-p15] [02-02-6 Housing - Location of residential development, blended]
- ~~Knox's community is ageing and diversifying, requiring more diverse and accessible housing options.~~ [21.01-2-p16] [deleted, descriptive wording unnecessary]
- ~~Knox's supply of social housing is below the Melbourne Metropolitan average.~~ [21.01-2-p17] [deleted, descriptive wording unnecessary]
- ~~Managing the density and scale of activity centres located in the Dandenong Foothills.~~ [21.01-2-p18] [deleted descriptive wording unnecessary]

**Economic development**

- The need to attract business investment to provide employment opportunities for the growing population. [21.01-2-p19] [02-03-7 Economic development – significant business locations strategic directions, merged]
- Maintaining a supply of business land. [21.01-2-p20] [02-03-7 Economic development – significant business locations strategic directions, merged]
- Development of other industries will assist in diversifying the Knox economy and support working locally. [21.01-2-p21] [02-03-7 Economic development – diversified economy, merged]
- ~~Changes to technology and its influence on the industrial and commercial sectors.~~ [21.01-2-p22] [deleted, descriptive wording unnecessary]
- The need to maintain a network of viable and accessible activity centres with local and regional catchments. [21.01-2-p23] [02.03-7 Economic development, deleted, covered in table]

**Community development**

- Enhancing the liveability of Knox. [21.01-2-p24] [15.01-4L Healthy and liveable neighbourhoods, merged]
- Providing a range of community facilities, infrastructure and open space to meet the needs of an increasing and ageing population and to support health and wellbeing. [21.01-2-p25] [02-03-9 Infrastructure, covered by infrastructure-specific strategic directions]
- Continued development of the Wantirna Health Precinct as a State significant health precinct that will serve a growing and ageing population. [21.01-2-p26] [02-03-9 Infrastructure – community infrastructure strategic directions]
- Minimising harmful social impacts from gaming and licensed premises. [21.01-2-p27] [02-03-3 Environmental risks and amenity – land use compatibility strategic directions]

**Transport and Infrastructure**

- Large parts of the municipality are poorly served by public transport. [21.01-2-p28] [02-03-8 Transport]
- Providing integrated transport options to reduce high rates of private car usage. [21.01-2-p29] [02-03-8 Transport – transport strategic directions]
- Linking and providing quality infrastructure for walking and cycling. [21.01-2-p30] [02-03-8 Transport – transport strategic directions]

## KNOX PLANNING SCHEME

- Improving accessibility and mobility for people of all abilities.[\[21.01-2-p31\]](#) [\[02-03-8 Transport – transport strategic directions\]](#)
- The need to fund new or upgraded infrastructure as a result of new development.[\[21.01-2-p32\]](#) [\[02-03-8 Transport – transport strategic directions, deleted, covered by other direction\]](#)
- Improving efficiency, reducing the impacts of stormwater run-off and protecting the ecological health of waterways and wetlands with integrated water management solutions.[\[21.01-2-p33\]](#) [\[02-03-9 Infrastructure – development infrastructure strategic directions, deleted, covered by other direction\]](#)

**References**

Knox Community and Council Plan 2017-2021 , Knox City Council (or as amended)[\[21.01-2-p34\]](#) [\[72.08 Background Documents\]](#)

Knox Land for Business Directions Plan , Knox City Council, Urban Enterprise, December 2018[\[21.01-2-p35\]](#) [\[72.08 Background Documents\]](#)

State of Knox Report , Knox City Council, 2016 (or as amended)[\[21.01-2-p36\]](#) [\[72.08 Background Documents\]](#)

## KNOX PLANNING SCHEME

**21.02 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:[\[21.02-p1\]](#) [\[02.02 Vision\]](#)

~~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.~~[\[21.02-p2\]](#) [\[Deleted, descriptive wording unnecessary\]](#)

~~The Plan identifies eight key goals and associated strategies forming the framework for progress towards Vision 2035:~~[\[21.02-p3\]](#) [\[Deleted, descriptive wording unnecessary\]](#)

- We value our natural and built environment:[\[21.02-p4\]](#) [\[02.02 Vision, merged\]](#)
  - Protect and enhance our natural environment.[\[21.02-p5\]](#) [\[02.02 Vision, merged\]](#)
  - Create a greener city with more large trees, indigenous flora and fauna.[\[21.02-p6\]](#) [\[02.02 Vision, merged\]](#)
  - Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure.[\[21.02-p7\]](#) [\[02.02 Vision, merged\]](#)
- We have housing to meet our changing needs:[\[21.02-p8\]](#) [\[02.02 Vision, merged\]](#)
  - Plan for a diversity of housing in appropriate locations.[\[21.02-p9\]](#) [\[02.02 Vision, merged\]](#)
  - Encourage high quality sustainable design.[\[21.02-p10\]](#) [\[02.02 Vision, merged\]](#)
  - Support the delivery of a range of housing that addresses housing and living affordability needs.[\[21.02-p11\]](#) [\[02.02 Vision, merged\]](#)
- We can move around easily:[\[21.02-p12\]](#) [\[02.02 Vision, merged\]](#)
  - Enable improved transport choices supported by integrated and sustainable transport systems and infrastructure.[\[21.02-p13\]](#) [\[02.02 Vision, merged\]](#)
  - Improve bike and footpath connectivity, including identifying gaps between existing bike routes, footpaths and key places.[\[21.02-p14\]](#) [\[02.02 Vision, merged\]](#)
- We are safe and secure:[\[21.02-p15\]](#) [\[02.02 Vision, merged\]](#)
  - Encourage and support the community to take responsibility for their own safety, and the safety of others.[\[21.02-p16\]](#) [\[02.02 Vision, merged\]](#)
  - Enhance community connectedness opportunities to improve perceptions of safety.[\[21.02-p17\]](#) [\[02.02 Vision, merged\]](#)
  - Maintain and manage the safety of the natural and built environment.[\[21.02-p18\]](#) [\[02.02 Vision, merged\]](#)
  - Protect and promote public health, safety and amenity.[\[21.02-p19\]](#) [\[02.02 Vision, merged\]](#)
  - Support the provision of emergency services.[\[21.02-p20\]](#) [\[02.02 Vision, merged\]](#)
- We have a strong regional economy, local employment and learning opportunities:[\[21.02-p21\]](#) [\[02.02 Vision, merged\]](#)
  - 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.[\[21.02-p22\]](#) [\[02.02 Vision, merged\]](#)
  - 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.[\[21.02-p23\]](#) [\[02.02 Vision, merged\]](#)
  - Promote and improve infrastructure and technology within the municipality and enhance strategic employment places for business.[\[21.02-p24\]](#) [\[02.02 Vision, merged\]](#)



## KNOX PLANNING SCHEME

- Increase and strengthen local opportunities for lifelong learning, formal education pathways and skills development to improve economic capacity of the community. [21.02-p25] [Deleted, not planning]
- ~~We are healthy, happy and well.~~ [21.02-p26] [Deleted, not planning]
  - ~~Mitigate lifestyle risks such as smoking, risky alcohol consumption and drug use, obesity, lack of physical activity and poor nutrition.~~ [21.02-p27] [Deleted, not planning]
  - ~~Support the community to enable positive physical and mental health.~~ [21.02-p28] [Deleted, not planning]
- ~~We are inclusive, feel a sense of belonging and value our identity.~~ [21.02-p29] [Deleted, not planning]
  - Protect and preserve our local cultural heritage. [21.02-p30] [02.02 Vision, merged]
  - ~~Celebrate our diverse community.~~ [21.02-p31] [Deleted, not planning]
  - ~~Strengthen community connections.~~ [21.02-p32] [Deleted, not planning]
  - ~~Promote and celebrate the contribution of our volunteers.~~ [21.02-p33] [Deleted, not planning]
- ~~We have confidence in decision making.~~ [21.02-p34] [Deleted, not planning]
  - ~~Build, strengthen and promote good governance practices across government and community organisations.~~ [21.02-p35] [Deleted, not planning]
  - ~~Enable the community to participate in a wide range of engagement activities.~~ [21.02-p36] [Deleted, not planning]

~~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-p37] [Deleted, not planning]

## 21.02-2 Strategic Framework Plan

~~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:~~ [21.02-2-p1] [Deleted, not planning]

- Creating a network of activity centres, with preferred roles in accommodating retail, employment, housing and civic functions. [21.02-2-p2] [02.03-7 Economic development]
- Identifying Strategic Investigation Sites as opportunities to potentially accommodate a range of future housing, retail and employment uses. [21.02-2-p3] [02.03-7 Economic development – significant business location strategic directions]
- 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. [21.02-2-p4] [02.03-6 Housing – Location of residential development strategic directions]
- 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. [21.02-2-p5] [02.03-7 Economic development – significant business location strategic directions]
- Protecting major environmental and landscape features, including the Dandenong Foothills, Dandenong Creek Valley Valley and Sites of Biological Significance. [21.02-2-p6] [02.03-2 Environmental and landscape values – biodiversity strategic directions]
- 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. [21.02-2-p7] [02.03-8 Transport – transport strategic directions, blended]

KNOX PLANNING SCHEME

**References**

Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)[21.02-2-p8] [72.08 Background Documents]

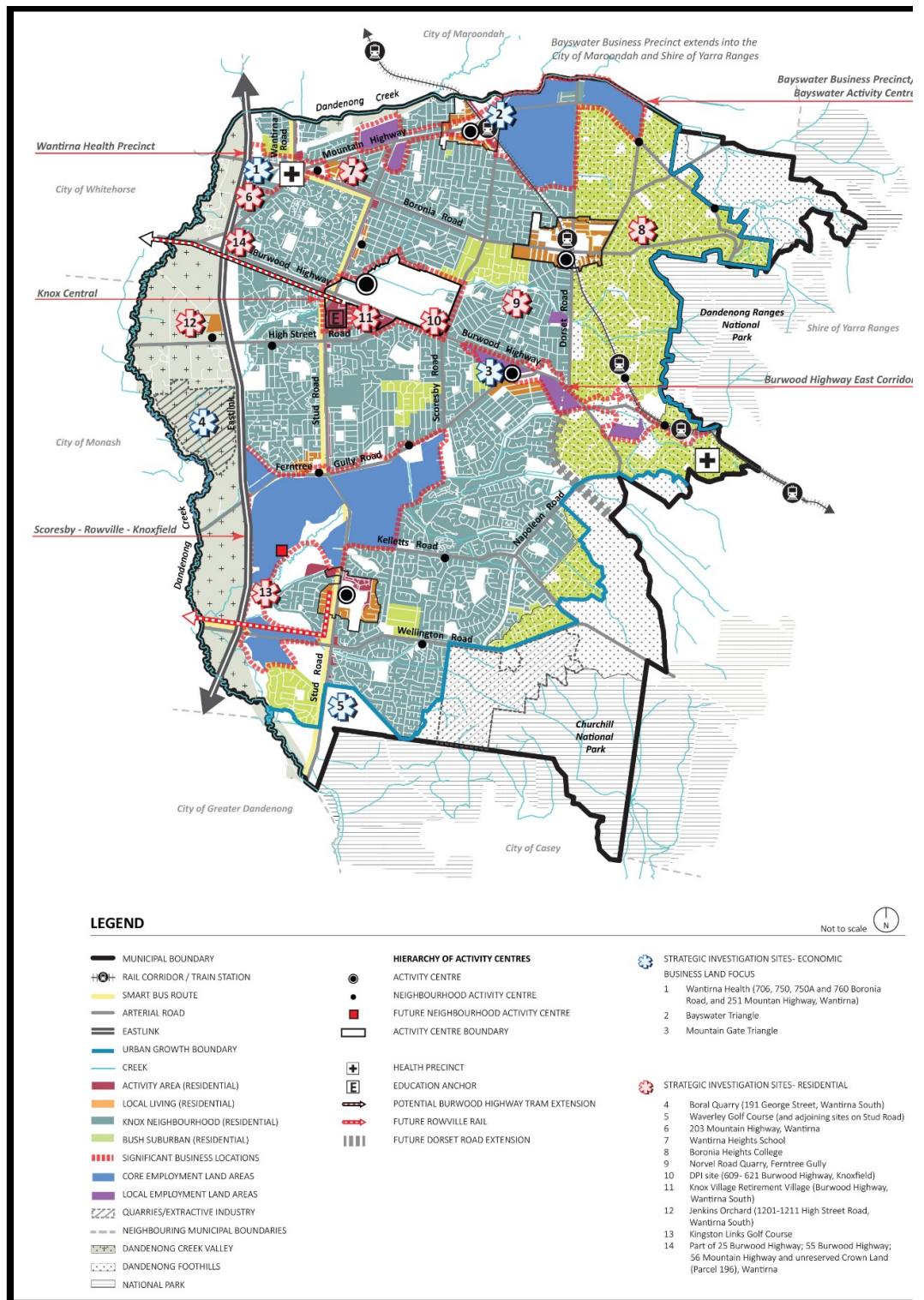
Knox Land for Business Directions Plan, Knox City Council, December 2018 , Urban Enterprise, 2018[21.02-2-p9] [72.08 Background Documents]

State of Knox Report, Knox City Council, 2016 (or as amended)[21.02-2-p10] [72.08 Background Documents]

KNOX PLANNING SCHEME

**Figure 1: Strategic Framework Plan** [\[02.04 Strategic Framework Plan\]](#)

KNOX PLANNING SCHEME



[21.02-2-p11]

## KNOX PLANNING SCHEME

**21.03 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. [21.03-p1] [Deleted, descriptive wording unnecessary]

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-p2] [Deleted, descriptive wording unnecessary]

**21.03-2 A treed city**

~~The natural environment provides many and varied values and benefits for the local community, including:~~ [21.03-2-p1] [Deleted, content unnecessary to inform planning decision making]

- ~~The intrinsic value of biodiversity to support healthy ecosystems.~~ [21.03-2-p2] [Deleted, content unnecessary to inform planning decision making]
- ~~Supporting a diversity of organisms and flora and fauna communities within the municipality and within each patch of habitat.~~ [21.03-2-p3] [Deleted, content unnecessary to inform planning decision making]
- ~~Practical ecosystem services, such as climate moderation, erosion control, water purification and carbon sequestration.~~ [21.03-2-p4] [Deleted, content unnecessary to inform planning decision making]
- ~~Managing environmental risks, minimising impact of urban heat island effects and providing shade.~~ [21.03-2-p5] [Deleted, content unnecessary to inform planning decision making]
- 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. [21.03-2-p6] [02.03-2 Environmental land landscape values - Significant environments and landscapes strategic directions]
- Benefits to the health and wellbeing of the community, including amenity, recreation, social interaction and health benefits and improved liveability. [21.03-2-p7] [02.03-2 Environmental land landscape values - Biodiversity strategic directions]
- ~~Promoting the value of the natural environment to the community, including the need for environmental sustainability as an integral element of the built form.~~ [21.03-2-p8] [Deleted, content unnecessary to inform planning decision making]
- ~~Defining and enhancing the character and image of Knox and its local areas and contributing to a sense of place.~~ [21.03-2-p9] [Deleted, content unnecessary to inform planning decision making]

~~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.~~ [21.03-2-p10] [Deleted, content unnecessary to inform planning decision making, intent covered by significant environments and landscapes strategic directions]

~~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.~~ [21.03-2-p11] [Deleted, covered by significant environments and landscapes strategic directions] 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. [21.03-2-p12] [02.03-2 Environmental and landscape values – significant environments and landscapes]

## KNOX PLANNING SCHEME

**Key issues:**

- Maintaining and strengthening Knox's 'green and leafy' image and its identifiable landscape character, despite development pressures.[21.03-2-p13] [02.03-2 Environmental land landscape values - Significant environments and landscapes strategic directions]
- Recognising the importance of retaining canopy trees as the single most important factor in retaining Knox's landscape character and its natural environment.[21.03-2-p14] [02.03-2 Environmental land landscape values - Significant environments and landscapes strategic directions]
- ~~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.~~[21.03-2-p15] [Deleted, content unnecessary to inform planning decision making]
- ~~Habitat fragmentation.~~[21.03-2-p16] [Deleted, content unnecessary to inform planning decision making]

**Objective 1**

To protect and strengthen treed character and landscape value across all areas in Knox.[21.03-2-p17][12.05-2L Landscapes, boulevards and gateways – Objective]

**Strategies**

- 1.1 Create a greener and more liveable City with more canopy trees and vegetation in public and private spaces.[21.03-2-p17] [12.05-2L Landscapes, boulevards and gateways – General strategies]
- 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.[21.03-2-p18] [12.05-2L Landscapes, boulevards and gateways – General strategies]
- 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.[21.03-2-p19] [12.05-2L Landscapes, boulevards and gateways – General strategies]
- 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-p20] [12.05-2L Landscapes, boulevards and gateways – General strategies]

**21.03-3 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.~~ [21.03-3-p1] [Deleted, descriptive wording unnecessary]

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 – 2 nd 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.[21.03-3-p2] [02-03-2 Environmental and landscape values - biodiversity]

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.[21.03-3-p3] [02-01 Context]

~~Conservation of native flora in Knox is at a critical stage, and this has grave implications for native fauna in loss of habitat.~~ [Deleted, descriptive wording unnecessary] 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

## KNOX PLANNING SCHEME

preventative action is taken. [02.03-2 Environmental and landscape values] 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.[21.03-3-p4] [02.03-2 Environmental and landscape values – biodiversity strategic directions]

~~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. [21.03-3-p5] [Deleted, descriptive wording unnecessary]~~

~~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. [21.03-3-p6] [Deleted, descriptive wording unnecessary]~~

### Key issues

- Loss of habitat and loss of biodiversity.[21.03-3-p7] [02.03-2 Environmental and landscape values – biodiversity strategic directions]
- Protecting and enhancing natural environments and native vegetation for all their natural values, particularly in Sites of Biological Significance.[21.03-3-p8] [02.03-2 Environmental and landscape values – biodiversity strategic directions, blended]
- Minimising any further reduction in indigenous vegetation that is occurring from land use fragmentation and development pressure.[21.03-3-p9] [02.03-2 Environmental and landscape values – biodiversity strategic directions]
- Controlling and managing pest plants.[21.03-3-p10] [02.03-2 Environmental and landscape values – biodiversity strategic directions]

### Objective 2

To retain and enhance native vegetation in Knox, in extent and ecological condition.[21.03-3-p11] [12.01-1L Protection of biodiversity – Objective]

### 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.[21.03-3-p11A] [12.01-1L Protection of biodiversity – General strategies]
- 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.[21.03-3-p12] [12.01-1L Protection of biodiversity – General strategies]
- 2.3 Ensure that removal or destruction of native vegetation occurs only where it is unavoidable, and then only to the minimum extent necessary.[21.03-3-p13][Deleted, Repeats Clause 12.01-2S Native vegetation management – Strategy 1]
- 2.4 When native vegetation is lost, compensate the local community and environment through offsets located within Knox.[21.03-3-p14] ] [12.01-1L Protection of biodiversity – General strategies]
- 2.5 Incorporate the planting of native vegetation into landscape plans, subject to constraints such as bushfire risk.[21.03-3-p15] ] [12.01-1L Protection of biodiversity – General strategies]

## KNOX PLANNING SCHEME

**Objective 3**

To protect and enhance the natural values of Sites of Biological Significance.[\[21.03-3-p16\]](#) [\[12.01-1L Protection of biodiversity – Objective\]](#)

**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.[\[21.03-3-p16A\]](#) [\[12.01-1L Protection of biodiversity – Sites of Biological Significance strategies\]](#)
- 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.~~[\[21.03-3-p17\]](#) [\[Deleted, not planning\]](#)
- 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.[\[21.03-3-p18\]](#) [\[12.01-1L Protection of biodiversity – Sites of Biological Significance strategies\]](#)
- 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.[\[21.03-3-p19\]](#) [\[12.01-1L Protection of biodiversity – Sites of Biological Significance strategies\]](#)

**Objective 4**

To maintain the diversity and genetic integrity of indigenous flora and fauna within Knox to prevent species from becoming locally extinct.[\[21.03-3-p20\]](#) [\[12.01-1L Protection of biodiversity – Objective\]](#)

**Strategies**

- 4.1 ~~In assessing applications for removal of vegetation and in considering replacement planting.~~[\[21.03-3-p20A\]](#) [\[Deleted, text not necessary\]](#)
- Place considerable weight on protecting, managing and planting species whose category of threat or of local extinction in Knox is 'Critically endangered' or 'Endangered'.[\[21.03-3-p21\]](#) [\[12.01-1L Protection of biodiversity – Policy guidelines\]](#)
- Place considerable weight on protection of habitat needed by fauna species that are threatened with extinction at the local or larger scales.[\[21.03-3-p22\]](#) [\[12.01-1L Protection of biodiversity – Policy guidelines\]](#)
- Avoid planting species or varieties that displace indigenous plants.[\[21.03-3-p23\]](#) [\[12.01-1L Protection of biodiversity – Policy guidelines\]](#)
- Ensure the provenance of indigenous replacement plants is as close as possible from the planting site (geographically or environmentally).[\[21.03-3-p24\]](#) [\[12.01-1L Protection of biodiversity – Policy guidelines\]](#)
- Consider adaptive approaches to biodiversity management (where appropriate), to maximise opportunities for indigenous species to adapt to and survive under climate change, in response to new science and recognised industry best-practice.[\[21.03-3-p25\]](#) [\[12.01-1L Protection of biodiversity – Policy guidelines\]](#)

**21.03-4 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



## KNOX PLANNING SCHEME

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.[\[21.03-4-p1\]](#) [\[02-03-2 Environmental and landscape values – creek corridors\]](#)

**Key issues**

- Recognising the multi-faceted role of creek corridors as important environmental, recreation, open space and landscape corridors throughout the City.[\[21.03-4-p2\]](#) [\[02-03-2 Environmental and landscape values – creek corridors, blended\]](#)
- Improving access to and connectivity to creek reserves.[\[21.03-4-p3\]](#) [\[02-03-9 infrastructure – Open space strategic directions\]](#)
- Improving urban design outcomes along creek reserves.[\[21.03-4-p4\]](#) [\[02-03-5 Built environment and heritage – urban design and building design strategic directions\]](#)
- Potential bushfire risk associated with natural corridors.[\[21.03-4-p5\]](#) [\[02-03-3 Environmental risks and amenity – environmental risk strategic directions\]](#)

**Objective 5**

To protect and enhance the network of habitat and creek corridors, as key public, landscape and environmental assets.[\[21.03-4-p6\]](#)[\[12.03-1L Creek corridors – Objective\]](#)

**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.[\[21.03-4-p6A\]](#) [\[12.03-1L Creek corridors – Objective\]](#)
- Support an improved network of habitat corridors and waterways to connect sites of biological significance and other areas of indigenous vegetation.[\[21.03-4-p7\]](#) [\[12.03-1L Creek corridors – Objective\]](#)
- 5.3 Support interaction of public and private realms along creek corridors and waterways.[\[21.03-4-p8\]](#) [\[12.03-1L Creek corridors – Objective\]](#)
- 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.[\[21.03-4-p9\]](#) [\[12.03-1L Creek corridors – Objective\]](#)
- 5.5 Manage bushfire risks of natural corridors and adjoining land.[\[21.03-4-p10\]](#) [\[13.02-1L Bushfire Planning – Strategies\]](#)

**21.03-5 Significant landscapes**

The most significant landscape characteristic of Knox is its appearance as a suburban area set in a larger natural and rural landscape. [\[02.03-2 Environmental and landscape values\]](#) 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. [\[02.03-4 Natural resource management\]](#) 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. [\[02.03-1 Settlement\]](#) The residential areas located within the Dandenong Foothills also contribute to the significance of this landscape.[\[21.03-5-p1\]](#) [\[02.03-2 Environmental and landscape values\]](#)

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.[\[21.03-5-p2\]](#) [\[02.03-2 Environmental and landscape values\]](#)

## KNOX PLANNING SCHEME

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”.[21.03-5-p3] [02.03-1 Settlement]

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.[21.03-5-p4] [02.03-2 Environmental and landscape values]

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.[21.03-5-p5] [72.04 Further Strategic Work]

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.[21.03-5-p6] [02.03-1 Settlement, blended]

### 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.[21.03-5-p7] [02.03-2 Environmental and landscape values – significant environments and landscapes strategic directions]
- The impact of new development on the landscape character of rural and green wedge land.[21.03-5-p8] [02.03-1 Settlement – green wedge strategic directions, blended]
- Fragmentation of land.[21.03-5-p9] [02.03-2 Environmental and landscape values – significant environments and landscapes strategic directions]
- ~~Lack of current information about the productivity (including potential food production) and economic role of agricultural land in Knox.~~[21.03-5-p10] [Deleted, not planning]
- Lack of current strategic directions for rural and green wedge land that consider all of its existing and potential values.[21.03-5-p11] [02.03-1 Settlement – green wedge strategic directions, blended]
- The opportunity in the Dandenong Valley Parklands to consolidate the many disjointed component parklands and reserves since the construction of EastLink.[21.03-5-p12] [02.03-9 Infrastructure – open space strategic directions]

### Objective 6

To protect and enhance the role of Knox’s significant landscapes.[21.03-5-p13][11.01-1L Settlement - Strategies] [12.05-2L Landscapes, boulevards and gateways – Objective]

### 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. [21.03-5-p13] [11.01-1L Settlement strategies]
- 6.2 Protect and enhance the views of the Dandenong Foothills as vegetated hillsides.[21.03-5-p14] [12.05-2L Landscapes, boulevards and gateways – General strategies]
- 6.3 Protect and enhance the views of the Lysterfield Valley as a pastoral landscape.[21.03-5-p15] [12.05-2L Landscapes, boulevards and gateways – General strategies]

## KNOX PLANNING SCHEME

- 6.4 Protect the rural views along the floodplain of the Dandenong Creek that identify the remnant grazing and horticultural landscapes that once separated Melbourne from the Dandenong Ranges.[\[21.03-5-p16\]](#) [\[12.05-2L Landscapes, boulevards and gateways – General strategies\]](#)
- 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.[\[21.03-5-p17\]](#) [\[12.05-2L Landscapes, boulevards and gateways – General strategies\]](#)
- 6.6 Limit development within the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley that may compromise their landscape and environmental significance.[\[21.03-5-p18\]](#) [\[11.01-1L Settlement – Strategies\]](#)

**Objective 7**

To protect existing and potential aesthetic, biodiversity, landscape, amenity, cultural and agricultural values of rural and green wedge land.[\[21.03-5-p19\]](#) [\[02.03-1 Settlement -Green wedges strategic directions\]](#) [\[02-03-4 Natural resource management – agriculture strategic directions\]](#)

**Strategies**

- 7.1 ~~Limit urban development in rural and green wedge land~~ [\[Deleted, repeats Clause 11.01-1R Green Wedges – Metropolitan Melbourne Objective, Strategy 3 & Clause 14.01-1S Protection of agricultural land Objective, Strategy 6, Clause 14.01-1R Protection of agricultural land – Metropolitan Melbourne Strategy 1\]](#)
- 7.2 Support the consolidation, and avoid further fragmentation of lots.[\[21.03-5-p20\]](#)[\[first part of the strategy \(consolidation\) repeats Clause 14.01-1S Protection of agricultural land Strategy 8 has been deleted\]](#) [\[11.01-1L Settlement – Strategies\]](#)
- 7.3 Support the non-urban values of rural and green wedge land by:[\[21.03-5-p21\]](#)[\[11.01-1L Settlement - strategies\]](#)
- Retaining existing agricultural uses in rural and green wedge land.[\[21.03-5-p22\]](#)[\[11.01-1L Settlement – strategies\]](#)
- Avoiding non-agricultural land uses that would adversely affect the operation of existing and/or future agricultural activities.[\[21.03-5-p23\]](#) [\[Covered in 14.01-1S Protection of agricultural land\]](#)
- 7.4 Ensure that new use and development protects and complements the established landscape character and scenic qualities of rural and wedge land.[\[21.03-5-p24\]](#) [\[12.05-2L Landscapes, boulevards and gateways – covered in General strategies\]](#)
- 7.5 Minimise the visual dominance of development in:[\[21.03-5-p25\]](#) [\[12.05-2L Landscapes, boulevards and gateways – General strategies\]](#)
- Rural and green wedge land.[\[21.03-5-p26\]](#) [\[12.05-2L Landscapes, boulevards and gateways – General strategies\]](#)
- Along the Dandenong Creek Valley.[\[21.03-5-p27\]](#) [\[12.05-2L Landscapes, boulevards and gateways – General strategies\]](#)

**21.03-6 Implementation****Policy guidelines**

- Apply Clause 22.01 (Advertising Signs local policy) to applications for the display of advertising signs on Bush Boulevards to protect significant landscapes. [\[72.01 Zone and Overlay Provisions\]](#)
- 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

## KNOX PLANNING SCHEME

landscaping and visual amenity in employment land areas.[\[21.03-6-p2\]](#) [\[72.01 Zone and Overlay Provisions\]](#)

- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to facilitate more sustainable landscapes and natural habitats.[\[21.03-6-p3\]](#) [\[72.01 Zone and Overlay Provisions\]](#)
- 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.[\[21.03-6-p4\]](#) [\[72.01 Zone and Overlay Provisions\]](#)
- ~~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.~~[\[21.03-6-p5\]](#) [\[Not as application requirement and already addressed in state strategies at Clause 12 and 13\]](#)

### 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.[\[21.03-6-p6\]](#) [\[12.01-1L Protection of biodiversity – Sites of Biological Significance strategies\]](#)
- 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.[\[21.03-6-p7\]](#) [\[72.01 Zone and Overlay Provisions\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Public Conservation and Resource Zone to public conservation and recreation areas.[\[21.03-6-p8\]](#) [\[72.01 Zone and Overlay Provisions\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Public Park and Recreation Zone to public open space areas.[\[21.03-6-p9\]](#) [\[72.01 Zone and Overlay Provisions\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.03-6-p10\]](#) [\[72.01 Zone and Overlay Provisions\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.03-6-p11\]](#) [\[72.01 Zone and Overlay Provisions\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.03-6-p12\]](#) [\[72.01 Zone and Overlay Provisions\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.03-6-p13\]](#) [\[72.01 Zone and Overlay Provisions\]](#) [\[74.01 Zones and Overlays\]](#)

### Further strategic work

- Review the application of overlays to ensure all significant vegetation is afforded appropriate protection.[\[21.03-6-p14\]](#) [\[74.02 Further strategic work\]](#)
- 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.[\[21.03-6-p15\]](#) [\[74.02 Further strategic work\]](#)
- Complete an assessment of agricultural land in rural and green wedge areas to better understand its productivity (including potential food production) and economy.[\[21.03-6-p16\]](#) [\[74.02 Further strategic work\]](#)

## KNOX PLANNING SCHEME

- 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.[\[21.03-6-p17\]](#) [\[74.02 Further strategic work\]](#)
- 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.[\[21.03-6-p18\]](#) [\[74.02 Further strategic work\]](#)
- Review planning strategies and zoning in the area surrounding the Dandenong Valley Parklands to ensure consistency with objectives for development of the park.[\[21.03-6-p19\]](#) [\[74.02 Further strategic work\]](#)
- In partnership with Melbourne Water, develop a masterplan for Lewis Park and the Blind Creek Corridor.[\[21.03-6-p20\]](#) [\[74.02 Further strategic work\]](#)

**Reference documents**

- Dandenong Foothills Urban and Landscape Review, Hansen Partnership Pty Ltd for Knox City Council, 2006[\[21.03-6-p21\]](#) [\[72.08 Background Documents\]](#)
- Dandenong Valley Parkland Future Directions Plan, Parks Victoria, 2006[\[21.03-6-p22\]](#) [\[72.08 Background Documents\]](#)
- Genetic Integrity Policy, Knox City Council, 2015[\[21.03-6-p23\]](#) [\[72.08 Background Documents\]](#)
- Knox Central Structure Plan , Knox City Council, October 2017[\[21.03-6-p24\]](#) [\[72.08 Background Documents\]](#)
- Knox Community and Council Plan 2017-2021 , Knox City Council, 2017 (or as amended)[\[21.03-6-p25\]](#) [\[72.08 Background Documents\]](#)
- Knox Urban Design Framework 2020, Planisphere, 2003[\[21.03-6-p26\]](#) [\[72.08 Background Documents\]](#)
- National Trust Register No. 355 – Lysterfield Valley and Yarra Ranges Landscape[\[21.03-6-p27\]](#) [\[72.08 Background Documents\]](#)
- Sites of Biological Significance in Knox – 2<sup>nd</sup> Edition, G.S. Lorimer, 2010[\[21.03-6-p28\]](#) [\[72.08 Background Documents\]](#)

KNOX PLANNING SCHEME

Figure 1: Environmental and Landscape Values Map [02.04 Strategic framework plans]



LEGEND

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR/TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- NATIONAL PARK
- PRIMARY NATURAL CORRIDOR
- DANDENONG CREEK VALLEY
- CREEK
- SITES OF BIOLOGICAL SIGNIFICANCE
- DANDENONG FOOTHILLS (INCLUDES LYSERFIELD VALLEY)

[21.03-6-p29]  
[21.03-6-p30]

Not to scale

## KNOX PLANNING SCHEME

**21.04 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.~~<sup>[21.04-p1]</sup> ~~[Deleted, content unnecessary]~~

~~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.~~<sup>[21.04-p2]</sup> ~~[Deleted, content unnecessary]~~

**21.04-2 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. <sup>[02-03-3 Environmental risks and amenity]</sup> ~~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.~~<sup>[21.04-2-p1]</sup> ~~[Deleted, Repeats Clause 13.02-1S Bushfire planning]~~

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.<sup>[21.04-2-p2]</sup> <sup>[02-03-3 Environmental risks and amenity - environmental risk strategic directions]</sup>

**Key issues**

- ~~Identifying areas prone to bushfire.~~<sup>[21.04-2-p3]</sup> ~~[Deleted, this is done via application of BMO and Bushfire Prone Area mapping]~~
- ~~Managing development to minimise risk to life, property and the environment.~~<sup>[21.04-2-p4]</sup> <sup>[02-03-3 Environmental risks and amenity – covered by environmental risk strategic directions]</sup>
- ~~Limiting new development in the Dandenong Foothills and Lysterfield where vegetation removal for bushfire management would affect significant vegetation.~~<sup>[21.04-2-p5]</sup> <sup>[02-03-3 Environmental risks and amenity - environmental risk strategic directions]</sup>

**Objective 1**

~~To ensure that new development responds to bushfire risk to life and property.~~<sup>[21.04-2-p6]</sup> ~~[Deleted, repeats Clause 13.02-1S Bushfire planning – Objective, strategies 2 & 5, Clause 53.02]~~

**Strategies**

~~Where land is affected by a Bushfire Management Overlay:~~<sup>[21.04-2-p7]</sup> ~~[Delete, Repeats Clause 13.02-1S Bushfire planning – Objective, strategies 2 & 5, Clause 53.02]~~

- 1.1 ~~Implement appropriate bushfire protection measures to reduce any risk of bushfire to an acceptable level.~~<sup>[21.04-2-p7A]</sup> ~~[Repeats Clause 13.02-1S Bushfire planning – Objective, strategies 2 & 5, Clause 53.02]~~
- 1.2 ~~Limit further subdivision and rezoning of land for urban purposes.~~<sup>[21.04-2-p8]</sup> ~~[Repeats Clause 13.02-1S Bushfire planning – Objective, strategies 2 & 5, Clause 53.02]~~
- 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.~~<sup>[21.04-2-p9]</sup> ~~[Repeats Clause 13.02-1S Bushfire planning – Objective, strategies 2 & 5, Clause 53.02]~~
- 1.4 ~~Direct new development to locations of lower bushfire risk where appropriate.~~<sup>[21.04-2-p10]</sup> ~~[Repeats Clause 13.02-1S Bushfire planning – Objective, strategies 2 & 5, Clause 53.02]~~

## KNOX PLANNING SCHEME

- 1.5 ~~Require development to meet the requirements of the relevant fire authority in respect to fire fighting, water supply and emergency vehicle access.~~<sup>[21.04-2-p11]</sup>  
~~[Repeats Clause 13.02-1S Bushfire planning – Objective, strategies 2 & 5, Clause 53.02]~~

**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.<sup>[21.04-2-p12]</sup> <sup>[13.02-1L Bushfire planning, covered in strategies]</sup>

**Strategies**

~~Where land is affected by a Bushfire Management Overlay:~~<sup>[21.04-2-p13]</sup> ~~[Deleted, text not required]~~

- 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.<sup>[21.04-2-p13A]</sup><sup>[13.02-1L Bushfire planning – Strategies]</sup>
- 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.<sup>[21.04-2-p14]</sup> <sup>[13.02-1L Bushfire planning – Strategies]</sup>
- 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.<sup>[21.04-2-p15]</sup> <sup>[13.02-1L Bushfire planning – Policy Guidelines]</sup>

**21.04-3 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. [descriptive wording unnecessary for planning decision making]~~ 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).<sup>[21.04-3-p1]</sup> <sup>[02.03-3 Environmental risks and amenity- Land use compatibility strategic directions]</sup>

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.<sup>[21.04-3-p2]</sup> <sup>[02.03-4 Natural resource management]</sup>

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.<sup>[21.04-3-p3]</sup> <sup>[02.03-4 Natural resource management – resource exploration and extract strategic directions]</sup>

**Key issues**

- There are sensitive land uses and development sites in proximity to quarries and a waste transfer station;<sup>[21.04-3-p4]</sup> <sup>[02.03-4 Natural resource management]</sup>
- Encroachment of industry and quarries by sensitive uses, some commercial and other uses can impact industry operations and their viability;<sup>[21.04-3-p5]</sup> <sup>[02.03-4 Natural resource management]</sup>



## KNOX PLANNING SCHEME

- 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.[\[21.04-3-p6\]](#) [\[02.03-4 Natural resource management\]](#)

**Objective 3**

~~To prevent conflict between commercial or sensitive uses with industry, waste recovery and natural resource extraction.~~[\[21.04-3-p7\]](#) [\[Delete, Repeats Clause 13.07-1S Land use compatibility – objective\]](#)

**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.[\[21.04-3-p7A\]](#)  
[\[13.07-1L Land use compatibility - strategies\]](#)
- 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.~~[\[21.04-3-p8\]](#)[\[Delete, Repeats Clause 13.07-1S Land use compatibility – Strategy 3\]](#)
- 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.~~[\[21.04-3-p9\]](#)[\[Delete, Repeats Clause 13.07-1S Land use compatibility – Strategy 4\]](#)

**21.04-4 Closed landfills**

Knox has two closed landfills (Llewellyn Park Landfill and Cathies Lane Landfill) in Wantirna South, shown in Figure 1. In accordance with the Environment Protection Authority's (EPA) Publication 788.3 – Best Practice Environmental Management: Siting, design, operation and rehabilitation of landfills, August 2015 (Landfill BPEM), both closed landfills are categorised as Type 2 landfills as they contained putrescible waste. Use and development of these sites and land within proximity to these sites must consider environmental risks including land contamination and gas migration.[\[21.04-4-p1\]](#) [\[02-03-3 Environmental risks and amenity\]](#)

**Key issues**

- There are sensitive land uses and development sites located within the EPA recommended buffer distances from closed landfills.[\[21.04-4-p2\]](#) [\[02-03-3 Environmental risks and amenity\]](#)
- ~~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.~~[\[21.04-4-p3\]](#) [\[Deleted, descriptive text unnecessary\]](#)

**Objective 4**

To manage the potential for adverse impacts associated with closed landfills, including gas migration.[\[21.04-4-p4\]](#) [\[13.07-1L Closed landfills - objective\]](#)

**Strategies**

- 4.1 Implement the Environment Protection Authority recommended buffer distances included in Landfill BPEM (or as amended) for the closed landfills at Cathies

## KNOX PLANNING SCHEME

Lane and Llewellyn Park, Wantirna South.[21.04-4-p4A] [13.07-1L Closed landfills - strategies]

- 4.2 Where a proposed use and/or development encroaches into the Environment Protection Authority recommended buffer distances, have regard to Section 8.2.2 (Buffer distances and encroachment) of Landfill BPEM (or as amended).[21.04-4-p5] [13.07-1L Closed landfills – Policy guidelines]

### 21.04-5 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.[21.04-5-p1] [02.03-3 Environmental risks and amenity]

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.[21.04-5-p2] [02.03-3 Environmental risks and amenity – Environmental risk strategic directions]

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.[21.04-5-p3] [02.03-3 Environmental risks and amenity]

#### Key issues

- Adapting the built environment to mitigate the impacts of climate change.[21.04-5-p4] [02.03-3 Environmental risks and amenity – Environmental risk strategic directions]
- Increased temperatures in urban areas as a result of extensive hard surfaces.[21.04-5-p5] [02.03-3 Environmental risks and amenity]
- Increased severity and frequency of extreme weather events as a result of climate change.[21.04-5-p6] [02.03-3 Environmental risks and amenity]

#### 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.[21.04-5-p7] [13.01-1L Natural hazards and climate change – strategies]

#### Strategies

- 5.1 Promote greater use of vegetation, including canopy trees and surface grasses, green roofs and other drought-tolerant green infrastructure in development. [21.04-5-p7][12.05-2L Landscapes – General Strategies]
- 5.2 Support the use of appropriate materials, colours and heat-reflective surfaces to buildings and permeable pavements and reduce sealed surfaces.[21.04-5-p8] [13.01-1L Natural hazards and climate change – strategies]
- 5.3 Support development that mitigates increased flood risk as a result of expected changes in storm and rainfall patterns from climate change.[21.04-5-p9][13.03-1L Floodplain management -Strategies]
- 5.4 Consider the impact of a changing climate on the Knox community and built environment when evaluating land use and development proposals.[21.04-5-p10] [13.01-1L Natural hazards and climate change – strategies]

### 21.04-6 Potentially contaminated land

## KNOX PLANNING SCHEME

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.[\[21.04-6-p1\]](#) [\[02.03-3 Environmental risks and amenity\]](#) [\[02.03-3 Environmental risks and amenity - Environmental risk strategic directions\]](#)

**Objective 6**

~~To avoid harm to human health and the environment from contaminated land.~~[\[21.04-6-p2\]](#) [\[Deleted, Repeats Clause 13.04-1L Contaminated and potentially contaminated land – objective\]](#)

**Strategies**

- 6.1 ~~Require applicants to provide an environmental site assessment, from a suitably qualified professional, where there is potential for contamination or the land use history is unclear, to determine if an environmental audit is necessary.~~ [\[21.04-6-p2A\]](#) [\[Deleted, Repeats Clause 13.04-1L Contaminated and potentially contaminated land – strategy 1\]](#)

**21.04-7 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.~~[\[21.04-7-p1\]](#) [\[Deleted, Repeats Clause 13.04-1S Land use compatibility\]](#)
- ~~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.~~[\[21.04-7-p2\]](#) [\[Deleted, contrary to Smart Planning Rules\]](#)
- ~~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.~~[\[21.04-7-p3\]](#) [\[Deleted, contrary to Smart Planning Rules\]](#)

**Application of zones and overlays**

- Apply a Bushfire Management Overlay to areas of high bushfire risk.[\[21.04-7-p4\]](#) [\[74.01 Zone and Overlay provisions\]](#)
- Apply the Environmental Audit Overlay to potentially contaminated land that is rezoned to allow for a sensitive use.[\[21.04-7-p5\]](#) [\[74.01 Zone and Overlay provisions\]](#)
- 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.[\[21.04-7-p6\]](#) [\[74.01 Zone and Overlay provisions\]](#)

**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.[\[21.04-7-p7\]](#) [\[74.02 Further strategic work\]](#)
- Investigate application of the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.[\[21.04-7-p8\]](#) [\[74.02 Further strategic work\]](#)

KNOX PLANNING SCHEME

**Reference documents**

Knox Council and Community Plan 2017-2021, Knox City Council, 2017 (or as amended)[21.04-7-p9] [72.08 [Background documents](#)]

Municipal Emergency Management Plan 2016-19, Knox City Council, 2016[21.04-7-p10] [72.08 [Background documents](#)]

Municipal Fire Management Plan 2015-18, Knox City Council, 2015[21.04-7-p11] [72.08 [Background documents](#)]

KNOX PLANNING SCHEME

Figure 1 – Environmental Risks Map [02.04 Strategic framework plans]



LEGEND

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR/TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- DANDENONG FOOTHILLS
- NATIONAL PARK
- CREEK
- KNOX TRANSFER STATION/FORMER LANDFILL
- BUSHFIRE MANAGEMENT OVERLAY
- QUARRIES/EXTRACTIVE INDUSTRY

Not to scale

[21.04-7-p12]

## KNOX PLANNING SCHEME

**21.05 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.[21.05-p1] [Deleted, content unnecessary]~~

~~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-p2] [Deleted, content unnecessary]~~

**21.05-2 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.[21.05-2-p1] [Deleted, descriptive text unnecessary]~~

~~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.[21.05-2-p2] [This is a planning approach, not context or strategy]~~

~~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.[21.05-2-p3] [This is a planning approach, not context or strategy]~~

**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.[21.05-2-p4] [Deleted, descriptive text unnecessary]~~
- ~~▪ Raising the profile of considering social, cultural and community health and wellbeing issues during the planning processes.[21.05-2-p5] [02.03-5 Built environment and heritage - Liveable neighbourhoods strategic directions]~~
- ~~▪ Empowering local communities to contribute to and have ownership of the outcomes of local area planning initiatives.[21.05-2-p6] [Deleted, not a planning action]~~
- ~~▪ Facilitating social and economic activity in activity centres and other key local areas [21.05-2-p7] [Covered in 11.03-1L S Activity Centres strategy 1, 8, 9, 10]~~

**Objective 1**

~~To create vibrant local areas with a strong character, identity and sense of place.[21.05-2-p8][Delete, Duplicates 15.01-1 Urban Design objective]~~

**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.[21.05-2-p8A] [Not planning scheme action]~~
- ~~1.2 Develop and implement local area plans, including structure plans, in partnership with local communities, local businesses and other key stakeholders.[21.05-2-p9] [74.02 Further strategic work]~~
- ~~1.3 Support the development of arts and cultural facilities and assets that are distinctive to local areas.[21.05-2-p10][19.02-4L Social and cultural infrastructure - Strategies]~~

## KNOX PLANNING SCHEME

**21.05-3 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.~~[\[21.05-3-p1\]](#) ~~[Deleted, descriptive text unnecessary]~~

~~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.~~[\[21.05-3-p2\]](#) ~~[Deleted, descriptive text unnecessary]~~

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.[\[21.05-3-p3\]](#) [\[02.03-5 Built environment and heritage\]](#)

**Key issues**

- Protecting and strengthening Knox’s distinctive landscape characteristics.[\[21.05-3-p4\]](#) [\[02.03-2 Significant Environments and Landscapes Strategic Direction.\]](#)
- Facilitating leading edge, high quality and sustainable urban design outcomes for new development.[\[21.05-3-p5\]](#) [\[02.03-5 Built environment and heritage – Urban design and building design strategic directions, blended\]](#)
- Facilitating design that addresses the public realm and improves public amenity.[\[21.05-3-p6\]](#) [\[02.03-5 Built environment and heritage – Urban design and building design strategic directions, blended\]](#)
- Facilitating design that prioritises the needs of pedestrians and cyclists.[\[21.05-3-p7\]](#) [\[02.03-5 Built environment and heritage – urban design and building design strategic directions\]](#)
- Addressing the needs of changing commercial and residential markets and household structures.[\[21.05-3-p8\]](#) [\[02.03-5 Built environment and heritage – urban design and building design strategic directions\]](#)

**Objective 2**

To create high quality, well-designed places that respect and strengthen the local context and landscape qualities of Knox.[\[21.05-3-p9\]](#) [\[15.01-1L Urban design – Strategies\]](#)

**Strategies**

- 2.1 Require development to be high quality and to respect and positively respond to the site and local context.[\[21.05-3-p9A\]](#) [\[Covered in 15.01-1S Urban Design, first strategy\]](#)
- 2.2 Require development to use articulation and materials to present visual interest and to present appropriate scale and detail to the street frontage.[\[21.05-3-p10\]](#) [\[15.01-1L Urban design – Policy guidelines\]](#)
- 2.3 Require development to include landscape as an integral part of the overall design.[\[21.05-3-p11\]](#) [\[15.01-1L Urban design – Policy guidelines\]](#)
- 2.4 Require development on corner sites to maximise the prominence of the location through scale, activation of frontages and building orientation.[\[21.05-3-p12\]](#) [\[15.01-1L Urban design – Policy guidelines\]](#)
- 2.5 Require development to minimise the visual impact of service areas, access and parking.[\[21.05-3-p13\]](#) [\[15.01-1L Urban design – Policy guidelines\]](#)
- 2.6 Require development to protect and enhance the vistas to the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley.[\[21.05-3-p14\]](#) [\[15.01-1L Urban design – Policy guidelines\]](#)
- 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~~

## KNOX PLANNING SCHEME

- ~~Clause 22.07 (Development in Residential Areas and Neighbourhood Character).[21.05-3-p15] [Deleted, contrary to Smart Planning Rules]~~
- 2.8 ~~Support mixed use development with ground floor retail and upper storey compatible commercial and/or residential within designated activity centres.[21.05-3-p16] [Covered in 11.03-1L 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.[21.05-3-p17] [15.01-1L Urban design – Policy guidelines]

**Objective 3**

~~To create places that are accessible and adaptable to changing community needs.[21.05-3-p18] [Deleted, Repeats Clause 15.01-3S – Objective, 16.01-1S Housing supply – Strategy 6, Clause 19.02-4S Social and cultural infrastructure – Strategy 5]~~

**Strategies**

- 3.1 ~~Support development that considers flexible and adaptable design for potential future uses to address changing markets and household structures. [21.05-3-p19] [Delete, Repeats 16.06-1S Housing supply – Strategy 6]~~
- 3.2 ~~Support development that can be accessed by people of all ages and abilities.[21.05-3-p19] [Delete, Repeats Clause 15.01-3S – Objective, 16.06-1S Housing supply – Strategy 6, Clause 19.02-4S Social and cultural infrastructure – Strategy 5]~~

**Objective 4**

~~To create high quality public spaces with infrastructure for recreation, social interaction and cultural expression.[21.05-3-p20] [Deleted as there are no open space strategies]~~

**Strategies**

- 4.1 Provide for attractive public space opportunities within activity centres, as identified in local area planning, such as structure plans.[21.05-3-p20A] [15.01-1L Urban design – Strategies]
- 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.[21.05-3-p21] [15.01-1L Urban design – Strategies]
- 4.3 Require building facades to maximise visual connectivity between the public and private realms.[21.05-3-p22] [15.01-1L Urban design – Strategies]
- 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.[21.05-3-p23] [15.01-1L Urban design – Strategies]
- 4.5 Support opportunities for the expression of visual art in new development.[21.05-3-p24] [15.01-1L Urban design – Strategies]
- 4.6 Require development to contribute to a pedestrian-friendly environment.[21.05-3-p25] [Delete, Repeats Clause 15.01-2S Building design – Strategy 7]
- 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.[21.05-3-p26] [15.01-1L Urban design – Strategies]
- 4.8 Require development adjoining public open space to provide accessible pedestrian links.[21.05-3-p27] [15.01-1L Urban design – Strategies]



## KNOX PLANNING SCHEME

**21.05-4 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.~~[21.05-4-p1] [Deleted, descriptive text unnecessary]

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.[21.05-4-p2] [02.03-2 Environmental land landscape values]

'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.[21.05-4-p3] [02.03-2 Environmental land landscape values]

'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.[21.05-4-p4] [02.03-2 Environmental land landscape values]

'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.[21.05-4-p5] [02.03-2 Environmental land landscape values]

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.[21.05-4-p6] [02.03-5 Built environment and heritage – urban design and building design strategic directions]

~~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.~~[21.05-4-p7] [Deleted, descriptive text unnecessary]

**Key issues**

- Creating attractive road corridors that link the suburbs with the landscape of the Dandenong Foothills.[21.05-4-p8] [02.03-5 Built environment and heritage – urban design and building design strategic directions]
- Inconsistent landscape outcomes along major road corridors.[21.05-4-p9] [02.03-5 Built environment and heritage – urban design and building design strategic directions]
- Integrating built form and landscape outcomes along Bush Boulevards and 'Paths into the Hills'. [21.05-4-p10] [02.03-5 Built environment and heritage – urban design and building design strategic directions]
- Enhancing landscape-dominant gateways that uniquely identify the City of Knox.[21.05-4-p11] [02.03-5 Built environment and heritage – urban design and building design strategic directions]

## 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.[\[21.05-4-p12\]](#) [\[12.05-2L Landscapes, boulevards and gateways – Objective\]](#)

**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. [\[12.05-2L Landscapes – 'Bush boulevard' strategies\]](#)
- 5.2 Along 'Paths into the Hills':[\[21.05-4-p13\]](#) [\[12.05-2L Landscapes – 'Paths into the hills' strategies\]](#)  
Support a built form that does not dominate landscape character.[\[21.05-4-p14\]](#) [\[12.05-2L Landscapes – 'Paths into the hills' strategies\]](#)  
Protect and enhance existing native trees and understorey planting and minimise crossovers and impacts to street trees.[\[21.05-4-p15\]](#) [\[12.05-2L Landscapes – 'Paths into the hills' strategies\]](#)  
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.[\[21.05-4-p16\]](#) [\[12.05-2L Landscapes – 'Paths into the hills' strategies\]](#)
- 5.3 Within 'Gateways':[\[21.05-4-p17\]](#) [\[12.05-2L Landscapes – 'Gateways' strategies\]](#)  
Create a sense of arrival and departure at 'Gateways' by integrating natural landscape treatments and public art.[\[21.05-4-p18\]](#) [\[12.05-2L Landscapes – 'Gateways' strategies\]](#)  
Protect view lines to significant landscapes.[\[21.05-4-p19\]](#) [\[12.05-2L Landscapes – 'Gateways' strategies\]](#)  
Protect and enhance existing native vegetation.[\[21.05-4-p20\]](#) [\[12.05-2L Landscapes – 'Gateways' strategies\]](#)  
Support planting of natural arrangements of trees and shrubs.[\[21.05-4-p21\]](#) [\[12.05-2L Landscapes – 'Gateways' strategies\]](#)
- 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.[\[21.05-4-p22\]](#) [\[12.05-2L Landscapes – 'Gateways' strategies\]](#)
- 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.[\[21.05-4-p23\]](#) [\[12.05-2L Landscapes – 'Gateways' strategies\]](#)

**21.05-5 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:[\[21.05-5-p1\]](#) [\[02.03-5 Built environment and heritage\]](#)

- Maximise visibility and casual surveillance opportunities of the public realm, exterior of buildings and within sites.[\[21.05-5-p2\]](#) [\[15.01-1L Urban design – Strategies, blended\]](#)

## KNOX PLANNING SCHEME

- Provide safe movement, good connections, clear sightlines and access.[\[21.05-5-p3\]](#) [\[15.01-1L Urban design – Strategies\]](#)
- Provide public lighting and way finding infrastructure.[\[21.05-5-p4\]](#) [\[15.01-1L Urban design – Strategies, blended\]](#)
- Maximise activity in public spaces.[\[21.05-5-p5\]](#) [\[15.01-1L Urban design – Strategies, blended\]](#)
- Clearly define private and public realm responsibilities.[\[21.05-5-p6\]](#) [\[15.01-1L Urban design – Strategies\]](#)
- Manage public space to be attractive and well used.[\[21.05-5-p7\]](#) [\[15.01-1L Urban design – Strategies, blended\]](#)
- ~~Achieve required fire safety outcomes of buildings and spaces.~~[\[21.05-5-p8\]](#) [\[Deleted, not a planning action\]](#)

**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.~~[\[21.05-5-p9\]](#) [\[Deleted, not a planning action\]](#)
- Incorporating Safer Design Principles and Crime Prevention Through Environmental Design (CPTED) in development.[\[21.05-5-p10\]](#) [\[\[15.01-1L Urban design – Policy guidelines\]](#)

**Objective 6**

~~To create places that increase personal safety and perceptions of safety, and reduce opportunities for crime and antisocial behaviours.~~[\[21.05-5-p11\]](#) [\[Deleted, Duplicates 15.01-1 Urban Design strategies\]](#)

**Strategies**

- 6.1 Require development to incorporate Safer Design Principles and CPTED principles. [\[21.05-5-p11A\]](#)[\[15.01-1L Urban Design – Policy Guidelines\]](#)
- 6.2 Support appropriate street trade and outdoor dining to enhance street activity and public realm surveillance.[\[21.05-5-p12\]](#) [\[15.01-1L Urban design – Strategies\]](#)
- 6.3 ~~Support development that provides legible and safe walking and cycling routes.~~[\[21.05-5-p13\]](#) [\[Deleted, Duplicates 18.02-1S Sustainable personal transport strategy 2 and 3\]](#)
- 6.4 ~~Support legible and safe walking, cycling and vehicle access to public transport interchanges.~~[\[21.05-5-p14\]](#)[\[Deleted, Duplicates 18.02-1S Sustainable personal transport strategy 1, 2 & 3\]](#)
- 6.5 ~~Require development to provide good lighting, visibility and surveillance of car parks and internal access ways.~~[\[21.05-5-p15\]](#)[\[Deleted, Duplicates 18.02-4S Carparking strategy and Urban design strategy 4 & 5\]](#)
- 6.6 Require development to provide opportunities for passive surveillance to road frontages, creek corridors and public open space.[\[21.05-5-p16\]](#) [\[15.01-1L Urban design – Strategies, blended\]](#)
- 6.7 Require buildings to maximise opportunities for passive surveillance and visual connectivity between the public and private realms at ground and podium levels.[\[21.05-5-p17\]](#) [\[15.01-1L Urban design – Strategies, blended\]](#)
- 6.8 Support development that avoids solid fences to maximise visibility and facilitate passive surveillance.[\[21.05-5-p18\]](#) [\[15.01-1L Urban design – Strategies\]](#)
- 6.9 Require development to avoid blind corners and entrapment points.[\[21.05-5-p19\]](#) [\[15.01-1L Urban design – Strategies\]](#)

## KNOX PLANNING SCHEME

**Objective 7**

~~To require all new development to make a positive contribution to fire safety in Knox.~~[\[21.05-5-p20\]](#) ~~[Deleted, Repeats Clause 13.02-1S Bushfire planning objective]~~

**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.~~[\[21.05-5-p20A\]](#) ~~[Deleted, Repeats Clause 13.02-1S Bushfire planning Strategy 2]~~

**21.05-6 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.[\[21.05-6-p1\]](#) [\[02.03-5 Built environment and heritage\]](#)

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.[\[21.05-6-p2\]](#) [\[02.03-5 Built environment and heritage\]](#)

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.[\[21.05-6-p3\]](#) [\[02.03-5 Built environment and heritage – sustainable development strategic directions\]](#)

**Key issues**

- Adopting technology and practices in energy efficiency and alternative energy sourcing to achieve ESD outcomes.[\[21.05-6-p4\]](#) [\[15.02-1L Environmentally sustainable development\]](#)
- Improving housing liveability and amenity for occupants by supporting indoor environment quality (such as access to daylight, sunlight and ventilation, and reducing noise levels).[\[21.05-6-p5\]](#) [\[02.03-5 Built environment and heritage – sustainable development strategic directions\]](#)
- Efficient use of urban water runoff and the quality of stormwater entering waterways.[\[21.05-6-p6\]](#) [\[15.02-1L Environmentally sustainable development\]](#)
- Development responding positively to the public realm, including existing and proposed open space and waterway corridors.[\[21.05-6-p7\]](#) [\[Covered in 15.01-1L Urban design\]](#)
- Energy-performing development that reduces reliance on non-renewable resources.[\[21.05-6-p8\]](#) [\[02.03-5 Built environment and heritage – sustainable development strategic directions\]](#)
- Minimising car dependency and improving use of sustainable transport modes.[\[21.05-6-p9\]](#) [\[02.03-5 Built environment and heritage – sustainable development strategic directions\]](#)
- Reducing waste and pollution during all stages of the construction process.[\[21.05-6-p10\]](#) [\[02.03-5 Built environment and heritage – sustainable development strategic directions\]](#)
- Safeguarding environmentally sustainable landscapes and natural habitats.[\[21.05-6-p11\]](#) [\[02.03-5 Built environment and heritage – sustainable development strategic directions\]](#)
- Minimising the urban heat island effect.[\[21.05-6-p12\]](#) [\[Covered under 02.03-3 Environmental risks and amenity\]](#)
- Reducing maintenance and utility costs.[\[21.05-6-p13\]](#) [\[02.03-5 Built environment and heritage – sustainable development strategic directions\]](#)

## KNOX PLANNING SCHEME

**Objective 8**

To achieve environmentally sustainable development that contributes to a more liveable and sustainable Knox. [21.05-6-p14] [Covered in 15.02-1L Environmentally sustainable development]

**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. [21.05-6-p14A] [Covered in 15.02-1L Environmentally sustainable development]
- 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. [21.05-6-p15] [Covered in 15.02-1L Environmentally sustainable development]
- 8.3 Facilitate environmentally sustainable development by assessing applications against Clause 22.04 (Environmentally Sustainable Development local policy). [21.05-6-p16] [Deleted, contrary to Smart Planning rules]

**21.05-7 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. [21.05-7-p1] [02.03-5 Built environment and heritage]

~~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.~~ [21.05-7-p2] [Deleted, descriptive text unnecessary]

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. [21.05-7-p3] [02.01 Context, repeat]

~~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.~~ [21.05-7-p4] [Deleted, duplicates 15.03-1S Heritage conservation]

**Key issues**

- ~~Outdated and inadequate identification, assessment and protection of all places of historic and cultural significance in Knox.~~ [21.05-7-p5] [Deleted, descriptive text unnecessary]
- 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. [21.05-7-p6] [02.03-5 Built environment and heritage – heritage strategic directions]
- Loss of places of historic and cultural significance from inappropriate development. [21.05-7-p7] [02.03-5 Built environment and heritage – heritage strategic directions]

## KNOX PLANNING SCHEME

- Ensuring land use and development approval processes recognise and protect places of historic and cultural significance.[\[21.05-7-p8\]](#) [02.03-5 Built environment and heritage – heritage strategic directions, blended]

**Objective 9**

~~To identify, protect and enhance places and areas of historic, cultural and social significance.~~[\[21.05-7-p9\]](#) [Delete, Repeats Clause 15.03-1S Heritage Conservation]

**Strategies**

- 9.1 ~~Promote the identification and assessment of all places and areas of historic, cultural and social significance.~~[\[21.05-7-p9A\]](#) [Delete, Repeats Clause 15.03-1S Heritage Conservation – Strategy 1]
- 9.2 ~~Promote the protection, enhancement and management of all places and areas of historic, cultural and social significance.~~[\[21.05-7-p10\]](#) [Delete, Repeats Clause 15.03-1S Heritage Conservation – Strategy 2 & 3]
- 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.~~[\[21.05-7-p11\]](#) [Delete, Repeats Clause 15.03-1S Heritage Conservation – Strategy 3, 4, 5]
- 9.4 ~~Support viable uses which recognise the importance of identified places of heritage significance and their adaptive re-use.~~[\[21.05-7-p12\]](#) [Delete, Repeats Clause 15.03-1S Heritage Conservation – Strategy 8]
- 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.[\[21.05-7-p13\]](#) [in schedule]

**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.~~[\[21.05-7-p14\]](#)[Delete, Repeats 15.03-2S Aboriginal cultural heritage]

**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.~~[\[21.05-7-p14A\]](#) [Repeats 15.03-2S Aboriginal cultural heritage]
- 10.2 Support development that reflects Aboriginal values and perspectives in the built and natural environment.[\[21.05-7-p15\]](#) [15.01-1L Urban design – Strategies]

**21.05-8 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.[\[21.05-8-p1\]](#) [02.03-5 Built environment and heritage - Signs strategic directions]

**Key issues**

- Excessive signs and visual clutter, which dominate streetscapes.[\[21.05-8-p2\]](#) [02.03-5 Built environment and heritage, covered by Sign strategies]

## KNOX PLANNING SCHEME

- 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.[21.05-8-p3] [02.03-5 Built environment and heritage, covered by Sign strategies]
- Managing the impact of large format signs, such as sky signs, promotion signs and promotion panel signs.[21.05-8-p4] [02.03-5 Built environment and heritage, covered by Sign strategies]

**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.~~[21.05-8-p5] [Deleted, Covered in 52.05 Signs Objective]

**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.[21.05-8-p5A] [15.01-1L Signs – General strategies]
- 11.2 Avoid advertising signs which will impact on views to significant landscapes, create visual clutter, or adversely impact on residential amenity.[21.05-8-p6] [15.01-1L Signs – General strategies]
- 11.3 ~~Assess applications for advertising signs in accordance with the Advertising Signs local policy at Clause 22.04.~~[21.05-8-p7] [Deleted, contrary to Smart Planning rules]

**21.05-9 Implementation****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.~~[21.05-9-p1] [Deleted, contrary to Smart Planning rules]
- ~~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.~~[21.05-9-p2] [Deleted, contrary to Smart Planning rules]
- ~~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.~~[21.05-9-p3] [Deleted, contrary to Smart Planning rules]
- ~~Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to facilitate environmentally sustainable design outcomes.~~[21.05-9-p4] [Deleted, contrary to Smart Planning rules]
- ~~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.~~[21.05-9-p5] [Deleted, contrary to Smart Planning rules]
- ~~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.~~[21.05-9-p6] [Deleted, contrary to Smart Planning rules]
- ~~Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals, as appropriate.~~[21.05-9-p7] [Not specific enough. Can't rely on background documents like this]

## KNOX PLANNING SCHEME

**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.[\[21.05-9-p8\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- 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.[\[21.05-9-p9\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- 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.[\[21.05-9-p10\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- 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.[\[21.05-9-p11\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- 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.[\[21.05-9-p12\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- Apply the Heritage Overlay to areas and buildings of historical, cultural and social significance to protect heritage places, precincts and vegetation.[\[21.05-9-p13\]](#) [\[74.01 Zone and Overlay Provisions\]](#)

**Further strategic work**

- Review the Knox Urban Design Framework 2020 (2003).[\[21.05-9-p14\]](#) [\[74.02 Further strategic work\]](#)
- Prepare a local area plan for the Burwood Highway East Corridor.[\[21.05-9-p15\]](#) [\[74.02 Further strategic work\]](#)
- 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.[\[21.05-9-p16\]](#) [\[74.02 Further strategic work\]](#)

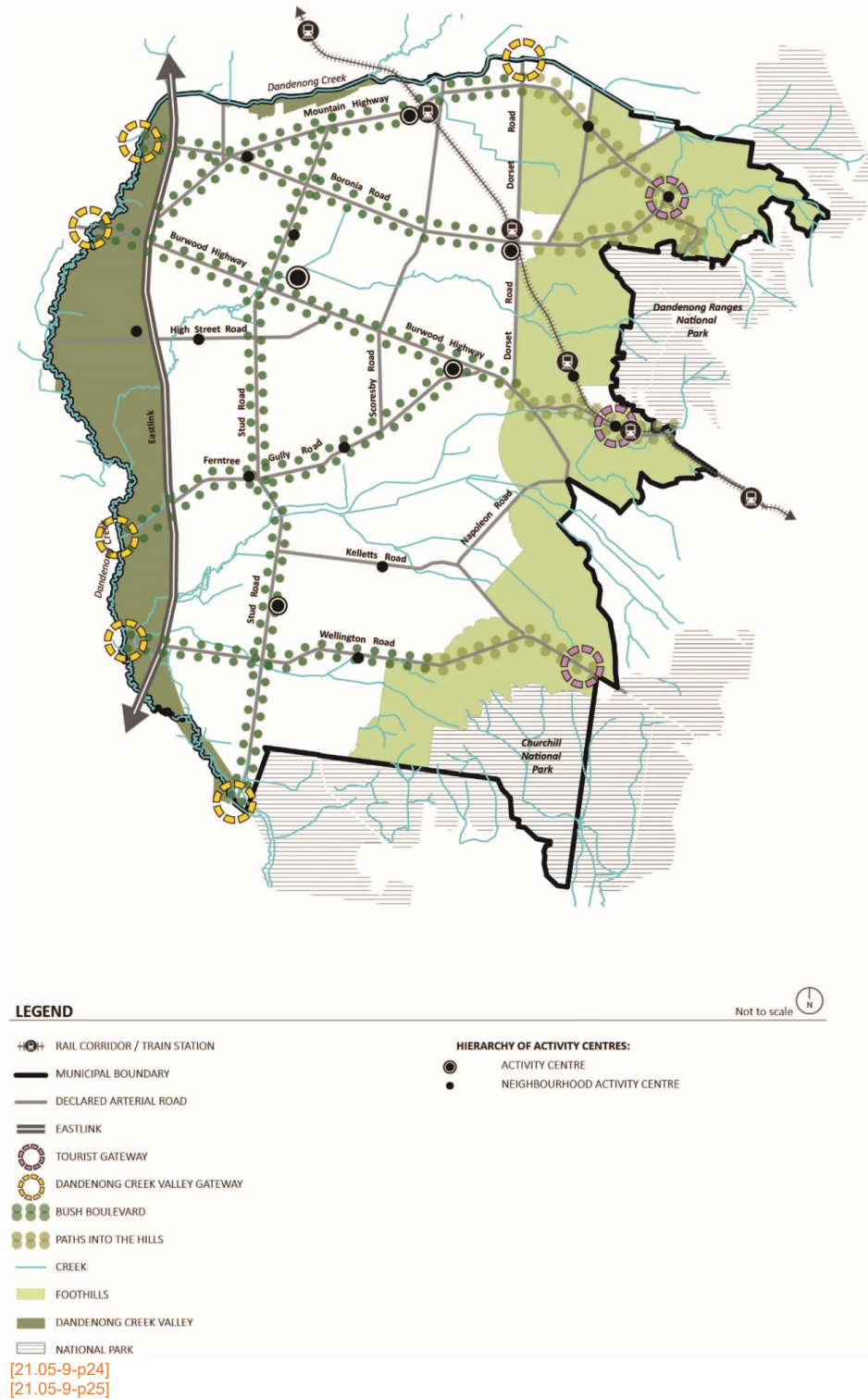
**Reference documents**

- City of Knox Heritage Study, McInnes, M, 1993[\[21.05-9-p17\]](#) [\[78.08 background documents\]](#)
- Knox Arts and Cultural Plan 2012-22, Knox City Council, 2012[\[21.05-9-p18\]](#) [\[78.08 background documents\]](#)
- Knox City Council Mobility Study , Knox City Council, 2011[\[21.05-9-p19\]](#) [\[78.08 background documents\]](#)
- Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)[\[21.05-9-p20\]](#) [\[78.08 background documents\]](#)
- Knox Community Safety Plan 2013-2017, Knox City Council, 2013[\[21.05-9-p21\]](#) [\[78.08 background documents\]](#)
- Knox Liveable Streets Plan 2012 -2022, Knox City Council, 2012[\[21.05-9-p22\]](#) [\[78.08 background documents\]](#)
- Knox Urban Design Framework 2020, Planisphere, 2003[\[21.05-9-p23\]](#) [\[78.08 background documents\]](#)



KNOX PLANNING SCHEME

Figure 1 – Bush Boulevards and Gateways Map [02.04 Strategic framework plans]



## KNOX PLANNING SCHEME

**21.06 HOUSING**

~~This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the State Planning Policy Framework.~~[\[21.06-p1\]](#) ~~[Deleted, unnecessary content]~~

~~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.~~[\[21.06-p2\]](#) ~~[Deleted, unnecessary content]~~

**21.06-2 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.[\[21.06-2-p1\]](#) [\[02.03-6 Housing - strategic directions for location of residential development\]](#)

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:[\[21.06-2-p2\]](#) [\[02.03-6 Housing – location of residential development\]](#)

- Bush Suburban[\[21.06-2-p3\]](#)
- Knox Neighbourhood[\[21.06-2-p4\]](#)
- Local Living Areas[\[21.06-2-p5\]](#)
- Activity Areas[\[21.06-2-p6\]](#)

Within each area, a different level of change is anticipated to respond to the City's current and future housing needs.[\[21.06-2-p7\]](#) [\[02.03-6 Housing – location of residential development\]](#)

**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.~~[\[21.06-2-p8\]](#) ~~[Deleted, descriptive text unnecessary]~~

**Key Issues**

- Responding to the City's changing housing needs.[\[21.06-2-p9\]](#) [\[02.03-6 Housing - strategic directions for location of residential development\]](#)
- ~~Limited availability of land within the municipality, which increases pressure for infill development within established suburbs.~~[\[21.06-2-p10\]](#) ~~[Deleted, descriptive text unnecessary]~~
- Protecting sensitive areas from overdevelopment.[\[21.06-2-p11\]](#) [\[02.03-6 Housing - strategic directions for location of residential development\]](#)
- Directing new residential development to preferred locations.[\[21.06-2-p12\]](#) [\[02.03-6 Housing - strategic directions for location of residential development\]](#)

## KNOX PLANNING SCHEME

**Objective 1**

To support a scaled approach to residential development in accordance with the Knox Housing Strategy 2015 .[21.06-2-p13] [16.01-1L Location of Residential Development – Objective]

**Strategies**

- 1.1 Support residential development that is consistent with preferred dwelling typologies for each area as shown in Figure 1 – Housing Framework Map.[21.06-2-p13A] [16.01-1L Location of Residential Development – Objective]
- 1.2 Direct growth away from Bush Suburban and Knox Neighbourhood areas.[21.06-2-p14] [16.01-1L Location of Residential Development – Bush suburban strategies] [16.01-1L Location of Residential Development – Knox neighbourhood strategies]
- 1.3 Direct housing growth toward Local Living and Activity Areas.[21.06-2-p15] [16.01-1L Location of Residential Development – Local Living strategies] [16.01-1L Location of Residential Development – Activity Area strategies]
- 1.4 Support residential development, where appropriate, on Strategic Investigation Sites (in whole or in part).[21.06-2-p16] [16.01-1L Location of Residential Development – Activity Area strategies]
- 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).[21.06-2-p17] [Covered in 15.01-1L Residential land use and development in 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,.[21.06-2-p18] [Covered by 16.01-1L Location of Residential Development – Strategic Investigation site strategies]
- 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-p19] [16.01-1L Location of Residential Development – Strategic Investigation site strategies]

**21.06-3 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.[21.06-3-p1] [02.01 Context]

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.[21.06-3-p2] [02.03-6 Housing]

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.[21.06-3-p3] [02.03-6 Housing – strategic directions for location of residential development]

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

## KNOX PLANNING SCHEME

average, with an additional 860 dwellings needed by 2036 to meet minimum requirements.[\[21.06-3-p4\]](#) [\[02.03-6 Housing\]](#)

**Key Issues**

- Lack of diverse housing choices.[\[21.06-3-p5\]](#) [\[02.03-6 Housing\]](#)
- Directing different housing styles, types, forms and sizes to preferred locations.[\[21.06-3-p6\]](#) [\[02.03-6 Housing – strategic directions for location of residential development, blended\]](#)
- Lack of diverse housing choices for older Knox residents.[\[21.06-3-p7\]](#) [\[02.03-6 Housing\]](#)
- Declining housing affordability with a lack of housing at a range of price points.[\[21.06-3-p8\]](#) [\[02.03-6 Housing – strategic directions for location of residential development, blended\]](#)
- Limited supply of social housing to meet the required needs.[\[21.06-3-p9\]](#) [\[02.03-6 Housing\]](#)

**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.[\[21.06-3-p10\]](#) [\[16.01-1L Location of Residential Development – Municipal-wide strategies\]](#)

**Strategies**

- 2.1 Support a diverse range of housing, including smaller dwellings. [\[21.06-3-p10\]](#) [\[Delete, Repeats Clause 16.01-1S Housing supply – Strategy 5\]](#)
- 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).[\[21.06-3-p11\]](#) [\[16.01-1L Location of Residential Development – Local Living strategies\]](#) [\[16.01-1L Location of Residential Development – Activity Area strategies\]](#)
- 2.3 Support development that includes social housing, particularly in Activity Centres, Strategic Investigation Sites and other large-scale sites.[\[21.06-3-p12\]](#) [\[16.01-1L Location of Residential Development – Municipal-wide strategies\]](#)
- 2.4 Support social housing on Council-owned sites.[\[21.06-3-p13\]](#) [\[16.01-1L Location of Residential Development – Municipal-wide strategies\]](#)
- 2.5 Avoid the development of villa units, townhouses and apartments in Bush Suburban areas.[\[21.06-3-p14\]](#) [\[16.01-1L Location of Residential Development – Bush suburban strategies\]](#)
- 2.6 Avoid the development of townhouses and apartments in Knox Neighbourhood areas.[\[21.06-3-p15\]](#) [\[16.01-1L Location of Residential Development – Knox neighbourhood strategies\]](#)

**Objective 3**

To provide residential development that allows people to ‘age-in-place’.[\[21.06-3-p16\]](#) [\[16.01-1L Location of Residential Development – Municipal-wide strategies\]](#)

**Strategies**

- 3.1 Support smaller scale dwellings that cater for older people.[\[21.06-3-p16A\]](#) [\[16.01-1L Location of Residential Development – Municipal-wide strategies\]](#)
- 3.2 Support new residential aged care facilities, except in Bush Suburban areas within the Dandenong Foothills or in a Site of Biological Significance.[\[21.06-3-p17\]](#) [\[16.01-1L Location of Residential Development – Municipal-wide strategies\]](#)
- 3.3 Support the diversification of existing aged care facilities to provide a range of housing and care levels on-site.[\[21.06-3-p18\]](#) [\[16.01-1L Location of Residential Development – Municipal-wide strategies\]](#)

**21.06-4 Design and character**

## KNOX PLANNING SCHEME

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.[\[21.06-4-p1\]](#) [\[02.03-5 Built environment and heritage\]](#)

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:[\[21.06-4-p2\]](#) [\[02.03-5 Built environment and heritage – neighbourhood character strategic directions\]](#)

### 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.[\[21.06-4-p3\]](#) [\[02.03-6 Housing – Location of residential development\]](#)

### 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.[\[21.06-4-p4\]](#) [\[02.03-6 Housing – Location of residential development\]](#)

### 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.[\[21.06-4-p5\]](#) [\[02.03-6 Housing – Location of residential development\]](#)

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.[\[21.06-4-p6\]](#) [\[02.03-6 Housing – Location of residential development\]](#)

### 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.[\[21.06-4-p7\]](#) [\[02.03-6 Housing – Location of residential development\]](#)

### Key Issues

- Strengthening the unifying ‘green and leafy’ character of Knox across all residential areas.[\[21.06-4-p8\]](#) [\[02.03-5 Built environment and heritage – neighbourhood character strategic directions\]](#)
- Strengthening the neighbourhood character of each of the four residential areas.[\[21.06-4-p9\]](#) [\[Covered by objectives in 15.01-5L Neighbourhood character\]](#)
- Improving the quality of residential design.[\[21.06-4-p10\]](#) [\[02.03-5 Built environment and heritage – Urban design and building design strategic directions\]](#)

## KNOX PLANNING SCHEME

**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.[\[21.06-4-p11\]](#) [\[15.01-5L Neighbourhood character – Municipal-wide objectives\]](#)

**Strategies**

- 4.1 Support residential development which enhances the City's 'green and leafy' landscape character.[\[21.06-4-p11A\]](#) [\[15.01-5L Neighbourhood character – Municipal-wide Strategies\]](#)
- 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).[\[21.06-4-p12\]](#) [\[15.01-5L Neighbourhood character – Municipal-wide Strategies\]](#)
- 4.3 Support residential development that is innovative, accessible and site responsive.[\[21.06-4-p13\]](#) [\[15.01-5L Neighbourhood character – Municipal-wide Strategies\]](#)
- 4.4 Support environmentally sustainable residential development consistent with the local policy at Clause 22.04 (Environmentally Sustainable Development).[\[21.06-4-p14\]](#) [\[Delete, contrary to Smart Planning rules\]](#)

**21.06-5 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.~~[\[21.06-5-p1\]](#) [\[Delete, descriptive text unnecessary, key points covered by other text\]](#)

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.[\[21.06-5-p2\]](#) [\[02.03-3 Environmental risks and amenity\]](#)

**Key issues**

- Protecting Bush Suburban areas (the Dandenong Foothills and Sites of Biological Significance) from overdevelopment.[\[21.06-5-p3\]](#) [\[02.03-5 Housing – strategic directions location of residential development\]](#)
- ~~Ensuring new residential development responds to bushfire issues.~~[\[21.06-5-p4\]](#) [\[Deleted, covered by BMO requirements\]](#)

**Objective 5**

To protect and enhance the landscape and environmental values of natural areas of significance within the municipality.[\[21.06-5-p5\]](#)[\[12.01-1L Protection of biodiversity – Objective\]](#) [\[12.05-2L Landscapes – Objective\]](#)

**Strategies**

- 5.1 Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation in the Foothills. [\[21.06-5-p5A\]](#) [\[11.01-1L Settlement – Strategies\]](#)
- 5.2 ~~Direct significant growth in housing stock to locations outside of the Bush Suburban areas.~~[\[21.06-5-p6\]](#) [\[Delete, covered in 11.01-1L Settlement strategies\]](#)

## KNOX PLANNING SCHEME

- 5.3 Require residential development to preserve natural landscape features.[\[21.06-5-p7\]](#)  
[\[15.01-5L Neighbourhood character strategy\]](#)
- 5.4 Require development in areas that have been identified as Sites of Biological Significance to retain indigenous vegetation and create habitat.[\[21.06-5-p8\]](#) [\[12.01-1L Protection of biodiversity – Sites of Biological Significance strategies\]](#)
- 5.5 Require residential development in neighbourhood centres in the Dandenong Foothills to demonstrate a positive contribution to local character.[\[21.06-5-p9\]](#) [\[This is a requirement of Clause 54 and Clause 55\]](#)
- 5.6 Require the height of residential development in the Dandenong Foothills to sit below the dominant tree canopy height.[\[21.06-5-p10\]](#) [\[12.05-2L Dandenong foothills – General Strategies\]](#)

**Objective 6**

To reduce the risk and impacts of bushfire in the high risk areas of the Foothills of the Dandenong Ranges and Lysterfield.[\[21.06-5-p11\]](#) [\[13.02-1L Bushfire planning – Strategies\]](#)

**Strategies**

- 6.1 Limit development, subdivision and rezoning of land for urban purposes.[\[21.06-5-p11A\]](#) [\[13.02-1L Bushfire planning – Strategies\]](#)
- 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.[\[21.06-5-p12\]](#)[\[Delete, Repeats Clause 13.02-1S Bushfire planning – strategies 2 & 4, Clause 53.02\]](#)

**21.06-6 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.[\[21.06-6-p1\]](#) [\[02.03-3 Environmental risks and amenity - land use compatibility strategic directions\]](#)

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.[\[21.06-6-p2\]](#) [\[02.03-3 Environmental risks and amenity\]](#)

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.[\[21.06-6-p3\]](#) [\[13.07-1L Non-residential use and development in residential areas – Strategies\]](#)

**Key issues**

- ~~Accommodating complementary non-residential uses for the convenience of local residents, where appropriate.~~[\[21.06-6-p4\]](#) [\[Deleted, covered by 13.07-1L Non-residential use and development in residential areas – Strategies\]](#)
- ~~Siting and designing non-residential uses to avoid negative impacts on residential amenity and creating defacto commercial precincts.~~[\[21.06-6-p5\]](#) [\[Deleted, covered by 13.07-1L Non-residential use and development in residential areas – Strategies\]](#)

**Objective 7**

To support some non-residential uses in appropriate residential areas without impacting on residential amenity or creating defacto commercial precincts.[\[21.06-6-p6\]](#) [\[13.07-1L Non-residential use and development in residential areas – General strategies\]](#)

## KNOX PLANNING SCHEME

**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-p6A] [Deleted, does not comply with Smart Planning drafting requirements]

**21.06-7 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. [21.06-7-p1] [Deleted, does not comply with Smart Planning drafting requirements]
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to ensure new housing meets appropriate environmental design standards. [21.06-7-p2] [Deleted, does not comply with Smart Planning drafting requirements]
- 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. [21.06-7-p3] [Deleted, does not comply with Smart Planning drafting requirements]
- 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. [21.06-7-p4] [Deleted, does not comply with Smart Planning drafting requirements]
- Apply any relevant structure plans, built form guidelines and urban design frameworks, in the assessment of residential development proposals in the area. [21.06-7-p5] [Deleted, does not comply with Smart Planning drafting requirements]
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals, as appropriate. [21.06-7-p6] [Not specific enough. Can't rely on background documents like this]

**Application of zones and overlays**

- Apply residential zones to be consistent with the Knox Housing Strategy 2015. [21.06-7-p7] [74.01 Zones and Overlays]
- Apply the Neighbourhood Residential Zone – Schedule 1 to the Bush Suburban – Dandenong Foothills Area. [21.06-7-p8] [74.01 Zones and Overlays]
- 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. [21.06-7-p9] [74.01 Zones and Overlays]
- Apply the General Residential Zone – Schedule 2 to Knox Neighbourhood Areas. [21.06-7-p10] [74.01 Zones and Overlays]
- Apply the General Residential Zone – Schedule 3 to Local Living Areas. [21.06-7-p11] [74.01 Zones and Overlays]
- Apply the General Residential Zone – Schedule 5 to the Other Bush Suburban Areas. [21.06-7-p12] [74.01 Zones and Overlays]
- Apply the Residential Growth Zone – Schedule 1 to Activity Areas, where no other guidance applies. [21.06-7-p13] [74.01 Zones and Overlays]



## KNOX PLANNING SCHEME

- Apply the General Residential Zone – Schedule 4 and the Residential Growth Zone – Schedule 2 to Bayswater and Boronia Major Activity Centres.[\[21.06-7-p14\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Commercial 1 Zone within activity centres to encourage increased residential densities.[\[21.06-7-p15\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Mixed Use Zone to allow for residential and commercial mixed use development in appropriate locations.[\[21.06-7-p16\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Design and Development Overlay, as appropriate, to achieve specific design, built form and landscape outcomes for local areas, including activity centres and Strategic Investigation Sites.[\[21.06-7-p17\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.06-7-p18\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.06-7-p19\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Bushfire Management Overlay to areas identified as being of high bushfire risk.[\[21.06-7-p20\]](#) [\[74.01 Zones and Overlays\]](#)

**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.[\[21.06-7-p21\]](#) [\[74.02 Further strategic work\]](#)
- 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.[\[21.06-7-p22\]](#) [\[74.02 Further strategic work\]](#)
- Review the Boronia Activity Centre Structure Plan and associated planning controls to address their future housing needs.[\[21.06-7-p23\]](#) [\[74.02 Further strategic work\]](#)
- Review the Bayswater Activity Centre Structure Plan with key stakeholders and associated planning controls to address their future housing needs.[\[21.06-7-p24\]](#) [\[74.02 Further strategic work\]](#)
- Investigate obligatory contributions to affordable housing on larger scale development through inclusionary zoning if the Victorian Government provides legislative support for such measures.[\[21.06-7-p25\]](#) [\[74.02 Further strategic work\]](#)

**Reference documents**

Knox Affordable Housing Action Plan 2015-2020, Knox City Council, 2015[\[21.06-7-p26\]](#) [\[78.08 background documents\]](#)

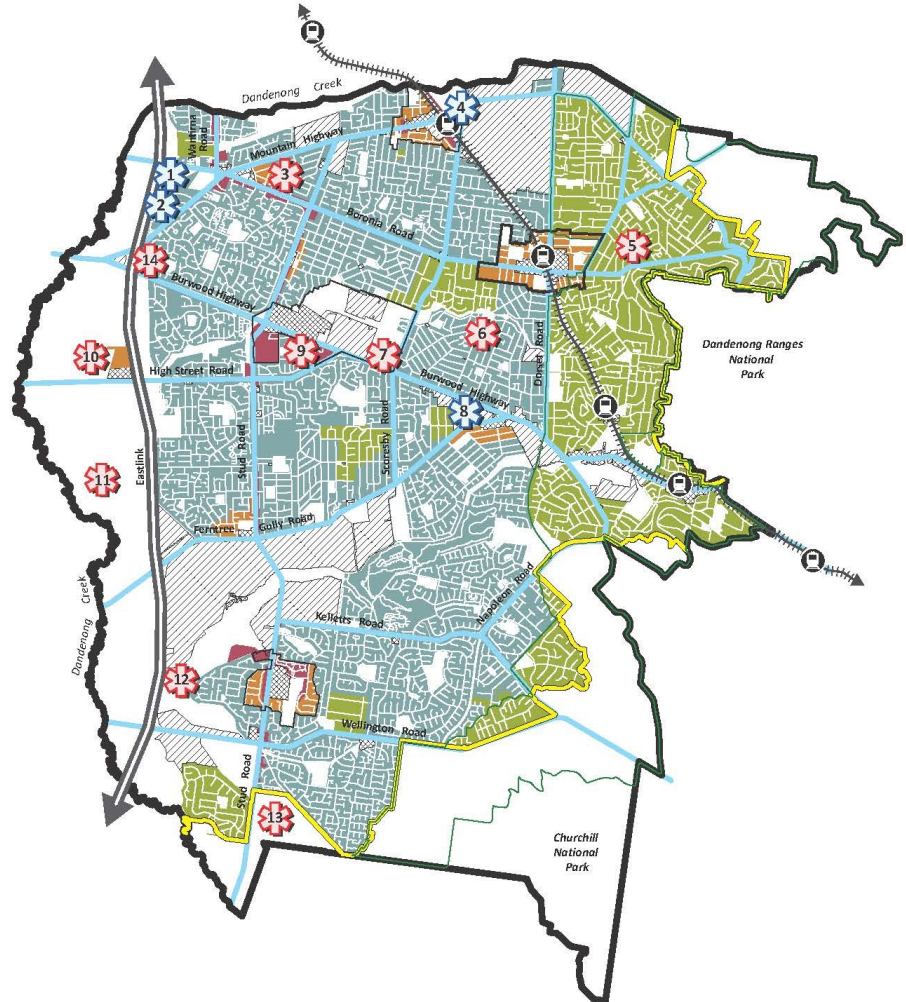
Knox Housing Strategy 2015, Knox City Council, 2015[\[21.06-7-p27\]](#) [\[78.08 background documents\]](#)

Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, December 2018[\[21.06-7-p28\]](#) [\[78.08 background documents\]](#)

KNOX PLANNING SCHEME

**Figure 1 – Housing Map** [02.04 Strategic framework plans]

KNOX PLANNING SCHEME



LEGEND

Not to scale

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR / TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- URBAN GROWTH BOUNDARY
- ACTIVITY AREA
- LOCAL LIVING
- KNOX NEIGHBOURHOOD
- BUSH SUBURBAN
- NON-RESIDENTIALLY ZONED LAND (E.G. PARKS, SCHOOLS, QUARRIES)
- DANDENONG FOOTHILLS: LIMITED HOUSING OPPORTUNITIES
- ACTIVITY CENTRE BOUNDARY
- MIXED USE AREAS (RETAIL/COMMERCIAL/RESIDENTIAL)
- COMMERCIAL/INDUSTRIAL AREAS

STRATEGIC INVESTIGATION SITES - RESIDENTIAL

- 3 Wantirna Heights School
- 5 Boronia Heights College
- 6 Norvel Road Quarry, Ferntree Gully
- 7 DPI site, 609-621 Burwood Highway
- 9 Knox Village Retirement Village (Burwood Highway)
- 10 Jenkins Orchard (1201-1211 High Street Road, Wantirna South)
- 11 191 George Street, Wantirna South (Boral Quarry)
- 12 Kingston Links Golf Course
- 13 Waverley Golf Course (and adjoining sites)
- 14 Part of 25 Burwood Highway, 55 Burwood Highway, 56 Mountain Highway and unreserved Crown Land (Parcel 196), Wantirna

STRATEGIC INVESTIGATION SITES - EMPLOYMENT/ COMMERCIAL/MIXED USE \*

- 1 & 2 Wantirna Health Precinct (750-750A, Boronia Road and 203 Mountain Highway, Wantirna)
- 4 Bayswater Triangle
- 8 Mountain Gate Triangle

\* See also Clause 21.07 Economic Development Framework Map

## KNOX PLANNING SCHEME

**21.07 ECONOMIC DEVELOPMENT**

~~This clause provides local content to support Clause 11 (Settlement) and Clause 17 (Economic Development) of the State Planning Policy Framework.~~[\[21.07-p1\]](#) ~~[Deleted, unnecessary content]~~

~~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.~~[\[21.07-p2\]](#) ~~[Deleted, unnecessary content]~~

**21.07-2 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.~~[\[21.07-2-p1\]](#) ~~[Deleted, descriptive text unnecessary]~~

~~Knox is a major contributor to the regional and broader Melbourne economies, with exports largely dependent on the manufacturing and wholesale trade sectors.~~[\[21.07-2-p2\]](#) ~~[Deleted, descriptive text unnecessary]~~

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.[\[21.07-2-p3\]](#) [\[02.02-7 Economic development\]](#)

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.[\[21.07-2-p4\]](#) [\[02.02-7 Economic development\]](#)

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.[\[21.07-2-p5\]](#) [\[02.02-7 Economic development – Significant business location strategic directions, blended\]](#)

~~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.~~[\[21.07-2-p6\]](#) ~~[Deleted, covered by 02.02-7 Economic development]~~

~~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’.~~[\[21.07-2-p7\]](#) ~~[Deleted, descriptive text unnecessary]~~

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.[\[21.07-2-p8\]](#) [\[17.01-1L Diversified economy – General strategies\]](#)

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.[\[21.07-2-p9\]](#) [\[02.03-4 Natural resource management\]](#)

**Key issues**

- Maintaining a strong and sustainable local economy.[\[21.07-2-p10\]](#) [\[02.02-7 Economic development – Significant business location strategic directions\]](#)
- Strengthening local employment opportunities.[\[21.07-2-p11\]](#) [\[Covered by 02.02-7 Economic development – Significant business location strategic directions\]](#)
- Advancing Knox as a premier destination for high quality businesses and investment.[\[21.07-2-p12\]](#) [\[02.02-7 Economic development – Significant business location strategic directions, blended\]](#)

## KNOX PLANNING SCHEME

- Responding to broader changes in the industrial and commercial sectors.[\[21.07-2-p13\]](#)  
[Covered by 02.02-7 Economic development – Significant business location strategic directions]
- Pressure for smaller land allotment sizes.[\[21.07-2-p14\]](#) [17.01-1L Diversified economy – General strategies]
- 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.[\[21.07-2-p15\]](#) [Covered by 02.02-7 Economic development – Diversified economy strategic directions]
- ~~Limited opportunities to increase the supply of land for higher employment and higher economic output outcomes.~~[\[21.07-2-p16\]](#) [deleted, descriptive text unnecessary]
- Pressure to support or rezone industrial and commercial land for land use that has low local employment and low local economic output outcomes.[\[21.07-2-p17\]](#) [17.01-1L Diversified economy – General strategies]

**Objective 1**

To create a strong and sustainable local economy and facilitate local employment opportunities.[\[21.07-2-p18\]](#)[17.01-1L Diversified economy - objective]

**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.[\[21.07-2-p18A\]](#)[17.01-1L Diversified economy – General Strategies]
- 1.2 Support the formation of industry clusters and business networks which encourage collaboration, innovation and ideas sharing within the area and region.[\[21.07-2-p19\]](#) [17.01-1L Diversified economy - General strategies]
- 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.[\[21.07-2-p20\]](#) [17.01-1L Diversified economy]
- 1.4 Support restricted retail development on main road locations in commercial zones within the Burwood Highway East Corridor ‘Significant Business Location’.[\[21.07-2-p21\]](#) [17.01-1L Diversified economy – Burwood Highway East Corridor strategies]
- 1.5 Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.[\[21.07-2-p22\]](#) [17.01-1L Diversified economy – General Strategies]
- 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.[\[21.07-2-p23\]](#) [17.01-1L Diversified economy – General Strategies]
- 1.7 ~~Support appropriate home-based business, having regard to local amenity considerations.~~[\[21.07-2-p24\]](#)[Delete, Repeats Clause 52.11 Home based business – purpose and requirements]
- 1.8 Avoid alternative use of economically viable extractive industry sites.[\[21.07-2-p25\]](#) [17.01-1L Diversified economy - General strategies]
- 1.9 Support tourism opportunities for activity centres located at gateways to the Dandenong Ranges.[\[21.07-2-p26\]](#) [17.01-1L Diversified economy - General strategies]
- 1.10 Support industry sectors associated with providing for an aging community.[\[21.07-2-p27\]](#) [17.01-1L Diversified economy - General strategies]

## KNOX PLANNING SCHEME

**Objective 2**

~~To ensure sufficient land is available for employment and production economy related uses.~~[\[21.07-2-p28\]](#)~~[Delete, Repeats Clause 11.02-1S Supply of urban land – Objective, Strategies 1 & 2]~~

**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.[\[21.07-2-p28A\]](#) [\[17.01-1L Diversified economy – Core Employment Land Areas strategies\]](#)
- 2.2 Facilitate a mix of employment and other land uses in 'local employment land areas' and in other employment locations outside 'core employment land areas' which are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses and to optimise amenity improvements.[\[21.07-2-p29\]](#) [\[17.01-1L Diversified economy – Local Employment Land Area strategies\]](#)
- 2.3 Facilitate site consolidation and redevelopment of under-utilised sites in industrial and commercial areas.[\[21.07-2-p30\]](#) [\[17.01-1L Diversified economy – General Strategies\]](#)
- 2.4 Support industrial development with internal arrangements that provide for efficient land use, including multi-storey development.[\[21.07-2-p31\]](#) [\[15.01-1L Urban design – Strategies\]](#)
- 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.[\[21.07-2-p32\]](#) [\[17.01-1L Diversified economy – Strategic Investigation Site strategies\]](#)
- 2.6 Encourage the location of restricted retail premises along Burwood Highway in the Burwood Highway East Corridor 'Significant Business Location'.[\[21.07-2-p33\]](#) [\[Covered in 17.01-1L Diversified economy – Burwood Highway East Corridor strategies\]](#)

**Objective 3**

To provide a local amenity that makes it attractive to work and do business in Knox.[\[21.07-2-p34\]](#) [\[15.01-1 Urban Design objective\]](#)

**Strategies**

- 3.1 Create and maintain a high standard of amenity in industrial and commercial areas.[\[21.07-2-p34A\]](#) [\[15.01-1L Urban design on employment land - Objective\]](#)
- 3.2 Support development that provides a high quality built form and well-planted setbacks along declared arterial road frontages.[\[21.07-2-p35\]](#) [\[15.01-1L Urban design – Strategies\]](#)
- 3.3 Protect key public realm views to the Dandenong Ranges in Activity Centres.[\[21.07-2-p36\]](#) [\[11.03-1L Activity Centres – Strategies\]](#)
- 3.4 Support building renewal and quality built form in existing industrial and commercial areas.[\[21.07-2-p37\]](#) [\[15.01-1L Urban design – Strategies\]](#)
- 3.5 Support opportunities to improve amenity of industrial and commercial areas for employees.[\[21.07-2-p38\]](#) [\[15.01-1L Urban design – Strategies\]](#)
- 3.6 Improve the integration of industrial and commercial land with good transport links.[\[21.07-2-p39\]](#) [\[15.01-1L Urban design – Strategies\]](#)

KNOX PLANNING SCHEME

**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.[\[21.07-2-p40\]](#) [\[17.01-1L Diversified economy - General strategies\]](#)

**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.[\[21.07-2-p40A\]](#) [\[17.01-1L Diversified economy - General strategies\]](#)
  - 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.[\[21.07-2-p41\]](#) [\[17.01-1L Diversified economy – Scoresby-Rowville-Knoxfield strategies\]](#)
  - 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.[\[21.07-2-p42\]](#) [\[17.01-1L Diversified economy – Knox Central Activity Centre strategies\]](#)
  - 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.[\[21.07-2-p43\]](#) [\[17.01-1L Diversified economy – Scoresby-Rowville-Knoxfield strategies\]](#) [\[17.01-1L Diversified economy – Bayswater Business Precinct/Bayswater Activity Centre strategies\]](#) [\[17.01-1L Diversified economy – Wantirna Health Precinct strategies\]](#)
  - 4.5 ~~Support a collaborative approach to planning, development and investment in the Bayswater Business Precinct across the Knox, Maroondah and Yarra Ranges Councils.~~[\[21.07-2-p44\]](#) [\[Delete, not a planning scheme action\]](#)
  - 4.6 Support improved integration and connection between the Bayswater Business Precinct and the Bayswater Activity Centre.[\[21.07-2-p45\]](#) [\[17.01-1L Diversified economy – Bayswater Business Precinct/Bayswater Activity Centre strategies\]](#)
  - 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.[\[21.07-2-p46\]](#) [\[17.01-1L Diversified economy – Wantirna Health Precinct strategies\]](#)
  - 4.8 Support development and investment in the Burwood Highway East Corridor to strengthen its role as a Significant Business Location.[\[21.07-2-p47\]](#) [\[17.01-1L Diversified economy – Burwood Highway east Corridor Strategies\]](#)
- [\[21.07-2-p48\]](#)[\[17.01-1L Diversified economy – Scoresby-Rowville-Knoxfield strategies\]](#)

Table1–Knox activity centres hierarchy table	
Scoresby-Rowville-Knoxfield	
Role and function	Strategic directions
This location includes Industrial and Commercial 2 zoned land, as well as the Scoresby Village Neighbourhood Activity Centre.	Facilitate and support the development of this location as a high amenity key employment destination, of state significance.
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.	Support the transition from larger format sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors.
	Discourage non-employment uses within ‘Core Employment Land Areas’.

KNOX PLANNING SCHEME

Discourage restricted retail use except in Commercial 1 Zone.

Advocate for the future Rowville rail link, to improve accessibility to the location, improve sustainability and provide development opportunities for businesses.

Support a centrally located neighbourhood centre to service the needs of businesses and employees, and which responds positively to surrounding natural features.

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.

Maximise opportunities to integrate development with surrounding open space and natural areas and ensure environmental and heritage character, views and vistas are maintained.

[21.07-2-p49][17.01-1L Diversified economy – Knox Central Activity Centre strategies]

**Knox Central Activity Centre**

Role and function

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.

Strategic directions

Support a diverse range of mixed uses within industrial, commercial and mixed use zones to reflect the regional role of the activity centre.

Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the retail core of the activity centre.

Advocate for the potential Burwood Highway tram extension, to improve accessibility for the location, improve sustainability and provide development opportunities for businesses.

[21.07-2-p50][17.01-1L Diversified economy – Bayswater strategies]

**Bayswater Business Precinct/Bayswater Activity Centre**

Role and function

This location includes a significant area of Industrial 1 zoned land, as well as the Bayswater Activity Centre.

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.

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.

Strategic directions

Facilitate and support the development of this location as a key employment destination, of state significance.

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.

Support industrial uses, reinforcing the importance of this precinct to the production economy in Knox.

Discourage non- employment uses within 'Core Employment Land Areas'.

Discourage restricted retail use except in Commercial 1 zoned land.

Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the Bayswater Activity Centre.

[21.07-2-p51]17.01-1L Diversified economy – Burwood Highway East strategies

**Burwood Highway East Corridor**

Role and function

Strategic directions



KNOX PLANNING SCHEME

<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>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>
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[21.07-2-p52][17.01-1L Diversified economy – Wantirna Health Precinct strategies]

**Wantirna Health Precinct**

<p><b>Role and function</b></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>This precinct will be a major employment centre for health, community and education services.</p>	<p><b>Strategic directions</b></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> <p>Consider employment- generating uses on all sites, as part of an integrated health-based precinct.</p> <p>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.</p> <p>Support opportunities to improve integration of employment generating uses with open space, residential uses and the Wantirna Mall Neighbourhood Activity Centre.</p> <p>Allow for non-residential uses within residential areas which support major health providers in the precinct, where location and amenity considerations are met.</p> <p>Support development which creates high standards of built form and landscaping design and amenity standards.</p>
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**21.07-3 Activity centres**

Activity centres in Knox offer a range of retail, commercial, employment, recreational, residential and social activities to support living locally. [21.07-3-p1] [02-03-1 Settlement]

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. [21.07-3-p2] [02-03-1 Settlement]

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. [21.07-3-p3] [11.03-1L Activity centres - strategies]

~~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. [21.07-3-p4] [Deleted, text unnecessary]~~

## KNOX PLANNING SCHEME

**Key Issues**

- Out of centre retail activity is weakening the role and the viability of existing and designated activity centres.[\[21.07-3-p5\]](#) [\[02-03-1 Settlement – strategic directions Activity Centres\]](#)
- Activity centres with low levels of activity and vitality.[\[21.07-3-p6\]](#) [\[2.03-1 Settlement, Activity Centres\]](#)
- Poor amenity, accessibility and connectivity to and within activity centres.[\[21.07-3-p7\]](#) [\[02-03-1 Settlement – strategic directions Activity Centres\]](#)
- An increasing demand for housing within activity centres is changing the traditional nature and role of activity centres.[\[21.07-3-p8\]](#) [\[02-03-1 Settlement\]](#)

**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.[\[21.07-3-p9\]](#) [\[02-03-1 Settlement – strategic directions Activity Centres\]](#)

**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.  
[\[11.03-1L Activity Centres – strategies, blended\]](#)
  - 5.2 Support business growth across activity centres to meet community needs.[\[21.07-3-p10\]](#) [\[11.03-1L Activity Centres - strategies\]](#)
  - 5.3 ~~Consolidate retail development into existing and designated activity centres, and avoid out-of-centre retail development.~~[\[21.07-3-p11\]](#) [\[Delete, Duplicates intent of 11.03-1S objective\]](#)
  - 5.4 Direct large entertainment and retail uses serving a regional catchment into Knox Central, Bayswater, Boronia, and Rowville activity centres.[\[21.07-3-p12\]](#)[\[11.03-1L Activity Centres – Major Activity Centre strategies\]](#)
  - 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.[\[21.07-3-p13\]](#)[\[11.03-1L Activity Centres – General strategies\]](#)
  - 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.[\[21.07-3-p14\]](#)[\[11.03-1L Activity Centres – General strategies\]](#)
  - 5.7 Discourage non-residential uses which operate until late at night in residential areas where late night commercial activity does not currently exist.[\[21.07-3-p15\]](#)[\[11.03-1L Activity Centres – General strategies\]](#)
  - 5.8 Require active frontages of buildings in activity centres.[\[21.07-3-p16\]](#)[\[11.03-1L Activity Centres – General strategies\]](#)
  - 5.9 Avoid residential development at ground level in the Commercial 1 Zone.[\[21.07-3-p17\]](#) [\[11.03-1L Activity Centre – General strategies\]](#)
  - 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.[\[21.07-3-p18\]](#) [\[11.03-1L Activity Centres – General strategies\]](#)
  - 5.11 Advocate for new and improved public transport infrastructure to improve the viability, sustainability and vitality of the activity centres.[\[21.07-3-p19\]](#)[\[11.03-1L Activity Centres – General strategies\]](#)
- [\[21.07-3-p20\]](#) [\[Refers to the below table. Role and function translated into the MPS Activity centres at 02.03-1 and strategic directions translated to 11.03-1L\]](#)

KNOX PLANNING SCHEME

Table 1 – Knox activity centres hierarchy table	
Knox Central Activity Centre	
<p><b>Role and function</b></p> <p>Knox Central serves as the civic, commercial, community, entertainment, leisure and employment focus for the municipality, with Westfield Knox Shopping Centre being a retail base for the outer eastern region of Melbourne.</p> <p>Knox Central has access to a major bus interchange, with multiple bus routes including a Smart Bus route along Stud Road.</p> <p>The potential exists for an extension of the tram network along Burwood Highway to the Knox Central Activity Centre.</p> <p>Housing opportunities comprise medium to high density residential development, including apartments and mixed use development.</p>	<p><b>Strategic directions</b></p> <p>Intensify the level of activity throughout the area, with a particular focus on achieving higher density residential and employment uses on land adjacent to the Westfield Knox Shopping Centre. <a href="#">[11.03-1L Activity Centres – Knox Central Built form and public realm – merged]</a></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> <p>Clause 21.10-2 (Local Areas – Knox Central Activity Centre);</p> <p>Clause 43.02 – Schedule 13 to the Design and Development Overlay (Knox Central Activity Centre)</p> <p>Clause 43.04 – Schedule 2 to the Development Plan Overlay (Knox Central Commercial Core Precinct); and,</p> <p>Any other relevant local policy, zone, overlay and particular provisions.</p>

[\[21.07-3-p21\]](#) [11.03-1L Land Use Strategies](#)

Boronia Activity Centre	
<p><b>Role and Function</b></p> <p>Boronia is a major centre with a broad range of retail, commercial, office and community uses that serve a large residential community. The centre is set amongst the foothills of the Dandenong Ranges.</p> <p>The centre has access to a public transport interchange including a train station and multiple bus routes.</p> <p>Housing opportunities include villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p><b>Strategic Directions</b></p> <p>Increase the scale and level of activity, while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. This includes protecting views towards the Dandenong Ranges.</p> <p>Support a broad range of retail, commercial and community uses within the centre to service the local area, which respects its landscape setting and character including height.</p> <p>Provide opportunities for residential and mixed-use activity within the commercial environs.</p> <p>Support land use and development within the Boronia Activity Centre to be consistent with:</p> <p>Clause 21.10-3 (Local Areas – Boronia Activity Centre);</p> <p>Clause 43.02 – Schedule 7 to the Design and Development Overlay (Boronia Structure Plan Area); and,</p>

## KNOX PLANNING SCHEME

Any other relevant local policy, zone, overlay and particular provisions.

[21.07-3-p22.] [11.03-1L Boronia Activity Centre - Land Use Strategies]

### 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.

[21.07-3-p23] [11.03-1L Bayswater Activity Centre – Objective] [11.03-1L Bayswater Activity Centre – Built environment Strategies]

### 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.

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 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:

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.

[21.07-3-p24] [11.03-1L Rowville Activity Centre – Objective]

KNOX PLANNING SCHEME

**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.

[21.07-3-p25 [11.03-1L Activity Centres – Strategies](#)]

**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.

[21.07-3-p26 [11.03-1L Activity Centres – Strategies](#)]

**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.

[21.07-3-p27 [11.03-1L Activity Centres – Strategies](#)]

**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),**

**Role and function**

**Strategic directions**

KNOX PLANNING SCHEME

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.

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.

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.

Support appropriate, well designed development which respects landscape setting, environmental sensitivities and local character.

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 within the Dandenong Foothills to be consistent with:

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.

[21.07-3-p28][11.03-1L Activity Centres – Strategies]

**The Orchards (North-west corner of High Street Road and Eastlink) Wantirna South Neighbourhood Activity Centre**

**Role and function**

This land was rezoned to enable a neighbourhood activity centre to be established in this location.

The centre has access to local bus routes.

**Strategic directions**

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.

Support land use and development within this neighbourhood activity centre to be consistent with:

Clause 43.04 – Schedule 10 to the Development Plan Overlay; and,

Any other relevant local policy, zone, overlay and particular provisions.

[21.07-3-p29][11.03-1L Activity Centres - Strategies]

**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**

**Role and function**

These commercial centres contain a limited range of shops and/or services which serve the convenience needs of the local community.

These commercial areas have access to local bus routes.

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.

**Strategic directions**

Support convenience retail within shopping strips.

Discourage further expansion of these centres.

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

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.

## KNOX PLANNING SCHEME

**21.07-4 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.~~[\[21.07-4-p1\]](#) ~~[Delete, contrary to Smart Planning requirements]~~
- ~~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.~~[\[21.07-4-p2\]](#) ~~[Delete, contrary to Smart Planning requirements]~~
- ~~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.~~[\[21.07-4-p3\]](#) ~~[Delete, contrary to Smart Planning requirements]~~
- ~~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.~~[\[21.07-4-p4\]](#) ~~[Delete, contrary to Smart Planning requirements]~~

**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.[\[21.07-4-p5\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Commercial 2 Zone to office areas and highway retail.[\[21.07-4-p6\]](#) [\[74.01 Zones and Overlays\]](#)
- 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[\[21.07-4-p7\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Mixed Use Zone to allow for residential and commercial mixed use development in appropriate locations.[\[21.07-4-p8\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Design and Development Overlay, as appropriate, to achieve specific local design outcomes, including for activity centres.[\[21.07-4-p9\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.07-4-p10\]](#) [\[74.01 Zones and Overlays\]](#)
- 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'.[\[21.07-4-p11\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.07-4-p12\]](#) [\[74.01 Zones and Overlays\]](#)

**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.[\[21.07-4-p13\]](#) [\[74.02 Further strategic work\]](#)
- 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-

## KNOX PLANNING SCHEME

Knoxfield ‘Significant Business Location’ to ensure and support its ongoing industrial role.[\[21.07-4-p14\]](#) [\[74.02 Further strategic work\]](#)

- 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.[\[21.07-4-p15\]](#) [\[74.02 Further strategic work\]](#)
- 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.[\[21.07-4-p16\]](#) [\[74.02 Further strategic work\]](#)
- Investigate the preparation of development and design guidelines to encourage appropriate mixed use developments of higher densities in activity centres and neighbourhood centres.[\[21.07-4-p17\]](#) [\[74.02 Further strategic work\]](#)
- Investigate opportunities to encourage and attract industries that are propulsive industries for Knox.[\[21.07-4-p18\]](#) [\[74.02 Further strategic work\]](#)
- Investigate application of the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.[\[21.07-4-p19\]](#) [\[74.02 Further strategic work\]](#)
- Review rural and green wedge areas to provide strategic guidance for land use and development for land outside the urban growth boundary.[\[21.07-4-p20\]](#) [\[74.02 Further strategic work\]](#)
- Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning and investment guidance, in collaboration with other key stakeholders.[\[21.07-4-p21\]](#) [\[74.02 Further strategic work\]](#)
- Prepare a local area plan for the Burwood Highway East Corridor ‘Significant Business Location’.[\[21.07-4-p22\]](#) [\[74.02 Further strategic work\]](#)
- 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.[\[21.07-4-p23\]](#) [\[74.02 Further strategic work\]](#)
- 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.[\[21.07-4-p24\]](#) [\[74.02 Further strategic work\]](#)
- Investigate rezoning of land to support a business-focussed neighbourhood centre in Caribbean Park.[\[21.07-4-p25\]](#) [\[74.02 Further strategic work\]](#)

### Reference documents

Bayswater 2020 - Bayswater Activity Centre Structure Plan, Knox City Council, 2005 and addendum dated March 2012[\[21.07-4-p26\]](#) [\[11.03-1L Bayswater Major Activity Centre – Policy document\]](#) [\[78.08 background documents\]](#)

Boronia Structure Plan , Knox City Council, 2006 and addendum dated March 2012[\[21.07-4-p27\]](#) [\[78.08 background documents\]](#)

Ferntree Gully Village Structure Plan, Planisphere, June 2014[\[21.07-4-p28\]](#) [\[78.08 background documents\]](#)

Knox Community and Council Plan 2017-2021 , Knox City Council, 2017 (or as amended)[\[21.07-4-p29\]](#) [\[78.08 background documents\]](#)

Knox Central Structure Plan , Knox City Council, October 2017[\[21.07-4-p30\]](#) [\[78.08 background documents\]](#)

Knox Housing Strategy 2015, Knox City Council, 2015[\[21.07-4-p31\]](#) [\[78.08 background documents\]](#)

Knox Land for Business Directions Plan (Urban Enterprise, December 2018)[\[21.07-4-p32\]](#) [\[78.08 background documents\]](#)

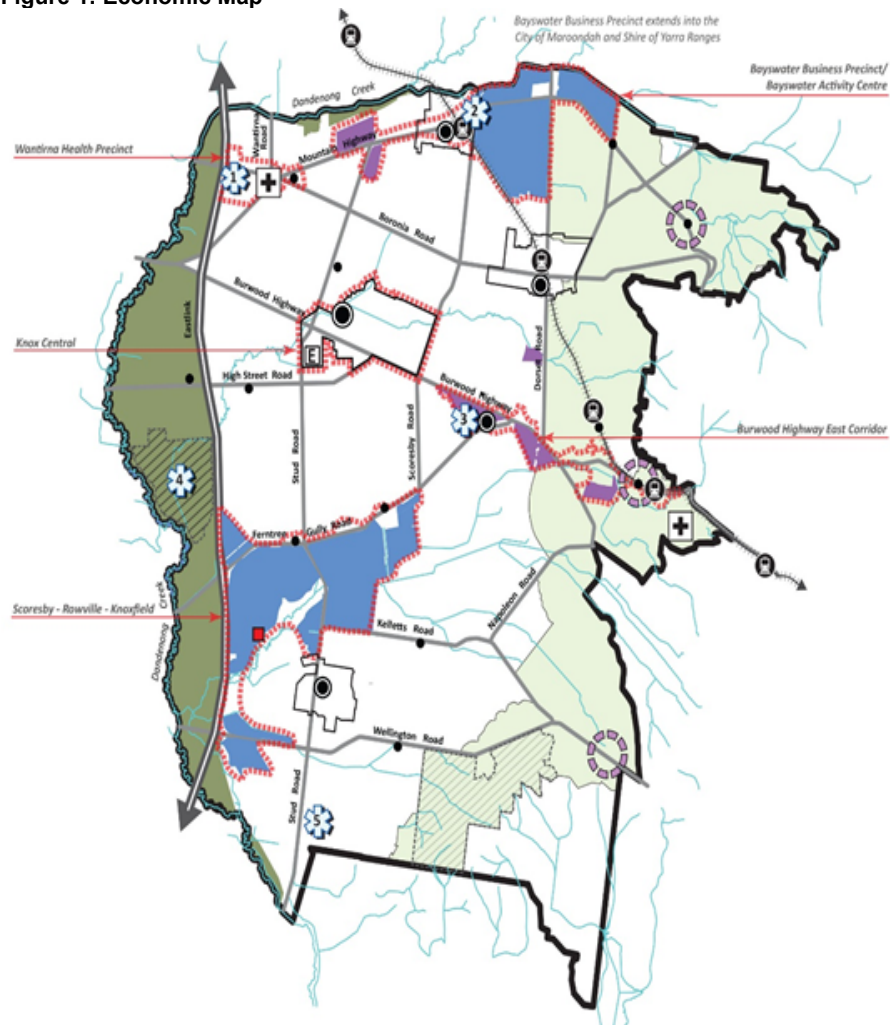
Knox Urban Design Framework 2020, Planisphere, 2003[\[21.07-4-p33\]](#) [\[78.08 background documents\]](#)

The Rowville Plan 2015 , Knox City Council, 2015[\[21.07-4-p34\]](#) [\[78.08 background documents\]](#)



KNOX PLANNING SCHEME

Figure 1: Economic Map



LEGEND

- |  |   |   |
|--|---|---|
| <ul style="list-style-type: none"> <li> MUNICIPAL BOUNDARY</li> <li> RAIL CORRIDOR / TRAIN STATION</li> <li> DECLARED ARTERIAL ROAD</li> <li> EASTLINK</li> <li> SIGNIFICANT BUSINESS LOCATIONS</li> <li> CORE EMPLOYMENT LAND AREAS</li> <li> LOCAL EMPLOYMENT LAND AREAS</li> <li> QUARRIES/EXTRACTIVE INDUSTRY</li> <li> DANDENONG CREEK VALLEY</li> <li> DANDENONG FOOTHILLS</li> <li> CREEK</li> <li> TOURIST GATEWAY</li> <li> HEALTH PRECINCT</li> <li> EDUCATION ANCHOR</li> </ul> | <p><b>HERARCHY OF ACTIVITY CENTRES</b></p> <ul style="list-style-type: none"> <li> ACTIVITY CENTRE</li> <li> NEIGHBOURHOOD ACTIVITY CENTRE</li> <li> FUTURE NEIGHBOURHOOD ACTIVITY CENTRE</li> <li> ACTIVITY CENTRE BOUNDARY</li> </ul> | <p> <b>STRATEGIC INVESTIGATION SITES - ECONOMIC*</b></p> <p><b>BUSINESS LAND FOCUS</b></p> <ol style="list-style-type: none"> <li>1 Wantirna Health (706, 750, 750A and 760 Boronia Road, and 251 Mountain Highway, Wantirna)</li> <li>2 Bayswater Triangle</li> <li>3 Mountain Gate Triangle</li> </ol> <p><b>BUSINESS LAND COMPONENT</b></p> <ol style="list-style-type: none"> <li>4 Boral Quarry (191 George Street, Wantirna South)</li> <li>5 Waverley Golf Course (and adjoining sites on Stud Road)</li> </ol> <p>* See also Clause 22.06 Housing Map</p> |
|--|---|---|

Not to scale

## KNOX PLANNING SCHEME

**21.08 COMMUNITY DEVELOPMENT**

~~This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 19 (Infrastructure) of the State Planning Policy Framework.[21.08-p1] [Delete, text unnecessary]~~

~~Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.[21.08-p2] [Delete, text unnecessary]~~

**21.08-2 Liveability**

The way we plan and manage our neighbourhoods affects community health and wellbeing by shaping places that people live in and identify with. By integrating a range of factors that improve community health and wellbeing, planning can facilitate liveable neighbourhoods that are healthy, vibrant and inclusive. A liveable community is one that:[21.08-2-p1] [Covered by 15.01-4S Healthy Neighbourhoods]

- is safe with good access and mobility;[21.08-2-p2] [02.03-8 Transport - Transport strategic directions]
- has a sense of place or identity;[21.08-2-p3] [Covered by 15.01-4S Healthy Neighbourhoods]
- is attractive with a green and leafy environment;[21.08-2-p4] [covered by 02.03-5 Built environment and heritage – Neighbourhood character strategic directions]
- is vibrant with a range of shops and services;[21.08-2-p5] [Covered by 15.01-4S Healthy Neighbourhoods]
- has access to health, education, recreational and cultural facilities;[21.08-2-p6] [Covered by 15.01-4S Healthy Neighbourhoods]
- has diverse and affordable housing options;[21.08-2-p7] [Covered by 16.01-1S Housing supply]
- has local and good access to employment opportunities; and[21.08-2-p8] [Covered in 12 Settlement]
- has convenient and efficient public and active transport options.[21.08-2-p9] [Covered by 15.01-4S Healthy Neighbourhoods]

Promoting liveable neighbourhoods in Knox will enhance community and social equity benefits by facilitating living and working locally, active transport, increased social interactions and will better cater for an ageing and more diverse demographic forecast.[21.08-2-p10] [02.03-5 Built environment and heritage - Liveable neighbourhoods strategic directions]

**Key issues**

- Knox has high levels of car dependency and poor walkability of neighbourhoods.[21.08-2-p11] [02.03-5 Built environment and heritage]
- Some areas of Knox have rates of obese and overweight people that are higher than the State average.[21.08-2-p12] [02.03-5 Built environment and heritage]
- The Knox population is increasing, ageing and diversifying, creating a need to ensure equitable access to community facilities, along with mobility and accessibility.[21.08-2-p13] [02.03-5 Built environment and heritage]
- Some parts of the community are vulnerable to social isolation.[21.08-2-p14] [02.03-5 Built environment and heritage]

**Objective 1**

~~To provide for communities that are walkable, accessible, safe and attractive to support the health and wellbeing of the community.[21.08-2-p15] [Delete, repeats Clause 15.01-4 Healthy neighbourhoods – Strategy 1, 15.01-1S Urban design – objective]~~

## KNOX PLANNING SCHEME

**Strategies**

- 1.1 ~~Support development that promotes a more compact, connected, efficient and accessible urban form.~~[\[21.08-2-p15A\]](#) ~~[Delete, Repeats Clause 1101-1S Settlement – Strategy 15, Clause 15.0103S Subdivision design – Strategy 1, Clause 56.03-1 Compact and walkable neighbourhoods objectives]~~
- 1.2 Require land use and development in Strategic Investigation Sites and on other large development sites to maximise walkability and incorporate landscaped pedestrian and bicycle paths and links to open space and community facilities.[\[21.08-2-p16\]](#)[\[15.01-4L Healthy neighbourhoods – Strategies\]](#)
- 1.3 ~~Support development that contributes to vibrant, well-serviced and accessible activity centres, with a range of shops and services and community, cultural and recreational facilities that meet the daily needs of communities and provide for some local business and employment opportunities.~~[\[21.08-2-p17\]](#) ~~[Delete, covered in 11.03-1S Activity Centres, strategy 8]~~
- 1.4 Support development that is attractive, well landscaped, pedestrian friendly and promotes opportunities for social interaction, recreation and enjoyment of the arts.[\[21.08-2-p18\]](#) ~~[Covered in 15.01-1L Urban Design, Strategy 2 and 6]~~
- 1.5 Support opportunities for healthy food options, including the provision of private or shared garden space for healthy food production, in larger residential and mixed use developments and around health, education and community uses, including roof top and vertical gardens.[\[21.08-2-p19\]](#) [\[15.01-4L Healthy neighbourhoods – Strategies\]](#)

**21.08-3 Open space and recreation**

Nestled between the Dandenong Creek Valley corridor and the foot of the Dandenong Ranges and Lysterfield Hills, the City of Knox features high quality regional open space. Knox has over 890 hectares of open space distributed amongst some 887 areas. This equates to one of the highest levels of active and passive open space in the eastern subregion of Melbourne.[\[21.08-3-p1\]](#) [\[02.03-9 infrastructure\]](#)

Knox's open space network links with an extensive shared pathway system, make an important contribution to the city's character, outdoor lifestyle and the health and wellbeing of the community. Knox's open space is also important for vegetation provision, which contributes many values and benefits for the local community, including shade, amenity values, landscape character, natural and ecological functions and helping to mitigate the impacts of climate change, including the urban heat island effect.[\[21.08-3-p2\]](#) [\[02.03-9 infrastructure\]](#)

Whilst Knox is generally well served with open space, some areas are underprovided in terms of either open space provision or access to open space (with physical barriers such as major roads restricting access). Opportunities exist to significantly improve the functionality and design of Knox's open space areas to improve both the quality and diversity of open space and recreation activities and services to meet changing community needs. With a growing population and changing demographics, Knox's recreation needs will become more diverse with greater opportunities for passive and active recreation to promote social interaction for people of all age groups, all abilities and cultural backgrounds.[\[21.08-3-p3\]](#) [\[02.03-9 infrastructure\]](#)

**Key issues**

- Providing appropriate types of open space with enhanced levels of service, amenity and functionality to meet the needs of the community.[\[21.08-3-p4\]](#) [\[02.03-9 infrastructure – Open space strategic directions\]](#)
- Sustaining the 'green and leafy' image and identity of Knox and contributing to community wellbeing and social interaction.[\[21.08-3-p5\]](#) [\[02.03-9 infrastructure – Open space strategic directions\]](#)
- Promoting Knox as a desirable place to live, work and play.[\[21.08-3-p6\]](#) [\[02.03-9 infrastructure – Open space strategic directions\]](#)

## KNOX PLANNING SCHEME

- Providing opportunities through the provision of open space to support biodiversity, improved stormwater quality, reducing the heat island effect and impacts of climate change.[\[21.08-3-p7\]](#) [\[02.03-9 Infrastructure – Open space strategic directions\]](#)

**Objective 2**

~~To provide a safe, accessible, linked and functional open space network which meets community needs.~~[\[21.08-3-p8\]](#)~~[Delete, Repeats Clause 19.02-6S Open space – Objective and Strategy 2]~~

**Strategies**

- 2.1 ~~Provide active and passive open space in new and existing communities to meet the needs of a changing population.~~[\[21.08-3-p8A\]](#) ~~[Delete, Repeats Clause 19.02-6S Open space – Strategy 12]~~
- 2.2 ~~Require the planning for new development to provide for safe, accessible and linked open space while protecting and enhancing its natural landscape and environmental values.~~[\[21.08-3-p9\]](#)~~[Delete, Repeats Clause 19.02-6S Open space – Strategies 2 & 10]~~
- 2.3 ~~Require open space to be integrated with surrounding development.~~[\[21.08-3-p10\]](#) ~~[Delete, repeats Clause 56.05 Urban landscape – Standards C12 & C13]~~
- 2.4 Require active street frontages and community surveillance to open space areas.[\[21.08-3-p11\]](#)[\[11.01-1L Urban Design, Strategies, merged\]](#)
- 2.5 ~~Support the use and development of open space that is compatible with the desired purpose and function of the open space area.~~[\[21.08-3-p12\]](#) ~~[Delete, repeats Clause 56.05 Urban landscape – Standards C12 & C13]~~
- 2.6 Require new subdivisions to contribute to the provision and/or improvement of public open space.[\[21.08-3-p13\]](#)[\[15.01-3L Subdivision design – Strategy\]](#)
- 2.7 In partnership with Melbourne Water, develop a masterplan for Lewis Park and the Blind Creek corridor.[\[21.08-3-p14\]](#) [\[74.02 Further strategic work\]](#)

**21.08-4 Community facilities**

Planning for land use and development should positively influence the health and wellbeing of the Knox community by facilitating outcomes that will lead to increased levels of community activity, social connectedness and cohesion.[\[21.08-4-p1\]](#) [\[02.03-9 Infrastructure\]](#)

~~Residents, workers, and visitors across all age and needs spectrums, require a range of services and facilities. These services include family, children youth and ageing support services, libraries and education services, community support and information services, civic and cultural services, employment services, shopping precincts, and services for people with disabilities and cultural specific services.~~[\[21.08-4-p2\]](#) ~~[Delete, descriptive text unnecessary]~~

New community facilities should be accessible, ideally located close to existing public transport networks and hubs of activity that provide essential goods and services, and providing opportunities for integration with surrounding uses.[\[21.08-4-p3\]](#) [\[02.03-9 Infrastructure – Community infrastructure strategic directions\]](#)

**Key issues**

- Ensuring equitable access to community facilities and services.[\[21.08-4-p4\]](#) [\[02.03-9 Infrastructure – Community infrastructure strategic directions\]](#)
- Opportunities for flexible and multipurpose facilities and community hubs to accommodate changing community needs.[\[21.08-4-p5\]](#) [\[02.03-9 Infrastructure – Community infrastructure strategic directions\]](#)
- The need to maximise and diversify utilisation and improve access to community facilities.[\[21.08-4-p6\]](#) [\[02.03-9 Infrastructure – Community infrastructure strategic directions\]](#)

## KNOX PLANNING SCHEME

**Objective 3**

~~Facilitate community infrastructure that is accessible and meets the existing and future needs of the community.~~[\[21.08-4-p7\]](#) ~~[Delete, repeats Clause 19.02-4S Social and cultural infrastructure – Strategies 3 & 5]~~

**Strategies**

- 3.1 Support community facilities that are co-located, integrated and/or multipurpose to service a range of activities.[\[21.08-4-p7A\]](#)[\[19.02-4L Social and cultural infrastructure – strategies\]](#)
- 3.2 Support accessible community facility hubs as focal points for community activity.[\[21.08-4-p8\]](#) [\[19.02-4L Social and cultural infrastructure – strategies\]](#)
- 3.3 Direct community facilities and services, particularly those providing essential services such as education, employment, and health care to be visible, accessible and located near nodes of activity and public transport routes.[\[21.08-4-p9\]](#) [\[19.02-4L Social and cultural infrastructure – strategies\]](#)
- 3.4 Direct community, health and education facilities that have a municipal or regional catchment to be located within the Knox Central Activity Centre or the Wantirna Health Precinct.[\[21.08-4-p10\]](#) [\[19.02-4L Social and cultural infrastructure – strategies\]](#)
- 3.5 Support key community development proposals that provide active, secure and safe public realm opportunities.[\[21.08-4-p11\]](#) [\[19.02-4L Social and cultural infrastructure – strategies\]](#)
- 3.6 Provide and support a range of community infrastructure and services that serve individuals and families throughout their life cycle.[\[21.08-4-p12\]](#) [\[19.02-4L Social and cultural infrastructure – strategies\]](#)
- 3.7 ~~Support the design of community facilities to be flexible and adaptable to accommodate a variety of uses through the building lifespan.~~[\[21.08-4-p13\]](#) ~~[Delete, Repeats Clause 19.02-4S Social and cultural infrastructure – Strategy 5]~~

**21.08-5 Health and education facilities**

People in Knox have relatively high levels of personal health and wellbeing which is fundamental to enjoying a good quality of life . Provision of and accessibility to local health and education facilities are important for a growing and ageing population.[\[21.08-5-p1\]](#) [\[Covered in 02.01 Context\]](#)

There are three hospitals in Knox. The Wantirna Health Precinct is a State significant precinct identified in Plan Melbourne which provides a significant opportunity for the further clustering of not only health services, but also education and community services, to improve service availability and quality and convenience for users across the region.[\[21.08-5-p2\]](#) [\[02.03-9 Infrastructure\]](#)

Knox has a wide range of education facilities, both public and private, and a tertiary institution campus (Swinburne University of Technology in Wantirna). There are also a wide range of other learning opportunities provided through libraries, registered training organisations, community houses and other corporate education and training providers. There is a continuing need for further education facilities to serve a growing and diverse population, including skills based training opportunities.[\[21.08-5-p3\]](#) [\[02.03-9 Infrastructure\]](#)

It is important that lifelong learning options provide opportunities for further education and positive employment outcomes and are locally accessible.[\[21.08-5-p4\]](#) [\[02.03-9 Infrastructure – Community infrastructure strategic directions\]](#)

**Key issues**

- A growing and ageing population which will increase pressure on the capacity health and medical facilities.[\[21.08-5-p5\]](#) [\[02.03-9 Infrastructure\]](#)
- ~~Knox has a lower than average levels of access to general practitioners in medical clinics compared with Metropolitan Melbourne and the State.~~[\[21.08-5-p6\]](#) ~~[Delete, descriptive text unnecessary]~~

## KNOX PLANNING SCHEME

- ~~Kn~~ ~~ox~~ has consistently lower than average school completion and post-school education rates compared to Metropolitan Melbourne. [21.08-5-p7] [Delete, descriptive text unnecessary]
- Need for the continued development of Wantirna Health Precinct to serve the growing population of the region. [21.08-5-p8] [02.03-9 Infrastructure – Community infrastructure strategic directions]

**Objective 4**

~~To provide health and education facilities that are accessible, adaptable and meet community needs. [21.08-5-p9] [Repeats Clause 19.02-1S Health facilities – Strategies 1 & 3] [Repeat Clause 19.02-2S Education facilities – Strategies 1, 2, & 4]~~

**Strategies**

- 4.1 Support the co-location of primary, secondary and tertiary health services and human services, particularly in the Wantirna Health Precinct. [21.08-5-p9A] [19.02-1L Health precincts – Strategies]
- 4.2 Support the establishment of new medical and health facilities in and around activity centres and close to public transport. [21.08-5-p10] [19.02-1L Health precincts – Strategies]
- 4.3 Support retention and expansion of education and training facilities, including lifelong learning opportunities, in accessible locations across the municipality, to service the needs of residents and workers. [21.08-5-p11] [19.02-2L Education precincts – Strategies]
- 4.4 Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and other community uses. [21.08-5-p12] [19.02-1L Health precincts – Strategies]

**21.08-6 Social impacts**

Large development can cause impacts on the social environment, including the capacity of services and community facilities, access to a range of housing, shopping, recreational or leisure activities, and effects on the amenity, safety and health and wellbeing of the community. [21.08-6-p1] [02.03-9 Infrastructure]

As a metropolitan municipality Knox's population and demand for housing is forecast to increase, along with significant demographic shifts over the coming years that will see a diversified and ageing population. Knox City Council supports the assessment of social impacts as part of an integrated process for considering significant land use planning and development proposals, to help better inform decision making and achieve social benefits and sustainable outcomes to meet the needs of its growing and changing population. [21.08-6-p2] [02.03-9 Infrastructure – Community infrastructure strategic directions]

**Objective 5**

To minimise adverse social impacts from new development and land uses. [21.08-6-p3] [Covered by 15.01-4L Healthy and liveable neighbourhoods – Strategies]

**Strategies**

- 5.1 Require a social impact assessment for use or development proposals that meet one or more of the following criteria:
  - Strategic Investigation Sites and larger residential development sites; or
  - where requested by the responsible authority for land use and development where the form and scale has not been reasonably anticipated by the planning scheme. [21.08-6-p3] [Covered by 15.01-4L Healthy and liveable neighbourhoods – Strategies]

## KNOX PLANNING SCHEME

**21.08-7 Gaming** [All moved to schedule to 52.28]

Gaming machine gambling is a legitimate form of recreation that can bring social and economic benefits to the community, but it also has the potential to cause harm in the form of problem gambling to some individuals, their families and the broader community. Knox City Council seeks to minimise harm by appropriately locating and managing electronic gaming machines and venues.[21.08-7-p1]

**Key issues**

- Knox has a higher than average gaming machine density and gaming machine loss per capita compared to Metropolitan Melbourne.[21.08-7-p2]

**Objective 6**

To minimise harm associated with gaming.[21.08-7-p3]

**Strategies**

- 6.1 Require applications for electronic gaming machines to provide a social and economic impact assessment.
- 6.2 Discourage gaming machines in areas with a high density of gaming machines or in areas of relative socio-economic disadvantage.[21.08-7-p4]
- 6.3 Locate gaming machines in appropriate areas and sites to minimise convenience gambling.[21.08-7-p5]
- 6.4 Assess applications to use land for the purpose of a gaming premises or to install or use a gaming machine against the local policy at Clause 22.05 (Gaming).[21.08-7-p6]

**21.08-8 Licensed premises**

Licensed premises bring important economic, social and cultural benefits to Knox, contributing towards the vitality and image of activity centres and providing entertainment and leisure opportunities for residents, workers and visitors. However, these types of premises also have the potential for detrimental amenity and public safety impacts if not located and managed appropriately.[21.08-8-p1] [02.03-3 Environmental risks and amenity]

**Key issues**

- Adverse amenity impacts on sensitive uses from occurrences of increased noise and disturbance.[21.08-8-p2] [13.07-1L Licenced premises]
- Social harm to a community relating to real or perceived threats to safety from anti-social behaviour.[21.08-8-p3] [13.07-1L Licenced premises]]
- Potential social harm impacts arising from the cumulative impact of packaged liquor outlets.[21.08-8-p4] [13.07-1L Licenced premises]]

**Objective 7**

To minimise adverse social and amenity impacts from licensed premises.[21.08-8-p5][13-07-1L Licenced premises – objective]

**Strategies**

- 7.1 Consider potential adverse social and amenity impacts arising from licensed premises.[21.08-8-p5A] [13-07-1L Licenced premises – strategies]

## KNOX PLANNING SCHEME

- 7.2 Discourage the concentration of late trading licensed venues, including packaged liquor outlets, where residential amenity is a consideration.[\[21.08-8-p6\]](#) [\[13-07-1L Licensed premises – strategies\]](#)

**21.08-9 Implementation****Policy guidelines**

- ~~Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to ensure community facilities in residential areas are appropriately located, well designed and protect residential amenity.~~[\[21.08-9-p1\]](#) [\[Delete, does not comply with Smart Planning requirements\]](#)
- ~~Apply Clause 22.05 (Gaming local policy) to applications for electronic gaming machines and venues to ensure the location and design of the venue minimise harm.~~[\[21.08-9-p2\]](#) [\[Delete, does not comply with Smart Planning requirements\]](#)
- Require a public open space contribution for subdivision to be utilised in accordance with the Knox Open Space Plan 2012-2012 and the Knox Play Space Plan 2013-2023[\[21.08-9-p3\]](#) [\[Already required by 53.01s\]](#)
- ~~Ensure land use and development responds to the social needs of the community, including health and wellbeing.~~[\[21.08-9-p4\]](#) [\[15.01-4L Healthy neighbourhoods – Strategies\]](#)
- When making decisions on the provision of infrastructure to service new development, consider relevant structure plans, social impact assessments and infrastructure plans, as required.[\[21.08-9-p5\]](#) [\[Already required by 65.01\]](#)
- ~~Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals as appropriate.~~[\[21.08-9-p6\]](#) [\[Not specific about the guidelines. Can't refer to background documents in this way\]](#)

**Application of zones and overlays**

- Apply the Public Park and Recreation Zone to recognise, protect and appropriately manage public areas for recreation and open space.[\[21.08-9-p7\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Public Use Zone to identify land required for public uses, services and facilities.[\[21.08-9-p8\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Development Plan Overlay as appropriate, to deliver specific community and open space outcomes for Strategic Investigation Sites.[\[21.08-9-p9\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Design and Development Overlay, as appropriate, to deliver community development outcomes as part of the desired built form outcomes.[\[21.08-9-p10\]](#) [\[74.01 Zones and Overlays\]](#)

**Further strategic work:**

- Identify future community infrastructure needs for Knox as part of an Infrastructure Plan.[\[21.08-9-p11\]](#) [\[74.02 Further strategic work\]](#)
- Investigate opportunities and develop a Development Contributions Plan and/or Infrastructure Contributions Plan to fund and upgrade community facilities and other community infrastructure in accordance with the Infrastructure Plan.[\[21.08-9-p12\]](#) [\[74.02 Further strategic work\]](#)
- Develop Social Impact Assessment Guidelines to guide the scope, methodology and quality of social impact assessments.[\[21.08-9-p13\]](#) [\[74.02 Further strategic work\]](#)
- Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning guidance for the precinct, in collaboration with other key stakeholders.[\[21.08-9-p14\]](#) [\[74.02 Further strategic work\]](#)



## KNOX PLANNING SCHEME

**Reference documents**

- Community Facilities Planning Policy , Knox City Council, 2016[\[21.08-9-p15\]](#) [\[78.08 background documents\]](#)
- Electronic Gaming Policy , Knox City Council, 2016[\[21.08-9-p16\]](#) [\[78.08 background documents\]](#)
- Gaming Policy Direction Paper , Knox City Council, 2016[\[21.08-9-p17\]](#) [\[78.08 background documents\]](#)
- Knox City Council Mobility Study , Knox City Council, 2011[\[21.08-9-p18\]](#) [\[78.08 background documents\]](#)
- Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)[\[21.08-9-p19\]](#) [\[78.08 background documents\]](#)
- Knox Community Safety Plan 2013-2017 , Knox City Council, 2013[\[21.08-9-p20\]](#) [\[78.08 background documents\]](#)
- Knox Leisure Plan 2014-2019 , Knox City Council, 2014[\[21.08-9-p21\]](#) [\[78.08 background documents\]](#)
- Knox Liquor Licensing Accord 2015-2017 , Knox City Council, 2015[\[21.08-9-p22\]](#) [\[78.08 background documents\]](#)
- Knox Open Space Plan 2012-2022 , Knox City Council, 2012[\[21.08-9-p23\]](#) [\[78.08 background documents\]](#)
- Knox Play Space Plan 2013-2023 , Knox City Council, 2013[\[21.08-9-p24\]](#) [\[78.08 background documents\]](#)

## KNOX PLANNING SCHEME

**21.09 TRANSPORT AND INFRASTRUCTURE**

~~The clause provides local content to support Clause 11 (Settlement), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management), Clause 18 (Transport) and Clause 19 (Infrastructure) of the State Planning Policy Framework.[21.09-p1] [Delete, text unnecessary]~~

~~Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.[21.09-p2] [Delete, text unnecessary]~~

**21.09-2 Integrated and sustainable transport**

Knox historically grew around the rail corridor and local bus routes, however development in recent years has created low-density suburbs resulting in a dependence on cars for mobility. This has led to increasing use of resources, air pollution, traffic congestion and reduced amenity levels for Knox residents. Knox currently benefits from an extensive network of transport corridors and bicycle and pedestrian paths, however significant opportunities exist to improve linkages and overall transport infrastructure in the region and to facilitate further transit-oriented development so that Knox grows in a more sustainable manner.[21.09-2-p1] [02.03-8 Transport]

~~An integrated transport system aims to connect various transport modes for greater efficiency, integrate land use with transport infrastructure for more sustainable development and promote sustainable active travel, such as walking, cycling, safety and accessibility improvements. Achieving a more integrated transport system will support local living and economic vitality in activity centres and 'Significant Business Locations', improved health and wellbeing of the community, create more efficient transport, safer travel and lower transport emissions, while improved transport infrastructure increases business access to local and global markets, supports access to jobs and attracts investment.[21.09-2-p2] [Delete, descriptive text unnecessary]~~

Future opportunities for significant public transport improvements exist with the expansion of the Dandenong train line to Rowville and the potential for an extension of the tram network along Burwood Highway to Knox Central Activity Centre (see Figure 1 below).[21.09-2-p3] [02.03-8 Transport – Transport strategic directions]

**Key issues**

- ~~Integrating land use and transport planning.[21.09-2-p4] [Delete, covered by 18.01-1S Land use and transport planning]~~
- The transport network, including Knox's network of footpaths and shared paths, needs to be better linked to create greater efficiencies and reduce travel times.[21.09-2-p5] [02.03-8 Transport – Transport strategic directions]
- ~~An increasing population will put strain on existing transport infrastructure.[21.09-2-p6] [Delete, descriptive text unnecessary]~~
- Providing convenient alternative transport choices to a private car.[21.09-2-p7] [02.03-8 Transport – Transport strategic directions]
- The need for greater accessibility and mobility for pedestrians.[21.09-2-p8] [Covered by 02.03-8 Transport – Transport strategic directions]
- ~~Poor pedestrian amenity on busy arterial roads that fragment activity centres.[21.09-2-p9] [Delete, descriptive text unnecessary]~~
- Advocating for a future train extension to Rowville and a tram extension to Knox Central.[21.09-2-p10] [Covered by 02.03-8 Transport – Transport strategic directions]
- Providing good access to Knox's 'Significant Business Locations' to support business and job access.[21.09-2-p11] [Covered by 02.03-8 Transport – Transport strategic directions]

**Objective 1**

To provide for the transport needs of existing and future populations in an integrated and sustainable manner.[21.09-2-p12][18.01-1L Land use and transport planning – objective]

## KNOX PLANNING SCHEME

**Strategies**

- 1.1 ~~Focus population and housing density in and around activity centres and locations with frequent and reliable public transport facilities and services.~~[\[21.09-2-p12A\]](#)~~[Delete, Repeats Clause 11.01-1S Settlement – Strategy 15, Clause 16.01-1S Housing supply – Strategy 3, Clause 16.01R Housing Supply Metropolitan Melbourne – Strategy 1, Clause 18.02-2S Transport – Objective]~~
- 1.2 Consolidate commercial and retail activities into areas close to railway stations and other reliable public transport nodes.[\[21.09-2-p13\]](#) [\[18.01-1L Land use and transport planning – Strategies\]](#)
- 1.3 Require the redevelopment of shopping centres and Strategic Investigation Sites to integrate public transport facilities within the development.[\[21.09-2-p14\]](#) [\[18.01-1L Land use and transport planning – Strategies\]](#)
- 1.4 Maintain and upgrade transport infrastructure to meet existing and future transport needs of the community, including access to business locations.[\[21.09-2-p15\]](#) [\[18.01-1L Land use and transport planning – Strategies\]](#)

**Objective 2**

To encourage development that contributes towards an active, safe and accessible transport network.[\[21.09-2-p16\]](#)[\[18.02-1L Sustainable personal transport – Objective\]](#)

**Strategies**

- 2.1 Require new development to provide footpaths and/or cycle paths to complement the existing path network and improve safety, connectivity and accessibility for people of all abilities.[\[21.09-2-p16A\]](#) [\[18.02-1L Sustainable personal transport – Strategies\]](#)
- 2.2 ~~Enhance walking and bicycle routes between activity centres, employment areas and surrounding neighbourhoods.~~[\[21.09-2-p17\]](#) ~~[Delete, repeats Clause 18.02-1S Sustainable personal transport – Strategy 5]~~
- 2.3 Improve pedestrian infrastructure and prioritise pedestrian movements, including minimising new vehicle crossovers.[\[21.09-2-p18\]](#) [\[18.02-1L Sustainable personal transport – Strategies\]](#)
- 2.4 Enhance pedestrian accessibility, mobility and amenity to and around public transport facilities to encourage the use of public transport.[\[21.09-2-p19\]](#) [\[18.02-1L Sustainable personal transport – Strategies\]](#)
- 2.5 Provide access for people with limited mobility in all streets in activity centres, Strategic Investigation Sites and public and commercial buildings.[\[21.09-2-p20\]](#) [\[18.02-1L Sustainable personal transport – Strategies\]](#)
- 2.6 ~~Encourage installation of end of trip facilities including cycle parking, change rooms and shower facilities in businesses for employees.~~[\[21.09-2-p21\]](#)~~[Delete, Repeats Clause 18.02-1S Sustainable personal transport – Strategies 7, 8, & 9]~~

**21.09-3 Providing and maintaining infrastructure**

The provision of infrastructure in Knox requires an integrated approach to land use planning and the efficient, equitable and timely maintenance, replacement and upgrade of infrastructure. This is particularly important in the more established areas of Knox which have ageing infrastructure assets, and where maintenance and/or replacement is a priority. There is also a need to address infrastructure needs in areas of accelerated usage due to population growth and/or an increased employment base.[\[21.09-3-p1\]](#) [\[02.03-9 Infrastructure\]](#)

It is important that any new development is adequately serviced with developers and servicing agencies contributing towards the provision of new and upgraded social and physical infrastructure on a fair and reasonable basis.[\[21.09-3-p2\]](#) [\[02.03-9 Infrastructure – Development infrastructure strategic directions\]](#)

## KNOX PLANNING SCHEME

**Key issues**

- ~~Infrastructure nearing the end of intended lifespan.~~[\[21.09-3-p3\]](#) ~~[Delete, descriptive text unnecessary]~~
- Increased demand from new development impacting on the function, efficiency and lifespan of existing infrastructure.[\[21.09-3-p4\]](#) ~~[Covered in 02.03-9 Infrastructure]~~
- Funding new or upgraded infrastructure as a result of new development.[\[21.09-3-p5\]](#) ~~[Covered in 02.03-9 Infrastructure]~~

**Objective 3**

To ensure that infrastructure is able to accommodate existing and new development and contributes positively to urban amenity.[\[21.09-3-p6\]](#)[\[19.03-2L Infrastructure design and provision – Strategies\]](#)

**Strategies**

- 3.1 Maintain the efficiency of existing infrastructure by requiring the upgrade and maintenance of infrastructure as a result of new development.[\[21.09-3-p6A\]](#) ~~[19.03-2L Infrastructure design and provision – Strategies]~~
- 3.2 ~~Facilitate an integrated approach to land use planning and infrastructure provision.~~[\[21.09-3-p7\]](#)~~[Delete, Repeats Clause 19.03-2S Infrastructure design and provision – Strategy 2]~~
- 3.3 ~~Require a contribution (where a need has been identified) towards infrastructure provision and upgrade through the implementation of Development Contributions Plans or Infrastructure Contributions Plans.~~[\[21.09-3-p8\]](#)~~[Delete, Repeats Clause 19.03-1S Development and infrastructure contributions plans – Objective]~~

**21.09-4 Integrated water management**

Council has adopted an integrated water management approach that seeks to manage all water sources (for example greywater, stormwater, surface water, and groundwater) as a potential resource. This approach considers Knox's context in an urban environment traversed by a series of waterways, drainage easements, floodways, parks and other public reserves, with a view to managing water resources in a more efficient, equitable and sustainable manner. Integrated water management aims to provide benefits by reducing the burden on limited potable (drinking) water supply, reducing wastewater discharges to the bay and reducing stormwater runoff and flooding impacts through harvesting and fit-for-purpose reuse.[\[21.09-4-p1\]](#) ~~[02.03-9 Infrastructure]~~

~~The integrated water management approach also seeks to protect waterways with water sensitive urban design that improves the quality of stormwater entering Knox's waterways and mitigates flooding by incorporating water-related social and ecological objectives into designs that optimise the urban water balance.~~[\[21.09-4-p2\]](#) ~~[Delete, descriptive text unnecessary]~~

Parts of Knox are prone to flooding, including in existing urban areas where natural overland flow paths have been lost over time. Flooding is a natural hazard that will be exacerbated by climate change, causing extensive harm to the built environment and community safety. Careful planning and management of floodplains and overland flow paths can reduce the risk to community safety, the environment and the damage and costs associated with flood events.[\[21.09-4-p3\]](#) ~~[02.03-3 Environmental risks and amenity]~~

~~Achieving an integrated approach to water management will facilitate efficient and adaptive infrastructure to provide a safer and more resilient, liveable and sustainable city.~~[\[21.09-4-p4\]](#) ~~[Delete, descriptive text unnecessary]~~

**Key issues**

- ~~Relieving pressure on existing infrastructure networks.~~[\[21.09-4-p5\]](#) ~~[Delete, descriptive text unnecessary]~~
  - Protecting the ecological health of waterways from urban impacts.[\[21.09-4-p6\]](#) ~~[02.03-9 Infrastructure – Development infrastructure strategic directions]~~

## KNOX PLANNING SCHEME

- ~~Development pressures on land subject to existing flooding and inundation issues.~~[\[21.09-4-p7\]](#) ~~[Delete, descriptive text unnecessary]~~
- Managing the flood risk of an increased frequency of intense storms associated with climate change.[\[21.09-4-p8\]](#) [\[02.03-3 Environmental risks and amenity – Environmental risk strategic directions\]](#)
- Increasing use of alternate water sources, such as stormwater, to reduce reliance on potable water and reduce stormwater runoff.[\[21.09-4-p9\]](#) [\[02.03-9 Infrastructure – Development infrastructure strategic directions\]](#)
- Mitigating increased pollutant loads from urban runoff associated with increased development by improving stormwater quality.[\[21.09-4-p10\]](#) [\[Covered by 02.03-9 Infrastructure – Development infrastructure strategic directions\]](#)
- ~~Wide availability of tools and technologies to capture, store, filter, and reuse water at both the site and precinct level.~~[\[21.09-4-p11\]](#) ~~[Delete, descriptive text unnecessary]~~
- Constructing water assets that respond to population and climate change to improve Knox's water security and resilience.[\[21.09-4-p12\]](#) [\[Covered by 02.03-9 Infrastructure – Development infrastructure strategic directions\]](#)

**Objective 4**

~~To support the efficient and sustainable use of water by requiring development to adopt an integrated approach to water management and infrastructure provision.~~[\[21.09-4-p13\]](#)~~[Delete, Repeats Clause 19.03-3S Integrated water management – Objective]~~

**Strategies**

- 4.1 Support innovative design approaches for the provision, use and management of water infrastructure, including water sensitive urban design and integrated water management.[\[21.09-4-p13A\]](#) [\[19.03-3L Integrated water management – Strategy\]](#)
- 4.2 Support the use of technologies and best practice that minimise water consumption, including the installation of water saving devices in new development.[\[21.09-4-p14\]](#) [\[19.03-3L Integrated water management – Strategy\]](#)
- 4.3 Support development that harnesses and utilises stormwater as a resource, including the installation of water tanks plumbed directly to households in all new development.[\[21.09-4-p15\]](#) [\[19.03-3L Integrated water management – Strategy\]](#)
- 4.4 Support development that recycles water, including on-site treatment and fit-for-purpose reuse of grey water or wastewater.[\[21.09-4-p16\]](#) [\[19.03-3L Integrated water management – Strategy\]](#)

**Objective 5**

~~To minimise the risk to people, property and the environment as a result of flooding.~~[\[21.09-4-p17\]](#)~~[Delete, Repeats Clause 13.03-1S Floodplain management – objective]~~

**Strategies**

- 5.1 ~~Require development to mitigate the risk of flood to people, property and the environment.~~[\[21.09-4-p17A\]](#) ~~[Delete, Repeats Clause 13.03-1S Floodplain management – Objective, Strategy 2, 3 & 4]~~
- 5.2 ~~Avoid development on land prone to flooding that will increase the risk of flooding.~~[\[21.09-4-p18\]](#) ~~[Delete, repeats Clause 13.03-1S Floodplain management – Objective, Strategy 2]~~
- 5.3 Require all proposals to accord with the capacity of available infrastructure to accommodate changes in run-off (including on-site detention) and/or contribute to the improvement of infrastructure off-site where this is appropriate.[\[21.09-4-p19\]](#)[\[19.03-3L Integrated water management – Strategy\]](#) [\[19.03-3L Integrated water management – Policy Guidelines\]](#)

## KNOX PLANNING SCHEME

- 5.4 Ensure new development can accommodate overland flowpaths.[\[21.09-4-p20\]](#)  
[\[19.03-3L Integrated water management – Strategy\]](#)

**Objective 6**

~~To protect the ecological health of waterways and wetlands from the impact of development.~~[\[21.09-4-p21\]](#)~~[Delete, Repeats Clause 19.03-3S Integrated water management – Strategy 4]~~

**Strategies**

- 6.1 Require new development to achieve a 'no net increase' in the rate, volume and pollutant load of stormwater entering the municipal drainage system and waterways.[\[21.09-4-p21A\]](#) [\[19.03-3L Integrated water management – Strategy\]](#)
- 6.2 ~~Require new development to apply best practice environmental management to be used in the design, construction and operation of drainage systems to reduce impacts on surface water and ground water in accordance with the Urban Stormwater – Best Practice Environmental Management Guidelines (CSIRO, 2006).~~[\[21.09-4-p22\]](#)~~[Delete, Repeats Clause 13.03-1S Floodplain management – Policy Guideline 3]~~
- 6.3 Require development to minimise the amount of impervious surfaces on a site.[\[21.09-4-p23\]](#) [\[19.03-3L Integrated water management – Strategy\]](#)
- 6.4 Require preparation of Stormwater Management Plans for development of sites larger than one hectare and smaller sites as appropriate.[\[21.09-4-p24\]](#) [\[19.03-3L Integrated water management – Policy Guidelines\]](#)
- 6.5 Support development in high value catchment areas that protect and rehabilitate waterways towards pre-development characteristics of the original ecosystem.[\[21.09-4-p25\]](#) [\[19.03-3L Integrated water management – Strategy\]](#)

**21.09-5 Implementation**

- ~~.~~[\[21.09-5-p1\]](#)~~[Can't have external documents]~~
- ~~.~~[\[21.09-5-p2\]](#)~~[Can't have external documents]~~
- ~~.~~[\[21.09-5-p3\]](#)~~[Can't have external documents]~~
- ~~.~~[\[21.09-5-p4\]](#)~~[Can't have external documents]~~

**Applying zones and overlays**

- Apply the Public Use Zone to identify land required for the provision of public uses, services and facilities.[\[21.09-5-p5\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- Apply the Urban Flood Zone to areas affected by flooding.[\[21.09-5-p6\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- Apply the Special Building Overlay to areas affected by overland flows from the local drainage system and Melbourne Water assets in storm events.[\[21.09-5-p7\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- Apply the Land Subject to Inundation Overlay or Floodway Overlay to land affected by flooding along watercourses.[\[21.09-5-p8\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- Apply the Design and Development Overlay to areas requiring specific transport and infrastructure design outcomes.[\[21.09-5-p9\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- Apply the Development Plan Overlay as appropriate, to provide for the integrated and orderly development of local areas, including for roads, pedestrian and bicycle paths and car parking requirements.[\[21.09-5-p10\]](#) [\[74.01 Zone and Overlay Provisions\]](#)
- Apply the Public Acquisition Overlay to all land required for the future provision of public uses, services and facilities.[\[21.09-5-p11\]](#) [\[74.01 Zone and Overlay Provisions\]](#)

## KNOX PLANNING SCHEME

**Further strategic work**

- Identify future infrastructure needs for Knox as part of an Infrastructure Plan[21.09-5-p12] [74.02 Further strategic work]
- Investigate opportunities and develop a Development Contributions Plan and/or Infrastructure Contributions Plan to fund and upgrade infrastructure in accordance with the Infrastructure Plan.[21.09-5-p13] [74.02 Further strategic work]
- Develop precinct parking plans to support the implementation of the Knox Integrated Transport Plan, A Transport Vision for Knox, 2015-2025[21.09-5-p14] [74.02 Further strategic work]
- Develop a Principal Pedestrian Network Plan for the municipality.[21.09-5-p15] [74.02 Further strategic work]
- Review the current Knox Bicycle Plan and develop a new Cycling Plan.[21.09-5-p16] [74.02 Further strategic work]
- Develop guidelines on mobility for transport infrastructure.[21.09-5-p17] [74.02 Further strategic work]
- Develop a Green Travel Plan policy and accompanying planning framework for sustainably managing movement in and around high trip generating sites within Knox.[21.09-5-p18] [74.02 Further strategic work]
- Advocate to VicRoads for the extension of the Route 75 tram along Burwood Highway to Knox Central Activity Centre and transport interchanges at key locations.[21.09-5-p19] [74.02 Further strategic work]
- Work with the Country Fire Authority to determine and plan for the need for fire fighting infrastructure.[21.09-5-p20] [74.02 Further strategic work]
- Collaborate with Melbourne Water to update existing and apply new Special Building Overlays based on the results of Melbourne Water mapping and the Knox Flood Mapping and Modelling Project.[21.09-5-p21] [74.02 Further strategic work]
- Develop a strategic approach to managing High Value Catchment areas in Knox, including mapping, setting targets for water quantity and pollutant loads in stormwater runoff and determining an appropriate planning implementation response.[21.09-5-p22] [74.02 Further strategic work]
- Develop a strategic approach to managing directly connected impervious surfaces in Knox, including mapping and policy objectives and strategies.[21.09-5-p23] [74.02 Further strategic work]
- Work with Melbourne Water to develop comprehensive local and regional flood modelling and mapping, with the aim to identify appropriate flood overlay and supporting planning controls for flood affected areas.[21.09-5-p24] [74.02 Further strategic work]

**Reference documents**

- Knox Bicycle Plan Review , Knox City Council, 2008[21.09-5-p25] [78.08 background documents]
- Knox City Council Mobility Study , Knox City Council, 2011[21.09-5-p26] [78.08 background documents]
- Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)[21.09-5-p27] [78.08 background documents]
- Knox Integrated Transport Plan, A Transport Vision for Knox 2015-2025 , Knox City Council, 2015 (or as amended)[21.09-5-p28] [78.08 background documents]
- Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, December 2018[21.09-5-p29] [78.08 background documents]
- Knox Liveable Streets Plan 2012-2022 , Knox City Council, 2012[21.09-5-p30] [78.08 background documents]

KNOX PLANNING SCHEME

Urban Stormwater - Best Practice Environmental Management Guidelines , CSIRO, 2006[21.09-5-p31] [78.08 background documents]

Water Sensitive Urban Design (WSUD) Policy , Knox City Council, 2015[21.09-5-p32] [78.08 background documents]

Water Sensitive Urban Design (WSUD) Procedure , Knox City Council, 2012[21.09-5-p33] [78.08 background documents]

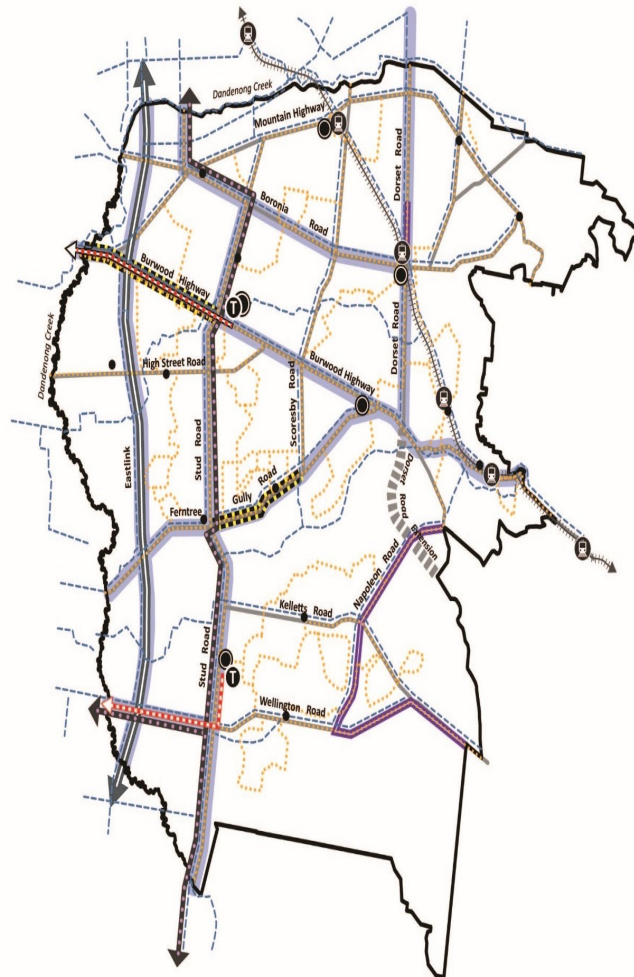
Water Sensitive Urban Design & Stormwater Management Strategy , Knox City Council, 2010[21.09-5-p34] [78.08 background documents]



KNOX PLANNING SCHEME

















**Figure 1: Integrated Transport Map** [\[02.04 Strategic framework plans\]](#)

KNOX PLANNING SCHEME



LEGEND

Not to scale 

- |   |  |
|---|--|
|  MUNICIPAL BOUNDARY                                    |  PRINCIPAL BIKE PATH                      |
|  RAIL CORRIDOR / TRAIN STATION                         |  SMART BUS                                |
|  PRINCIPAL PUBLIC TRANSPORT NETWORK                    |  POTENTIAL BURWOOD HIGHWAY TRAM EXTENSION |
|  DECLARED ARTERIAL ROAD                                |  FUTURE ROWVILLE RAIL                     |
|  EASTLINK  |  BUS ROUTE                                |
|  FUTURE DORSET ROAD EXTENSION                          |  TRANSPORT INTERCHANGE                    |
|  FUTURE MAJOR ROAD IMPROVEMENT AND DUPLICATION PROJECT | <b>HIERARCHY OF ACTIVITY CENTRES:</b>  |
|  FUTURE MAJOR ROAD WIDENING / ADDED LANES              |  ACTIVITY CENTRE                          |
|   |  NEIGHBOURHOOD ACTIVITY CENTRE            |

KNOX PLANNING SCHEME

[21.09-5-p35]

## KNOX PLANNING SCHEME

**21.10 LOCAL AREAS**

~~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.~~[\[21.10-p1\]](#) ~~[Deleted, text unnecessary]~~

**21.10-2 Dandenong Foothills**

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, Sassafra, Ferntree Gully (excluding the Ferntree Gully Village Neighbourhood Centre), Upper Ferntree Gully (excluding the Upper Ferntree Gully Activity Centre), Rowville and Lysterfield.[\[21.10-2-p1\]](#) [\[02.03-2 Environmental and landscape values\]](#)

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.[\[21.10-2-p2\]](#) [\[02.03-2 Environmental and landscape values\]](#)

Key issues for the Dandenong Foothills include:[\[21.10-2-p3\]](#)

- The need to protect life, property and the environment from the high level of bushfire risk within parts of the Foothills.[\[21.10-2-p4\]](#) [\[Covered by 02.03-3 Environmental risks and amenity - Environmental risk strategic directions\]](#)
- Protecting the heavily treed canopy and landscape significance of the Dandenong Foothills.[\[21.10-2-p5\]](#) [\[02.03-2 Environmental and landscape values – Significant environments and landscape strategic directions\]](#)
- Significant views to the Dandenong Foothills at risk from inappropriate and poorly sited development.[\[21.10-2-p6\]](#) [\[Covered by 02.03-2 Environmental and landscape values – Significant environments and landscape strategic directions\]](#)
- The limited capacity of the Foothills to accommodate new development due to landscape significance, topography, flora and fauna values and risk of bushfire.[\[21.10-2-p7\]](#) [\[Covered by 02.01 Settlement\]](#)
- The need to protect the unique character of the Foothills.[\[21.10-2-p8\]](#) [\[02.03-2 Environmental and landscape values – Significant environments and landscape strategic directions\]](#)

**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.[\[21.10-2-p9\]](#) [\[02.03-2 Environmental and landscape values – Significant environments and landscape strategic directions\]](#)

**Objective 1**

To maintain and improve the continuous closed tree canopy of the Foothills.[\[21.10-2-p10\]](#) [\[Covered by 02.03-2 Environmental and landscape values – Significant environments and landscape strategic directions\]](#)

**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.[\[21.10-2-p10A\]](#) [\[12.05-2L Dandenong foothills – General Strategies\]](#)

## KNOX PLANNING SCHEME

**Objective 2**

To maintain the low density residential character of the Foothills by ensuring that existing subdivision patterns and lot sizes are retained.[\[21.10-2-p11\]](#)[\[Covered by 12.05-2L Dandenong foothills - Objective\]](#)

**Strategies**

- 2.1 Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation.[21.10-2-p11A](#) [\[11.01-1L Settlement\]](#)
- 2.2 Reinforce the existing subdivision pattern and lot sizes.[\[21.10-2-p12\]](#) [\[12.05-2L Dandenong foothills – General Strategies\]](#)
- 2.3 ~~Avoid the subdivision and rezoning of land for urban purposes in areas of high bushfire risk.~~[\[21.10-2-p13\]](#) [\[Delete, repeats Clause 13.02-1S Bushfire planning Strategy 3\]](#)

**Objective 3**

To protect and enhance the aesthetic, environmental and metropolitan landscape significance of the Dandenong Foothills [. \[21.10-2-p14\]](#)[\[12.05-2L Dandenong foothills – Objective\]](#)

**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.[\[21.10-2-p14A\]](#) [\[12.05-2L Dandenong foothills – General Strategies\]](#)
- 3.2 ~~Facilitate development in accordance with the direction for each precinct, as shown on Figure 1 to this clause.~~[\[21.10-2-p15\]](#) [\[Delete, text unnecessary\]](#)

**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. [\[12.05-2L Dandenong foothills – Precinct 1\]](#)
- 3.4 Protect and support rural land uses.[\[21.10-2-p16\]](#) [\[12.05-2L Dandenong foothills – Precinct 1\]](#)
- 3.5 Protect indigenous trees and understorey vegetation.[\[21.10-2-p17\]](#) [\[12.05-2L Dandenong foothills – General Strategies\]](#)
- 3.6 Require 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous.[\[21.10-2-p18\]](#) [\[12.05-2L Dandenong foothills – Precinct 1 policy guidelines\]](#)

**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.~~[\[21.10-2-p18A\]](#)[\[Delete, Repeats Clause 13.02-1S & BMO\]](#)
- 3.8 Support development that is sited to protect and enhance the visual dominance of vegetation, including canopy trees and native understorey plants and:[\[21.10-2-p19\]](#) [\[12.05-2L Dandenong foothills – Precinct 2 strategies\]](#)
  - Require a continuous vegetation canopy across residential lots and roads.[\[21.10-2-p20\]](#) [\[12.05-2L Dandenong foothills – Precinct 2 strategies\]](#)
  - 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.[\[21.10-2-p21\]](#) [\[12.05-2L Dandenong foothills – Precinct 2 strategies\]](#)
  - Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.[\[21.10-2-p22\]](#)[\[Covered by 12.05-2L Dandenong foothills general strategy\]](#)

## KNOX PLANNING SCHEME

- 3.9 Protect indigenous trees and understorey vegetation.[\[21.10-2-p23\]](#) [\[12.05-2L Dandenong foothills – General Strategies\]](#)
- 3.10 Require 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous.[\[21.10-2-p24\]](#) [\[12.05-2L Dandenong foothills – Precinct 2 policy guidelines\]](#)
- 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 Activity Centre.)[\[21.10-2-p25\]](#) [\[12.05-2L Dandenong foothills – Precinct 2 policy guidelines\]](#)

**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.~~[\[21.10-2-p25A\]](#) [\[Delete, Repeats Clause 13.02-1S & BMO\]](#)
- 3.13 Support development that is sited to protect and enhance the visual dominance of vegetation, including canopy trees and native understorey plants and:[\[21.10-2-p26\]](#) [\[12.05-2L Dandenong foothills – Precinct 3 strategies\]](#)
- Require a continuous vegetation canopy across residential lots and roads.[\[21.10-2-p27\]](#) [\[12.05-2L Dandenong foothills – Precinct 3 strategies\]](#)
  - 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.[\[21.10-2-p28\]](#) [\[12.05-2L Dandenong foothills – Precinct 3 strategies\]](#)
  - 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.[\[21.10-2-p29\]](#) [\[12.05-2L Dandenong foothills – Precinct 3 strategies\]](#)
  - Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.[\[21.10-2-p30\]](#) [\[12.05-2L Dandenong foothills – Precinct 3 strategies\]](#)
  - Protect and enhance the significant landscape character of the area by retaining existing vegetation and planting indigenous canopy and understorey vegetation.[\[21.10-2-p31\]](#) [\[12.05-2L Dandenong foothills – Precinct 3 strategies\]](#)
  - 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.[\[21.10-2-p32\]](#) [\[12.05-2L Dandenong foothills – Precinct 3 strategies\]](#)
- 3.14 Protect indigenous trees and understorey vegetation.[\[21.10-2-p33\]](#) [\[12.05-2L Dandenong foothills – General Strategies\]](#)
- 3.15 Require 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous.[\[21.10-2-p34\]](#) [\[12.05-2L Dandenong foothills – Precinct 3 policy guidelines\]](#)
- 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 Activity Centre.)[\[21.10-2-p35\]](#) [\[12.05-2L Dandenong foothills – Precinct 3 policy guidelines\]](#)

**Precinct 4 – The Basin Rural Landscape**

- 3.17 Maintain rural land use outside the urban growth boundary.[\[21.10-2-p35A\]](#) [\[12.05-2L Dandenong foothills – Precinct 4 strategies\]](#)
- 3.18 Limit development and subdivision to maintain land for rural uses and protect rural landscape qualities.[\[21.10-2-p36\]](#) [\[12.05-2L Dandenong foothills – Precinct 4 strategies\]](#)
- 3.19 Support buildings and works that are sited and designed to protect and enhance rural landscape qualities.[\[21.10-2-p37\]](#) [\[12.05-2L Dandenong foothills – Precinct 4 strategies\]](#)
- 3.20 ~~Support development that is sited and designed to minimise the threat associated with bushfire.~~[\[21.10-2-p38\]](#)[\[Delete, Repeats Clause 13.02-1S & BMO\]](#)
- 3.21 Protect indigenous trees and understorey vegetation.[\[21.10-2-p39\]](#) [\[12.05-2L Dandenong foothills – General Strategies\]](#)

## KNOX PLANNING SCHEME

**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.[21.10-2-p39A] [12.05-2L Dandenong foothills – Precinct 5 strategies]
- 3.23 Provide streets that connect with adjoining development and incorporate informal street treatments supporting indigenous vegetation and rollover kerbing.[21.10-2-p40] [12.05-2L Dandenong foothills – Precinct 4 strategies]
- 3.24 Require built form to not exceed a height of 7.5 metres.[21.10-2-p41] [12.05-2L Dandenong foothills – Precinct 5 policy guidelines]
- 3.25 ~~Support development that is sited and designed to minimise the threat associated with bushfire.~~[21.10-2-p42][Delete, Repeats Clause 13.02-1S & BMO]
- 3.26 Protect indigenous trees and understorey vegetation.[21.10-2-p43] [12.05-2L Dandenong foothills – General Strategies]

**Objective 4**

To protect the rural environments of The Basin and the Lysterfield Valley and Lysterfield Hills.[21.10-2-p44] [12.05-2L Dandenong foothills – Precinct 1]

**Strategies**

- 4.1 Protect the rural landscape and environment within Precinct 1 and Precinct 4. [21.10-2-p44A] [12.05-2L Dandenong foothills – Precinct 1&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.[21.10-2-p45] [12.05-2L Dandenong foothills – Precinct 1 and 4]

**Strategies**

- 5.1 Protect the physical and visual amenity of the open pastoral setting. [21.10-2-p45A] [12.05-2L Dandenong foothills – Precinct 1 and 4]

**Application requirements** [All deleted, cannot have under Smart Planning rules]

~~Applications for buildings and works should be accompanied by:[21.10-2-p46]~~

- ~~■ A site analysis.[21.10-2-p47]~~
- ~~■ A design response.[21.10-2-p48]~~

~~The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate:[21.10-2-p49]~~

- ~~■ The built form, scale, design and use of surrounding development.[21.10-2-p50]~~
- ~~■ Solar access to the site and surrounding properties.[21.10-2-p51]~~
- ~~■ Identified areas of environmental significance.[21.10-2-p52]~~
- ~~■ Open space.[21.10-2-p53]~~
- ~~■ Views to and from the site.[21.10-2-p54]~~
- ~~■ Location of significant trees and vegetation.[21.10-2-p55]~~
- ~~■ Drainage.[21.10-2-p56]~~
- ~~■ Street frontage features such as poles, street trees and kerb crossovers.[21.10-2-p57]~~
- ~~■ Any contaminated soils and filled areas, where known.[21.10-2-p58]~~

## KNOX PLANNING SCHEME

- ~~Any other notable features or characteristics of the site.[21.10-2-p59]~~

~~The design response should explain how the proposed design:[21.10-2-p60]~~

- ~~Derives from and responds to the site analysis; and[21.10-2-p61]~~

- ~~Meets the objectives, strategies and requirements of this clause.[21.10-2-p62]~~

~~The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape.[21.10-2-p63]~~

## 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.[21.10-2-p64] [74.01 Zones and Overlays]
- Apply the Environmental Significance Overlay - Schedule 3 to the Dandenong Ranges buffer area to protect areas of environmental significance.[21.10-2-p65] [74.01 Zones and Overlays]
- 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.[21.10-2-p66] [74.01 Zones and Overlays]
- 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.[21.10-2-p67] [74.01 Zones and Overlays]
- 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.[21.10-2-p68][74.01 Zones and Overlays]
- 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.[21.10-2-p69] [74.01 Zones and Overlays]
- Apply the Significant Landscape Overlay - Schedule 4 to The Basin Rural Landscape Area to ensure development respects the landscape significance of the area.[21.10-2-p70] [74.01 Zones and Overlays]

### Reference documents

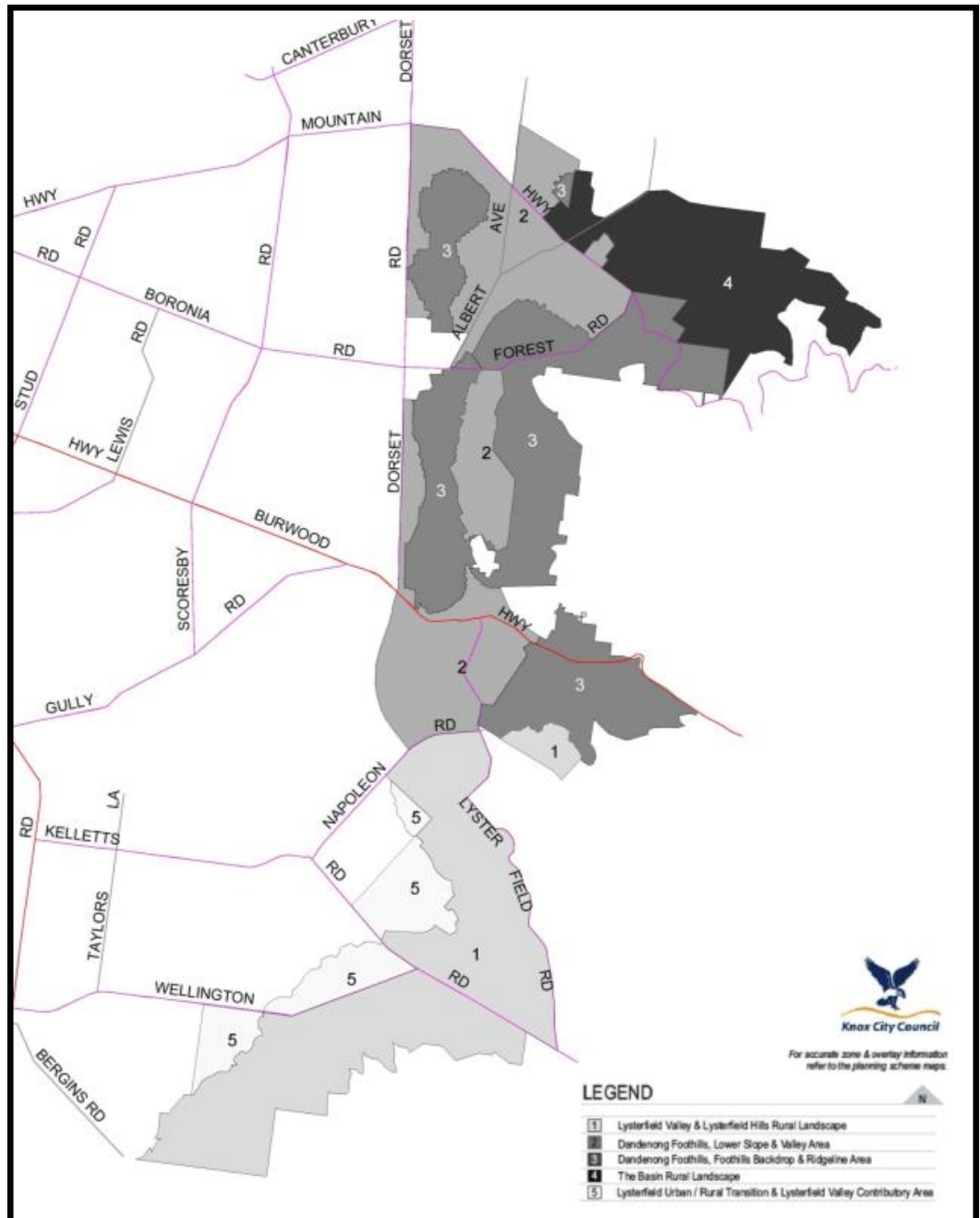
*Dandenong Foothills Urban and Landscape Review*, Hansen Partnership Pty Ltd for Knox City Council, March 2006[21.10-2-p71] [12.05-2L Dandenong foothills – Policy documents]

*National Trust Register No. 355 - Lysterfield Valley and Yarra Ranges Landscape*[21.10-2-p72] [12.05-2L Dandenong foothills – Policy documents]



KNOX PLANNING SCHEME

Figure 1 – Dandenong Foothills Precincts [12.05-2L Dandenong foothills]



[21.10-2-p73]

**21.10-3 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. [21.10-3-p1][2.03-1 Settlement, Activity Centres]

## KNOX PLANNING SCHEME

Key issues for Knox Central include:[\[21.10-3-p2\]](#) [\[None of these key issues brought across\]](#)

- 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.[\[21.10-3-p3\]](#)
- Opportunities to capitalise on the environmental and public open space attributes within Knox Central to create a distinctive sense of place.[\[21.10-3-p4\]](#)
- Opportunities to improve access to, and activation of, public open space areas, such as Lewis Park and the Blind Creek corridor.[\[21.10-3-p5\]](#)
- Opportunities to expand the variety of retail, commercial and recreational experiences to allow Knox Central to compete with other regional activity centres.[\[21.10-3-p6\]](#)
- Opportunities to facilitate a transition of under-utilised industrial areas to residential, high amenity industrial, and commercial uses.[\[21.10-3-p7\]](#)
- Opportunities to integrate currently disjointed land uses and built form, and to improve interfaces with open space and the public realm.[\[21.10-3-p8\]](#)
- Opportunities to strengthen the civic and community presence in the Activity Centre.[\[21.10-3-p9\]](#)
- Opportunities to advocate for improved public transport options to, from, and through Knox Central.[\[21.10-3-p10\]](#)
- 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.[\[21.10-3-p11\]](#)

### 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.[\[21.10-3-p12\]](#) [\[11.03-1L Knox Central MAC – Land use objective\]](#)

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.[\[21.10-3-p13\]](#) [\[11.03-1L Knox Central MAC – Land use objective\]](#)

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.[\[21.10-3-p14\]](#) [\[11.03-1L Knox Central MAC\]](#)

The following vision statements apply to precincts as shown in Figure 2.[\[21.10-3-p15\]](#) [\[11.03-1L Knox Central MAC – Land use objective\]](#)

Precinct	Vision
<b>Burwood Highway Corridor</b>	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. <a href="#">[21.10-3-p16]</a>
<b>Commercial Core</b>	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. <a href="#">[21.10-3-p17]</a>

## KNOX PLANNING SCHEME

	<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.<a href="#">[21.10-3-p18]</a></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.<a href="#">[21.10-3-p19]</a> <a href="#">[11.03-1L Knox Central Activity Centre - Commercial Core precinct Strategies]</a></p> <p>New development within the Commercial Core precinct will improve permeability within the precinct and support pedestrian amenity and safety.<a href="#">[21.10-3-p20]</a> <a href="#">[11.03-1L Knox Central Activity Centre - Commercial Core precinct Strategies]</a></p>
<b>Civic/Community</b>	<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.<a href="#">[21.10-3-p21]</a> <a href="#">[11.03-1L Knox Central Activity Centre - Civic/ and Community precinct Strategies]</a></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.<a href="#">[21.10-3-p22]</a> <a href="#">[11.03-1L Civic/ and Community precinct Strategies]</a></p>
<b>Lewis Road Mixed Use</b>	<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.<a href="#">[21.10-3-p23]</a> <a href="#">[11.03-1L Knox Central Activity Centre - Lewis Road Mix Use precinct Strategies]</a></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.<a href="#">[21.10-3-p24]</a> <a href="#">[11.03-1L Knox Central Activity Centre - Lewis Road Mix Use precinct Strategies]</a></p>
<b>Burwood Highway South Mixed Use</b>	<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.<a href="#">[21.10-3-p25]</a> <a href="#">[11.03-1L Knox Central Activity Centre - Burwood Highway South Mix Use precinct Strategies]</a></p>
<b>Lewis Road Industry</b>	<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.<a href="#">[21.10-3-p26]</a> <a href="#">[11.03-1L Knox Central Activity Centre - Lewis Road Industry precinct Strategies]</a></p> <p>New uses and development will respond appropriately to the interface to existing and future residential, mixed use or public open space</p>

## KNOX PLANNING SCHEME

	adjoining the precinct[21.10-3-p27] [11.03-1L Knox Central Activity Centre - Lewis Road Industry precinct Strategies]
<b>Educational</b>	These areas will support the ongoing operation and expansion of existing educational land uses.[21.10-3-p28] [11.03-1L Knox Central Activity Centre - Educational precinct Strategies]
<b>Existing Residential</b>	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.[21.10-3-p29] [11.03-1L Knox Central Activity Centre - Existing Residential precinct Strategies]
<b>Future Residential</b>	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.[21.10-3-p30] [11.03-1L Knox Central Activity Centre - Future Residential precinct Strategies]  Development should be sensitively integrated with the landscape setting and the existing residential neighbourhood.[21.10-3-p31] [11.03-1L Knox Central Activity Centre - Future Residential precinct Strategies]
<b>Open Space and Recreation</b>	This precinct will continue to provide significant open space and areas for recreation.[21.10-3-p32] [11.03-1L Knox Central Activity Centre - Open Space and Recreation precinct Strategies]
<b>Strategic Development Site</b>	This precinct will be developed in accordance with a future development plan.[21.10-3-p33] [11.03-1L Knox Central Activity Centre - Strategic Development Site precinct Strategies]

**Objective 1 – Civic/Community**

To enhance Knox Central's role as the civic and public heart of the municipality, where communities connect and congregate.[21.10-3-p34]

**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. [21.10-3-p34A] [11.03-1L Civic/ and Community precinct Strategies]
- 1.2 Improve pedestrian and vehicular links between the Commercial Core, Lewis Road and the balance of Knox Central to the east.[21.10-3-p35] [11.03-1L Civic/ and Community precinct Strategies]
- 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.[21.10-3-p36] [11.03-1L Knox Central Activity Centre - Civic/ and Community precinct Strategies]
- 1.4 Create feature building forms within the Civic/Community precinct to complement future civic space.[21.10-3-p37] [11.03-1L Knox Central Activity Centre - Civic/ and Community precinct Strategies]
- 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.[21.10-3-p38] [11.03-1L Knox Central Activity Centre - Civic/ and Community precinct Strategies]
- 1.6 Provide a highly accessible and visible Civic/Community precinct that is pedestrian friendly.[21.10-3-p39] [11.03-1L Knox Central Activity Centre - Civic/ and Community precinct Strategies]
- 1.7 Facilitate accessible and safe pedestrian links between public transport nodes and civic and community facilities.[21.10-3-p40] [11.03-1L Knox Central Activity Centre – Transport]

## KNOX PLANNING SCHEME

- 1.8 Incorporate accessible ground level public spaces into the design of civic and related buildings.[21.10-3-p41] [11.03-1L Knox Central Activity Centre - Civic/ and Community precinct Strategies]
- 1.9 Support civic buildings to function as flexible and multi-purpose cultural/community facilities.[21.10-3-p42] [11.03-1L Knox Central Activity Centre - Civic/ and Community precinct Strategies]
- 1.10 Provide a new north-south street link to join the Civic/Community precinct with underutilised sites to the south.[21.10-3-p43] [11.03-1L Knox Central Activity Centre - Civic/ and Community precinct Strategies]

**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.[21.10-3-p44][11.03-1L Knox Central Activity Centre – Objective Housing]

**Strategies**

- 2.1 Optimise the use and development of sites that are capable of accommodating additional dwellings in Knox Central. [21.10-3-p44A][11.03-1L Knox Central Activity Centre - Housing Strategies]
- 2.2 Support development that demonstrates a high standard of architectural merit and that optimises the land use and development potential of sites.[21.10-3-p45] [11.03-1L Knox Central Activity Centre – Built form and public realm Strategies]
- 2.3 Support a diverse range of medium to higher density housing choices in Knox Central to accommodate a changing and increasing population.[21.10-3-p46] [11.03-1L Knox Central Activity Centre - Housing Strategies]
- 2.4 Support development that provides affordable housing options.[21.10-3-p47] [11.03-1L Knox Central Activity Centre - Housing Strategies]
- 2.5 Support development that provides flexible and accessible housing options, with a high level of internal amenity.[21.10-3-p48] [11.03-1L Knox Central Activity Centre - Housing Strategies]
- 2.6 Support opportunities to integrate mixed use and residential development within the Commercial Core precinct, particularly along the frontage with Lewis Park.[21.10-3-p49] [11.03-1L Knox Central Activity Centre - Housing Strategies]
- 2.7 Support the provision of aged care and supported residential accommodation.[21.10-3-p50] [11.03-1L Knox Central Activity Centre - Housing Strategies]
- 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.[21.10-3-p51] [11.03-1L Knox Central Activity Centre - Housing Strategies]
- 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.[21.10-3-p52] [11.03-1L Knox Central Activity Centre – Strategies Lewis Road mix 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.[21.10-3-p53][Repeats]
- 2.11 To manage an orderly transition from an industrial to mixed use character within the Lewis Road Mixed Use precinct by:[21.10-3-p54] [11.03-1L Knox Central Activity Centre - Lewis Road Mix Use precinct Strategies]
  - 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.[21.10-3-p55] [11.03-1L Knox Central Activity Centre - Lewis Road Mix Use precinct Strategies]
  - Requiring a high level of internal amenity for new dwellings.[21.10-3-p56] [11.03-1L Knox Central Activity Centre - Lewis Road Mix Use precinct Strategies]

## KNOX PLANNING SCHEME

- Requiring any expansion of an existing industrial use to take reasonable opportunities to further reduce noise below existing levels.[21.10-3-p57] [11.03-1L Knox Central Activity Centre - Lewis Road Mix Use precinct Strategies]

**Objective 3 – Land Use Mix**

To establish Knox Central as a focal point for activity including employment, education, retail, community, entertainment and leisure activities.[21.10-3-p58] [11.03-1L Knox Central Activity Centre – Objective – Land use mix]

**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. [Delete, text not necessary]
- 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.[21.10-3-p59] [11.03-1L Land Use Strategies]
- 3.3 Support higher density residential development, commercial, entertainment and leisure uses in the Commercial Core to the east of Melbourne Street.[21.10-3-p60] [11.03-1L Knox Central Activity Centre - Commercial Core precinct Strategies]
- 3.4 To discourage new development that represents an under development of land.[21.10-3-p61] [11.03-1L Knox Central Activity Centre - Land Use Mix Strategies]
- 3.5 Strengthen the role of the significant institutional uses by supporting the ongoing operation and upgrade of educational and aged care services.[21.10-3-p62] [11.03-1L Knox Central Activity Centre - Land Use Mix Strategies]
- 3.6 Facilitate and support the establishment of an arts and culture hub in Knox Central.[21.10-3-p63] [11.03-1L Knox Central Activity Centre - Land Use Mix Strategies]
- 3.7 Support the role of Lewis Park as the primary regional open space within Knox, servicing the broader community.[21.10-3-p64] [11.03-1L Knox Central Activity Centre - Land Use Strategies]
- 3.8 Support complementary recreational land uses near Lewis Park.[21.10-3-p65] [11.03-1L Knox Central Activity Centre - Land Use Mix Strategies]
- 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.[21.10-3-p66] [11.03-1L Knox Central Activity Centre - Commercial Core precinct Strategies]
- 3.10 Support small scale and complementary retail and hospitality operations outside of the Commercial Core to provide street level activity throughout Knox Central.[21.10-3-p67] [11.03-1L Knox Central Activity Centre - Land Use Mix Strategies]
- 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.[21.10-3-p68] [11.03-1L Knox Central Activity Centre - Commercial Core precinct Strategies]

**Objective 4 – Environment and Open Space**

To capitalise on Knox Central's natural and environmental features to distinguish it from other activity centres.[21.10-3-p69] [11.03-1L Knox Central Activity Centre - Environmental and open space Strategies]

**Strategies**

- 4.1 Development of the Strategic Development Site should: [21.10-3-p69A] [Deleted in PPF]
  - facilitate integrated water management; and

## KNOX PLANNING SCHEME

- 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.[21.10-3-p70] [11.03-1L Knox Central Activity Centre - Environmental and open space Strategies]
- 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.[21.10-3-p71] [11.03-1L Knox Central Activity Centre - Environmental and open space Strategies]
- 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.[21.10-3-p72] [11.03-1L Knox Central Activity Centre - Environmental and open space Strategies]
- 4.5 Support landscaping that complements the vegetation character of the Open Space and Recreation precinct (including the Blind Creek corridor), in adjoining precincts.[21.10-3-p73] [Deleted in PPF]
- 4.6 Maximise opportunities to capitalise on views to the Dandenong Ranges.[21.10-3-p74] [Deleted in PPF]

**Objective 5 – Active and Public Transport**

To facilitate an accessible and safe active and public transport network to and within Knox Central.[21.10-3-p75] [This and some below Deleted in PPF]

**Strategies**

- 5.1 Prioritise pedestrian and cyclist movements and access to public transport. [11.03-1L Knox Central Activity Centre - Active and public transport Strategies Built form and public realm – merged with 5.3]
- 5.2 Integrate development with future transport and street network links.[21.10-3-p76] [11.03-1L Knox Central Activity Centre - Active and public transport Strategies]
- 5.3 Provide pedestrian connections between the Commercial Core precinct and surrounding land uses to the north and east.[21.10-3-p77] [11.03-1L Knox Central Activity Centre - Active and public transport Strategies Built form and public realm rewrite]
- 5.4 21.10-3-p78][Merged with above]
  - along Burwood Highway and Stud Road;[21.10-3-p79] [11.03-1L Knox Central Activity Centre - Active and public transport Strategies Built form and public realm]
  - [21.10-3-p80][merged with above]
- 5.5 To support street level uses and development which activate the street frontage, particularly at areas of high pedestrian activity.[21.10-3-p81] [11.03-1L Knox Central Activity Centre - Active and public transport Strategies Deleted]
- 5.6 Improve access for people with limited mobility throughout Knox Central.[21.10-3-p82] [11.03-1L Knox Central Activity Centre - Active and public transport Strategies - Deleted]
- 5.7 Support development that enhances pedestrian and bicycle accessibility of open space and recreation areas shown in Figure 2 to this clause.[21.10-3-p83] [11.03-1L Knox Central Activity Centre - Active and public transport Strategies – built form and public realm merged]
- 5.8 Support the development of a potential future tram reserve along Burwood Highway.[21.10-3-p84] [11.03-1L Knox Central Activity Centre - Active and public transport Strategies Transport (rewrite)]
- 5.9 Encourage development that supports sustainable transport and active travel options.[21.10-3-p85] [11.03-1L Active and public transport Strategies Transport]

## KNOX PLANNING SCHEME

**Objective 6 – Road Network** [This and some below Deleted in PPF]

To provide an efficient street network that connects key destinations including nodes of activity within Knox Central.[21.10-3-p86] [11.03-1L Knox Central Activity Centre - Road network Strategies]

**Strategies**

- 6.1 Upgrade the road network to distribute traffic volumes throughout Knox Central. [21.10-3-p86A] [11.03-1L Knox Central Activity Centre - Road network Strategies Deleted]
- 6.2 Support additional east-west road access within Knox Central.[21.10-3-p87] [11.03-1L Knox Central Activity Centre - Road-network-Strategies-Built form and public realm]
- 6.3 Improve vehicular links between the Civic/Community precinct and the Commercial Core precinct.[21.10-3-p88] [11.03-1L Knox Central Activity Centre - Road-network-Strategies – Civic and Community Precinct merged]
- 6.4 Provide north-south vehicular links to optimise access to and from the Civic/Community and support the efficient use of underutilised land.[21.10-3-p89] [11.03-1L Knox Central Activity Centre - Road-network-Strategies – Civic and Community Precinct merged]

**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.[21.10-3-p90] [11.03-1L Knox Central Activity Centre - Built form and public realm Objective]

**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. [21.10-3-p90A] [11.03-1L Knox Central Activity Centre - Built form and public realm Strategies]
- 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.[21.10-3-p91] [11.03-1L Knox Central Activity Centre - Built form and public realm Strategies]
- 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.[21.10-3-p92] [Deleted in PPF]
- 7.4 Support development that demonstrates high levels of architectural merit.[21.10-3-p93] [11.03-1L Knox Central Activity Centre - Built form and public realm Strategies]
- 7.5 To discourage new development that represents an under development of land.[21.10-3-p94] [11.03-1L Knox Central Activity Centre - Built form and public realm Strategies]
- 7.6 Support the development of well-designed, high-quality and distinctive 'feature forms' along Burwood Highway.[21.10-3-p95] [11.03-1L Knox Central Activity Centre - Built form and public realm Strategies]
- 7.7 Support development that contributes to an active and pedestrian friendly public realm.[21.10-3-p96] [11.03-1L Knox Central Activity Centre - Built form and public realm Strategies]
- 7.8 21.10-3-p97][Not necessary as policy requires this]
- 7.9 Maximise views to the Dandenong Ranges from public areas within Knox Central.[21.10-3-p98] [11.03-1L Knox Central Activity Centre - Built form and public realm Strategies]
- 7.10 Support development that contributes to the activity, safety and amenity of the natural environment and open space.[21.10-3-p99] [Deleted in PPF]



## KNOX PLANNING SCHEME

- 7.11 Support development adjoining the creek corridor that complements the natural setting.[\[21.10-3-p100\]](#) [\[Deleted in PPF\]](#)
- 7.12 Support the provision of public art on public land and in communal and semi-public spaces on private land.[\[21.10-3-p101\]](#) [\[11.03-1L Knox Central Activity Centre - Built form and public realm Strategies\]](#)
- 7.13 Support investment in the necessary infrastructure to ensure a high quality public realm as development intensity increases.[\[21.10-3-p102\]](#) [\[Deleted in PPF\]](#)
- 7.14 Support the ongoing planting of appropriate tree species within the public realm, which contributes to local character, amenity and environmental outcomes.[\[21.10-3-p103\]](#) [\[Deleted in PPF\]](#)
- 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.[\[21.10-3-p104\]](#) [\[Deleted in PPF\]](#)

**Local Area Implementation****Policy Guidelines**

- Facilitate development in the Knox Central Activity Centre in accordance with the *Knox Central Structure Plan*, October 2017.[\[21.10-3-p105\]](#)[\[Delete, this is not an appropriate policy guideline\]](#)

**Application of zones and overlays**

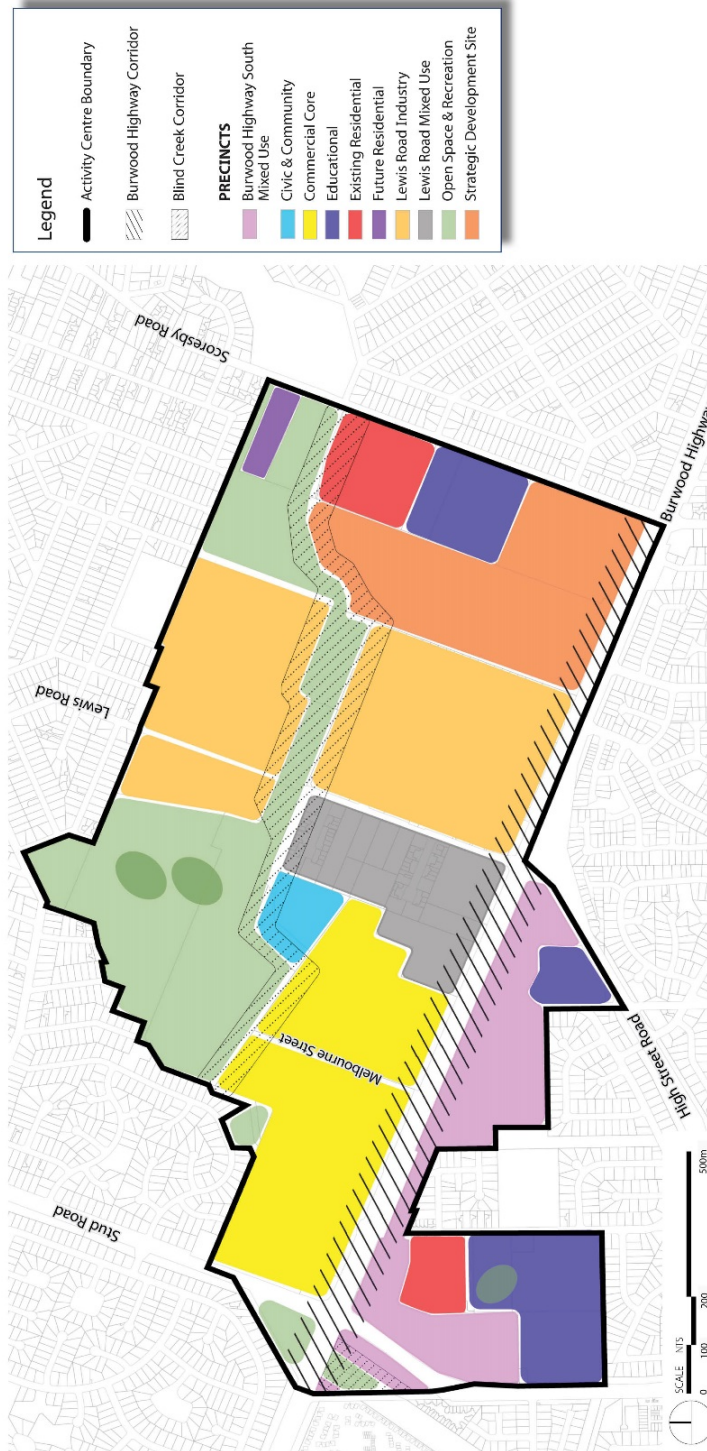
- Apply the Design and Development Overlay – Schedule 13 to land within the Knox Central Activity Centre, except for land in the Commercial Core precinct and land in the Strategic Development Site precinct that is subject to a future development plan.[\[21.10-3-p106\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply Development Plan Overlay – Schedule 2 to land in the Commercial Core precinct to implement the objectives of the Knox Central Structure Plan.[\[21.10-3-p107\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.10-3-p108\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.10-3-p109\]](#) [\[74.01 Zones and Overlays\]](#)
- Retain the Industrial 1 Zone to the Lewis Road Industry precinct.[\[21.10-3-p110\]](#) [\[74.01 Zones and Overlays\]](#)

**Reference documents**

*Knox Central Structure Plan*, Knox City Council, October 2017[\[21.10-3-p111\]](#) [\[11.03-1L Knox Central Activity Centre - Policy Documents\]](#)

KNOX PLANNING SCHEME

Figure 2 – Knox Central Precinct Plan [11.03-1L Knox Central Major Activity Centre]



## KNOX PLANNING SCHEME

**21.10-4 Boronia Activity Centre**

~~Council has adopted the *Boronia Structure Plan (2006)* to guide land use and development within the Boronia Activity Centre.~~[\[21.10-4-p1\]](#) ~~[Delete, content unnecessary]~~

~~Key issues for the Boronia Activity Centre include:~~[\[21.10-4-p2\]](#) ~~[Issues are addressed in the strategies in 11.03-1L Boronia Major Activity Centre and don't need to be repeated]~~

- ~~▪ The lack of variety in land uses, including a lack of variety of housing types and retail premises.~~[\[21.10-4-p3\]](#)
- ~~▪ The lack of investment in buildings within the commercial area and high vacancy rates, leading to considerable escape expenditure to other centres.~~[\[21.10-4-p4\]](#)
- ~~▪ Poor connectivity, with a separation of activity areas exacerbated by a dominance of vehicular movements and poor pedestrian connections.~~[\[21.10-4-p5\]](#)
- ~~▪ A need to provide community gathering places within the centre.~~[\[21.10-4-p6\]](#)
- ~~▪ Managing change associated with higher densities and ensuring quality urban design outcomes.~~[\[21.10-4-p7\]](#)
- ~~▪ Protecting the views to the Dandenong Ranges, the landscaped setting of the Foothills and the unique character of Boronia within this setting.~~[\[21.10-4-p8\]](#)

**Vision**

Boronia 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.[\[21.10-4-p9\]](#)[\[11.03-1L Boronia Activity Centre – Objective\]](#)

A series of diverse and confident retail and commercial precincts will provide a vibrant and complementary mix of businesses and services, characterised by a unified trader and commercial community.[\[21.10-4-p10\]](#) [\[11.03-1L Boronia Activity Centre – Objective\]](#)

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.[\[21.10-4-p11\]](#) [\[11.03-1L Boronia Activity Centre – Objective\]](#)

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.[\[21.10-4-p12\]](#) [\[11.03-1L Boronia Activity Centre – Objective\]](#)

**Objective 1**

To enhance the Boronia Activity Centre as a destination and a gateway to the Dandenong Foothills.[\[21.10-4-p13\]](#) [\[11.03-1L Boronia Activity Centre – Objective\]](#)

**Strategies**

- 1.1 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. [\[21.12-4-pA\]](#)[\[11.03-1L Boronia Activity Centre – Land use strategies\]](#)

**Objective 2**

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.[\[21.10-4-p14\]](#) [\[11.03-1L Boronia Activity Centre – Land Use Strategies\]](#)

## KNOX PLANNING SCHEME

**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.~~[Delete, text not required]
- 2.2 Support residential and mixed use activity within commercial areas, whilst discouraging further fragmentation of commercially zoned land.[21.10-4-p15] [11.03-1L Boronia Activity Centre – Land Use Strategies]
- 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.[21.10-4-p16] [11.03-1L Boronia Activity Centre – Land Use Strategies]
- 2.4 Support medical and health related services area along Boronia Road, between Park and Pine Crescents.[21.10-4-p17] [11.03-1L Boronia Activity Centre – Land Use Strategies]
- 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.[21.10-4-p18] [11.03-1L Boronia Activity Centre – Land Use Strategies]
- 2.6 Support new community facilities and institutional land uses within the existing facilities node around Progress Hall.[21.10-4-p19] [11.03-1L Boronia Activity Centre – Land Use Strategies]
- 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.[21.10-4-p20] [11.03-1L Boronia Activity Centre – Land Use Strategies]
- 2.8 Require residential development to reflect the Land Use Framework Plan at Figure 3 to this clause, as follows:[21.10-4-p21] [Delete, text not required]
- Established Residential Environs – new development within these locations must provide a positive contribution to the existing character of the local area.[21.10-4-p22] [11.03-1L Boronia Activity Centre – Built Environment Strategies]
  - 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.[21.10-4-p23] [11.03-1L Boronia Activity Centre – Built Environment Strategies]
  - Increased Residential Density – new residential development within these locations is to facilitate increased residential densities within alternate housing types of outstanding architectural quality.[21.10-4-p24] [11.03-1L Boronia Activity Centre – Built Environment Strategies]
- 2.9 Require new residential development to provide for transitional built form between changes in building heights.[21.10-4-p25] [11.03-1L Boronia Activity Centre – Built Environment Strategies]

**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.~~[21.10-4-p26][Delete, text not required]

**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.[21.10-4-26A][11.03-1L Boronia Activity Centre – Precinct 1 strategies]

## KNOX PLANNING SCHEME

- 3.2 Support the redevelopment of arcades between Dorset Road and Dorset Square with active frontages and adequate lighting.[21.10-4-p27] [11.03-1L Boronia Activity Centre – Precinct 1 strategies]
- 3.3 Facilitate the provision of a pedestrian overpass to connect Boronia Railway Station with Boronia Mall.[21.10-4-p28] [11.03-1L Boronia Activity Centre – Precinct 1 strategies]
- 3.4 Support development where upper levels encroach over Lupton Way to provide an active frontage and passive surveillance of the station environs.[21.10-4-p29] [11.03-1L Boronia Activity Centre – Precinct 1 strategies]

**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.[21.10-4-p29A] [11.03-1L Boronia Activity Centre – Precinct 2 strategies]
- 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.[21.10-4-p30] [11.03-1L Boronia Activity Centre – Precinct 2 strategies]
- 3.7 Recognise the historic significance of the post-war former Safeway building.[21.10-4-p31] [11.03-1L Boronia Activity Centre – Precinct 2 strategies]
- 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.[21.10-4-p32] [11.03-1L Boronia Activity Centre – Precinct 2 strategies]
- 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.[21.10-4-p33] [11.03-1L Boronia Activity Centre – Precinct 2 strategies]
- 3.10 Support development that addresses the laneway between Erica Avenue and the Village.[21.10-4-p34] [11.03-1L Boronia Activity Centre – Precinct 2 strategies]

**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.[21.10-4-p34A] [11.03-1L Boronia Activity Centre – Precinct 3 strategies]
- 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.[21.10-4-p35] [11.03-1L Boronia Activity Centre – Precinct 3 strategies]
- 3.13 Support development over the railway line south east of Boronia Junction.[21.10-4-p36] [11.03-1L Boronia Activity Centre – Precinct 3 strategies]

**Precinct 4: Boronia Junction**

- 3.14 Support development that provides active frontages to the station environs and interchange.[21.10-4-p36A] [11.03-1L Boronia Activity Centre – Precinct 4 strategies]
- 3.15 Support development that addresses the laneway between Erica Avenue and the Village.[21.10-4-p37] [11.03-1L Boronia Activity Centre – Precinct 4 strategies]

**Precinct 5: Dorset Square**

- 3.16 Recognise the heritage aspects of the Mall, including the mural, in the design of any new development.[21.10-4-p37A] [11.03-1L Boronia Activity Centre – Precinct 5 strategies]

## KNOX PLANNING SCHEME

- 3.17 Support the redevelopment of arcades between Dorset Road and Dorset Square which provides active frontages and adequate lighting.[21.10-4-p38] [11.03-1L Boronia Activity Centre – Precinct 5 strategies]
- 3.18 Support the use of the upper level of The Mall as a bulky goods retail precinct.[21.10-4-p39] [11.03-1L Boronia Activity Centre – Precinct 5 strategies]
- 3.19 Provide a continuous path of travel for pedestrians through The Mall.[21.10-4-p40] [11.03-1L Boronia Activity Centre – Precinct 5 strategies]
- 3.20 Support development that provides passive surveillance of Dorset Square from upper levels.[21.10-4-p41] [11.03-1L Boronia Activity Centre – Precinct 5 strategies]

**Precinct 6: Boronia Park**

- 3.21 Support active tenancies in buildings that face The Progress Hall. [21.10-4-p41A] [11.03-1L Boronia Activity Centre – Precinct 6 strategies]
- 3.22 Facilitate the provision of a community hub or meeting place at the northern edge of the precinct.[21.10-4-p42] [11.03-1L Boronia Activity Centre – Precinct 6 strategies]
- 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.[21.10-4-p43] [11.03-1L Boronia Activity Centre – Precinct 6 strategies]
- 3.24 Support higher density development that provides a heavily landscaped setting and overlooks Boronia Park to the south of Park Crescent.[21.10-4-p44] [11.03-1L Boronia Activity Centre – Precinct 6 strategies]

**Objective 4**

To provide a safe and well connected pedestrian network.[21.10-4-p45] [11.03-1L Boronia Activity Centre – Movement strategies]

**Strategies**

- 4.1 Support improved access between residential areas, the retail area and between recreational and community facilities. [21.10-4-p45A] [11.03-1L Boronia Activity Centre – Movement strategies]
- 4.2 Provide a safe and continuously accessible path of travel for pedestrians of all abilities in the design of new development by:[21.10-4-p46] [11.03-1L Boronia Activity Centre – Movement strategies]
  - Designing pathways where pedestrian movement and orientation is guided by visual cues, drawing on views and vistas towards the Ranges and between identified precincts.[21.10-4-p47] [11.03-1L Boronia Activity Centre – Movement strategies]
  - Incorporating innovative approaches to lighting to improve perceptions of safety within an evening environment.[21.10-4-p48] [11.03-1L Boronia Activity Centre – Movement strategies]
- 4.3 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.[21.10-4-p49] [11.03-1L Boronia Activity Centre – Movement strategies]

**Objective 5**

To support sustainable travel behaviour, including public transport and pedestrian and bicycle movement.[21.10-4-p50] [11.03-1L Boronia Activity Centre – Movement strategies]

## KNOX PLANNING SCHEME

**Strategies**

- 5.1 Provide a direct and clearly identifiable connection through commercial environs along the railway bike path. [21.10-4-p50A] [11.03-1L Boronia Activity Centre – Movement strategies]
- 5.2 ~~Provide bike storage and shower facilities within new commercial development.~~[21.10-4-p51][Delete, Duplication of 11.03-1L Boronia Activity Centre – Movement strategies]
- 5.3 ~~Provide conveniently accessible bike storage facilities within substantial residential development.~~[21.10-4-p52][Delete, Duplication of 11.03-1L Boronia Activity Centre – Movement strategies]
- 5.4 Improve the efficiency, amenity and operation of car parks by:[21.10-4-p53] [11.03-1L Boronia Activity Centre – Movement strategies]
- ~~Providing spaces and aisle widths that ensure efficient operation and ease of movement.~~[21.10-4-p54][Delete, covered by VPP Car Parking provisions]
  - Providing frequent and convenient locations for trolley bays throughout the extent of off-street car parks.[21.10-4-p55] [11.03-1L Boronia Activity Centre – Movement strategies]
  - Undertaking substantial landscape treatment and canopy tree planting to improve amenity.[21.10-4-p56] [11.03-1L Boronia Activity Centre – Movement strategies]
  - Providing a lift for access to the deck car park in Dorset Square.[21.10-4-p57] [11.03-1L Boronia Activity Centre – Movement strategies]
- 5.5 Provide taxi ranks adjacent to pedestrian pathways and retail attractors including the station environs and core commercial attractors.[21.10-4-p58] [11.03-1L Boronia Activity Centre – Movement strategies]
- 5.6 Provide loading zones for commercial operators.[21.10-4-p59] [11.03-1L Boronia Activity Centre – Movement strategies]
- 5.7 Provide areas for community bus drop off and pick up.[21.10-4-p60] [11.03-1L Boronia Activity Centre – Movement strategies]
- 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).[21.10-4-p61] [11.03-1L Boronia Activity Centre – Movement policy guidelines]
- 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).[21.10-4-p62] [11.03-1L Boronia Activity Centre – Movement policy guidelines]
- 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.[21.10-4-p63] [11.03-1L Boronia Activity Centre – Movement strategies]

**Local Area Implementation****Policy Guidelines**

- ~~Facilitate land use and development in accordance with the Boronia Structure Plan, Knox City Council, 2006 and its Addendum, March 2012.~~[21.10-4-p64] [Delete, this is not an appropriate policy guideline]

**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.[21.10-4-p65] [74.01 Zones and Overlays]

## KNOX PLANNING SCHEME

- 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.[21.10-4-p66] [74.01 Zones and Overlays]
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.[21.10-4-p67] [74.01 Zones and Overlays]
- Apply the Design and Development Overlay to the Boronia Activity Centre to achieve local built form outcomes.[21.10-4-p68] [74.01 Zones and Overlays]

**Reference documents**

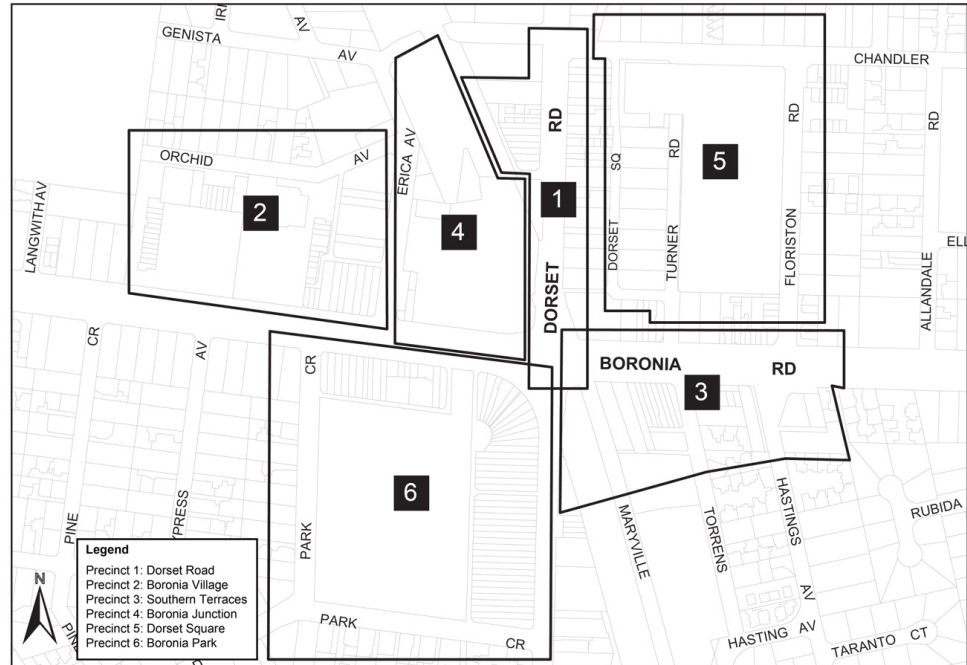
*Boronia Structure Plan*, Knox City Council, 2006 and its Addendum, March 2012[21.10-4-p69] [11.03-1L Boronia Activity Centre – Policy Documents] [72.08 Background documents]





KNOX PLANNING SCHEME

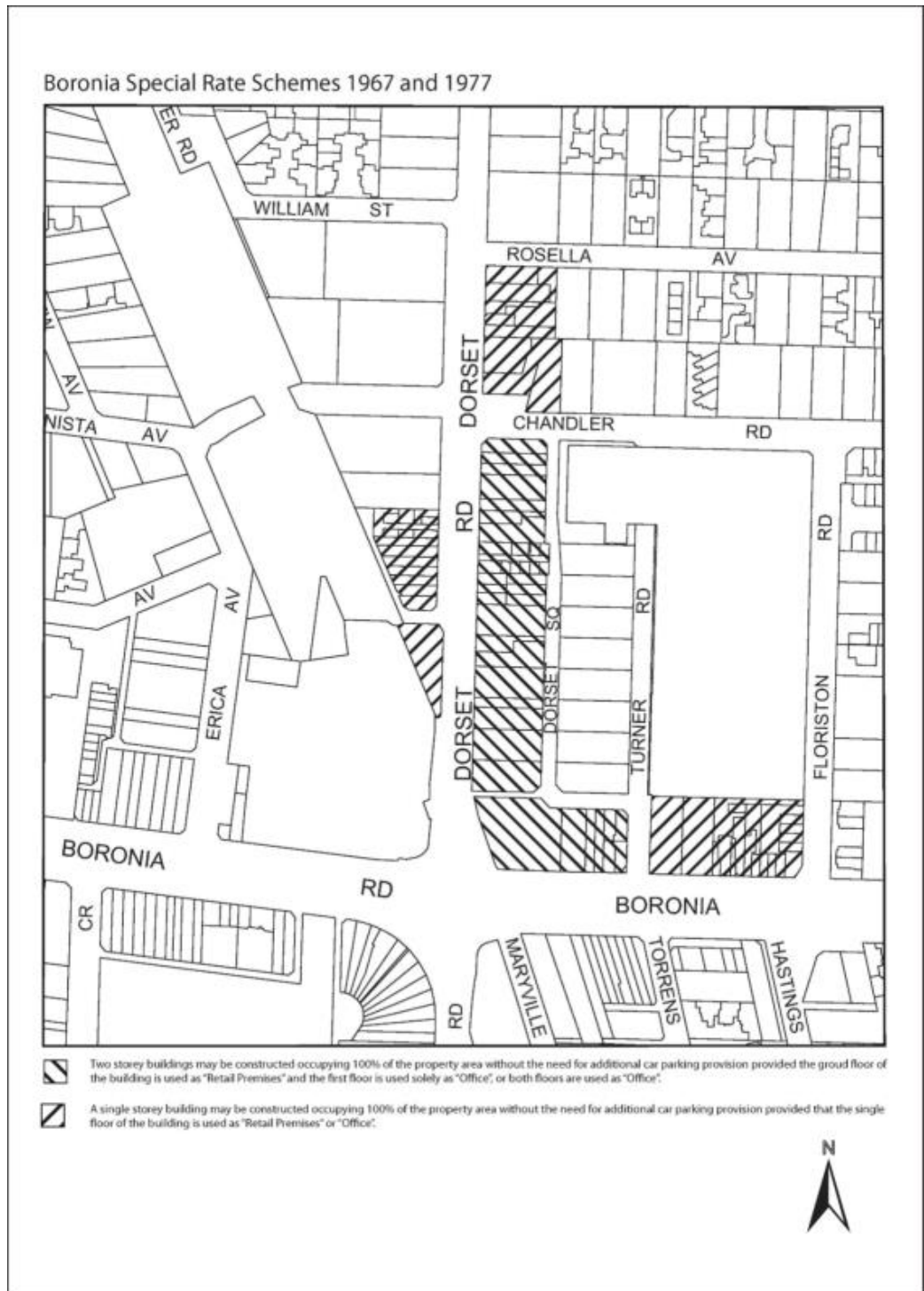
Figure 4 – Boronia Activity Centre Precinct Plan



[21.10-4-p71] [11.03-1L Boronia Activity Centre – Movement strategies]

KNOX PLANNING SCHEME

**Figure 5 – Boronia Special Rates Schemes 1967 and 1977** [21.10-4-p72] [11.03-1L Boronia Activity Centre – Movement strategies]



[21.10-4-p73] [11.03-1L Boronia Activity Centre – Movement strategies]

## KNOX PLANNING SCHEME

**21.10-5 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.[\[21.10-5-p1\]](#) [\[Delete, descriptive text unnecessary\]](#)

Key issues for the Bayswater Activity Centre include:[\[21.10-5-p2\]](#) [\[No key issues brought across\]](#)

- The core retail area lacks main road exposure to through traffic, but provides good access opportunities for walking, cycling and vehicles.[\[21.10-5-p3\]](#)
- Mountain Highway provides a physical barrier between the north and south side of the centre.[\[21.10-5-p4\]](#)
- Competition between the retail core area and uses located on Mountain Highway.[\[21.10-5-p5\]](#)
- Poor access is provided between land on the east side of the railway line and the rest of the centre.[\[21.10-5-p6\]](#)
- Land to the east of the railway line has been developed in a disjointed fashion and is underutilised.[\[21.10-5-p7\]](#)

**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.[\[21.10-5-p8\]](#) [\[11.03-1L Bayswater Activity Centre – Objective\]](#)

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.[\[21.10-5-p9\]](#) [\[11.03-1L Bayswater Activity Centre – Objective\]](#)

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.[\[21.10-5-p10\]](#) [\[11.03-1L Bayswater Activity Centre – Objective\]](#)

**Objective 1**

To encourage a land use mix that contributes to the revitalisation of the centre.[\[21.10-5-p11\]](#) [\[11.03-1L Bayswater Activity Centre – Objective\]](#)

**Strategies**

- 1.1 Consolidate retail activity within the retail core. [\[21.10-5-p11A\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)
- 1.2 Support office, showroom, entertainment and community uses on land outside the retail core.[\[21.10-5-p12\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)
- 1.3 Support food premises uses on land on the north side of Mountain Highway.[\[21.10-5-p13\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)
- 1.4 Support mixed use development west of High Street, with active uses at ground floor level and offices and residential uses located above.[\[21.10-5-p14\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)
- 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.[\[21.10-5-p15\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)
- 1.6 Support community, entertainment, bulky goods and education uses on land to the east of the railway line.[\[21.10-5-p16\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)
- 1.7 Avoid industrial land uses locating within the activity centre.[\[21.10-5-p17\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)

## KNOX PLANNING SCHEME

- 1.8 Support land consolidation to create viable redevelopment sites.[\[21.10-5-p18\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)

**Objective 2**

To ensure there is a range of activities and opportunities for people to live, work or meet in Bayswater.[\[21.10-5-p19\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)

**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*.[\[21.10-5-p19A\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)
- 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.[\[21.10-5-p20\]](#) [\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)
- 2.3 Support a range of uses and services within the centre to meet the needs of the community.[\[21.10-5-p21\]](#)[\[11.03-1L Bayswater Activity Centre – Land Use Strategies\]](#)

**Objective 3**

To improve access to and within the centre for all modes of transport, with priority placed on pedestrian movement and amenity.[\[21.10-5-p22\]](#) [\[11.03-1L Bayswater Activity Centre – Movement Strategies\]](#)

**Strategies**

- 3.1 Improve pedestrian safety and access to Mountain Highway and the railway line.[\[21.10-5-p22A\]](#) [\[11.03-1L Bayswater Activity Centre – Movement Strategies\]](#)
- 3.2 Create a hierarchy of major and secondary pedestrian circulation links within the centre.[\[21.10-5-p23\]](#) [\[11.03-1L Bayswater Activity Centre – Movement Strategies\]](#)
- 3.3 Improve linkages to and upgrade the transport interchange.[\[21.10-5-p24\]](#) [\[11.03-1L Bayswater Activity Centre – Movement Strategies\]](#)
- 3.4 Improve linkages between the centre and the industrial estate to the east.[\[21.10-5-p25\]](#) [\[11.03-1L Bayswater Activity Centre – Movement Strategies\]](#)
- 3.5 Improve cycling facilities and paths to and within the centre.[\[21.10-5-p26\]](#) [\[11.03-1L Bayswater Activity Centre – Movement Strategies\]](#)
- 3.6 Support a shared traffic zone along laneways at the rear of the north side of Mountain Highway.[\[21.10-5-p27\]](#) [\[11.03-1L Bayswater Activity Centre – Movement Strategies\]](#)
- 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.[\[21.10-5-p28\]](#) [\[11.03-1L Bayswater Activity Centre – Movement Strategies\]](#)

**Objective 4**

To promote an improved and vibrant public realm.[\[21.10-5-p29\]](#) [\[11.03-1L Bayswater Activity Centre – Landscape and public realm Strategies\]](#)

**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

## KNOX PLANNING SCHEME

- community meeting spaces.[21.10-5-p29A] [11.03-1L Bayswater Activity Centre – Landscape and public realm Strategies]
- 4.2 Create a landscape/artwork gateway treatment along Mountain Highway.[21.10-5-p30] [11.03-1L Bayswater Activity Centre – Landscape and public realm Strategies]
  - 4.3 Improve the appearance of the public transport interchange and recognise it as an important focal point and gateway.[21.10-5-p31] [11.03-1L Bayswater Activity Centre – Landscape and public realm Strategies]
  - 4.4 Provide areas of open space to cater for increased workers, visitors and residents in the centre.[21.10-5-p32] [11.03-1L Bayswater Activity Centre – Landscape and public realm Strategies]
  - 4.5 Improve access to linear open space.[21.10-5-p33] [11.03-1L Bayswater Activity Centre – Landscape and public realm Strategies]
  - 4.6 Support the incorporation of public art in new development and public spaces.[21.10-5-p34] [11.03-1L Bayswater Activity Centre – Landscape and public realm Strategies]

**Objective 5**

To achieve a high quality built environment.[21.10-5-p35] [11.03-1L Bayswater Activity Centre – Built environment Strategies]

**Strategies**

- 5.1 Facilitate innovative, high quality architecture that incorporates Ecologically Sustainable Design, Crime Prevention through Environmental Design and Water Sensitive Urban Design.[21.10-5-p35A] [11.03-1L Bayswater Activity Centre – Built environment Strategies]
- 5.2 Avoid the visual clutter of signage within the centre.[21.10-5-p36] [11.03-1L Bayswater Activity Centre – Built environment Strategies]

**Objective 6**

To increase the height and density of development in the Centre while protecting and capitalising on the views of the Dandenong Ranges.[21.10-5-p37] [11.03-1L Bayswater Activity Centre – Built environment Strategies]

**Strategies**

- 6.1 ~~Support an increase in building heights while ensuring that the public views of the Dandenong Ranges are protected and enhanced.~~[21.10-5-p37A][Delete, repeats 11.03-1L Bayswater Activity Centre - Built Environment Objective]

**Objective 7**

~~To improve pedestrian amenity within the centre.~~[21.10-5-p38][Delete, repeats 11.03-1L Bayswater Activity Centre - Movement strategies]

**Strategies**

- 7.1 Support new development that provides for the protection, comfort and enjoyment of adjoining public spaces and streets.[21.10-5-p38A] [11.03-1L Bayswater Activity Centre – Built environment Strategies]
- 7.2 Require development adjacent to major pedestrian routes to provide active frontages, upper level surveillance and weather protection.[21.10-5-p39] [11.03-1L Bayswater Activity Centre – Built environment Strategies]

## KNOX PLANNING SCHEME

**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 [21.10-5-p40] [Delete, unnecessary given strategies for specific sites]~~

**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. [21.10-5-p40A] [Delete, unnecessary given strategies for specific sites]~~

**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. [21.10-5-p40B] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site A]
- 8.3 Support office and shop top housing land uses at upper levels. [21.10-5-p41] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site A]

**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. [21.10-5-p41A] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site B]
- 8.5 Support office and residential land uses at upper levels. [21.10-5-p42] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site B]

**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. [21.10-5-p42A] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site C]
- 8.7 Support office and residential land uses at upper levels. [21.10-5-p43] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site C]

**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. [21.10-5-p43A] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site D]
- 8.9 Support small scale office development. [21.10-5-p44] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site D]

**Key Redevelopment Site E – King Street**

- 8.10 Support higher density (3-4 storeys) residential development. [21.10-5-p44A] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site E]

**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. [21.10-5-p44B] [11.03-1L Bayswater Activity Centre – Key Redevelopment Site F]

## KNOX PLANNING SCHEME

- 8.12 Support community facilities, entertainment, bulky goods and education land uses.[\[21.10-5-p45\]](#) [\[11.03-1L Bayswater Activity Centre – Key Redevelopment Site F\]](#)
- 8.13 Support a hotel or convention centre which can provide meeting facilities and accommodation for nearby commercial and industrial uses.[\[21.10-5-p46\]](#) [\[11.03-1L Bayswater Activity Centre – Key Redevelopment Site F\]](#)
- 8.14 Support the development of a prominent gateway building at the intersection of Mountain Highway and Scoresby Road.[\[21.10-5-p47\]](#) [\[11.03-1L Bayswater Activity Centre – Key Redevelopment Site F\]](#)
- 8.15 Require development to achieve passive surveillance of adjoining open spaces and railway land.[\[21.10-5-p48\]](#) [\[11.03-1L Bayswater Activity Centre – Key Redevelopment Site F\]](#)
- 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.[\[21.10-5-p49\]](#) [\[11.03-1L Bayswater Activity Centre – Key Redevelopment Site F\]](#)
- 8.17 Improve pedestrian amenity and movement to and within the site.[\[21.10-5-p50\]](#) [\[11.03-1L Bayswater Activity Centre – Key Redevelopment Site F\]](#)
- 8.18 Avoid the removal of remnant vegetation.[\[21.10-5-p51\]](#) [\[11.03-1L Bayswater Activity Centre – Key Redevelopment Site F\]](#)

**Local Area Implementation****Policy Guidelines**

- ~~Apply the Bayswater/Bayswater North Industrial Area Strategy (2003).~~[\[21.10-5-p52\]](#) [\[Delete, inappropriate as policy guidelines\]](#)
- ~~Facilitate land use and development in accordance with Bayswater 2020: Bayswater Activity Centre Structure Plan, Knox City Council, 2005 and its Addendum, March 2012.~~[\[21.10-5-p53\]](#) [\[Delete, inappropriate as policy guidelines\]](#)

**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.[\[21.10-5-p54\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.10-5-p55\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.[\[21.10-5-p56\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Design and Development Overlay to the Bayswater Activity Centre to achieve local built form outcomes.[\[21.10-5-p57\]](#) [\[74.01 Zones and Overlays\]](#)

**Reference documents**

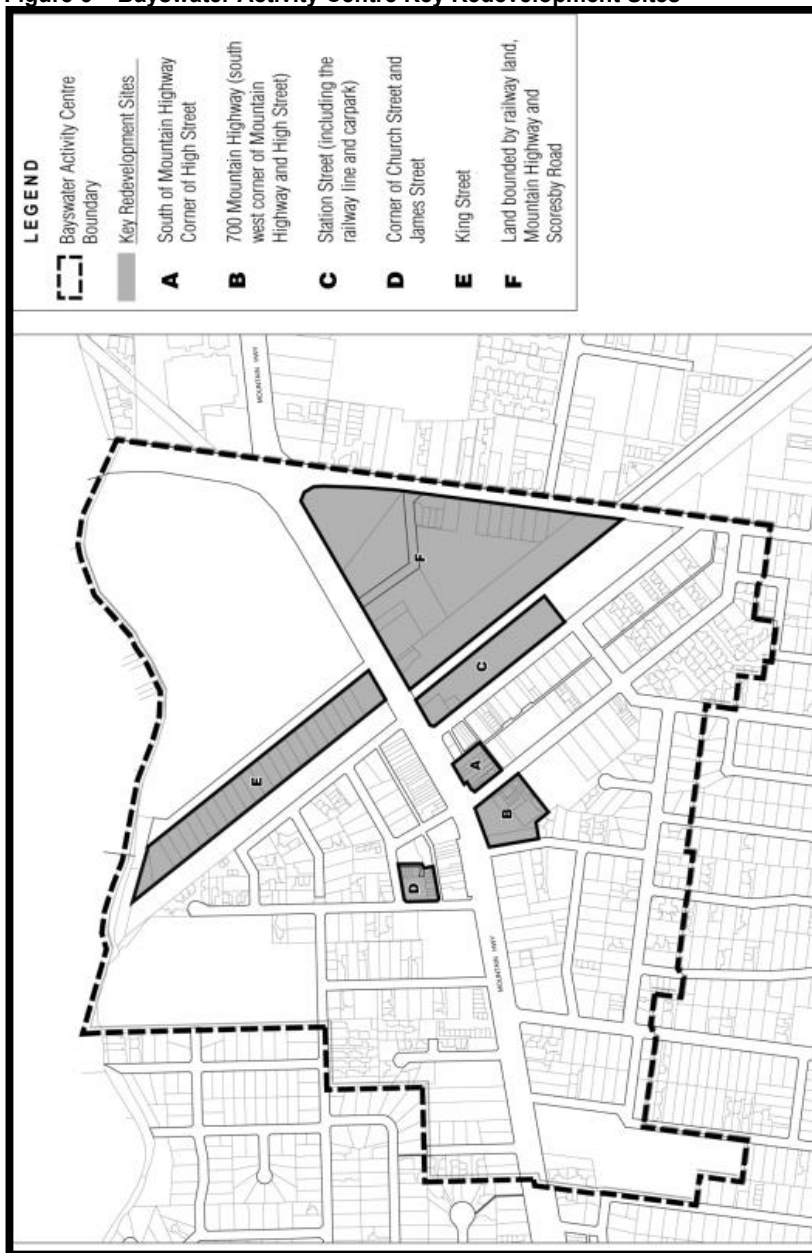
Bayswater 2020: Bayswater Activity Centre Structure Plan, Knox City Council, 2005 and its Addendum, March 2012.[\[21.10-5-p58\]](#) [\[11.03-1L Bayswater Activity Centre – Policy Documents\]](#) [\[72.08 Background documents\]](#)

Bayswater/Bayswater North Industrial Area Strategy, Spiller Gibbins Swan Pty Ltd, 2003[\[21.10-5-p59\]](#) [\[11.03-1L Bayswater Activity Centre – Policy Documents\]](#) [\[72.08 Background documents\]](#)



KNOX PLANNING SCHEME

Figure 6 – Bayswater Activity Centre Key Redevelopment Sites



21.10-6 Rowville Activity Centre

Council has adopted the *Rowville Plan* (2015) to guide land use and development within the Rowville Activity Centre.[21.10-6-p1] [Delete, text unnecessary]

Key issues for the Rowville Activity Centre include:[21.10-6-p2] [No key issues brought across]

- Declining average household size and the need for dwelling diversity to meet demands for new and different types of housing.[21.10-6-p3]
- An ageing population, resulting in changes to the type of housing, education, health and other service needs of the local community.[21.10-6-p4]

## KNOX PLANNING SCHEME

- 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.[\[21.10-6-p5\]](#)
- 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.[\[21.10-6-p6\]](#)
- 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.[\[21.10-6-p7\]](#)
- A high incidence of health risk factors for obesity.[\[21.10-6-p8\]](#)

**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.[\[21.10-6-p9\]](#) [\[11.03-1L Rowville major Activity Centre – Objective\]](#)

Rowville will provide a diversity of housing in appropriate locations which exemplifies good building design that responds to existing local character.[\[21.10-6-p10\]](#) [\[11.03-1L Rowville major Activity Centre – Objective\]](#)

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.[\[21.10-6-p11\]](#) [\[11.03-1L Rowville major Activity Centre – Objective\]](#)

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.[\[21.10-6-p12\]](#) [\[11.03-1L Rowville major Activity Centre – Objective\]](#)

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.[\[21.10-6-p13\]](#) [\[11.03-1L Rowville major Activity Centre – Objective\]](#)

**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.[\[21.10-6-p14\]](#) [\[11.03-1L Rowville Activity Centre – Objective\]](#)

**Strategies**

- 1.1 Improve access to the Commercial Core from the Community Precinct and surrounding neighbourhoods.[\[21.10-6-p14\]](#) [\[11.03-1L Rowville Activity Centre – Movement Strategies\]](#)
- 1.2 Support a more diverse mix of activities, services, retail, dining and entertainment in the Commercial Core.[\[21.10-6-p15\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)
- 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.[\[21.10-6-p16\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)
- 1.4 Support the expansion of the Stud Park Shopping Centre with additional floorspace.[\[21.10-6-p17\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)
- 1.5 Support flexible housing that provides access for people with limited mobility and can be adapted to support changes to intergenerational living arrangements.[\[21.10-6-p18\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)

## KNOX PLANNING SCHEME

- 1.6 Improve accessibility within the centre for people with limited mobility.[\[21.10-6-p19\]](#)  
[\[11.03-1L Rowville Activity Centre – Movement Strategies\]](#)

**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.[\[21.10-6-p20\]](#) [\[11.03-1L Rowville Activity Centre – Movement Strategies\]](#)

**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.[\[21.10-6-p20A\]](#) [\[11.03-1L Rowville Activity Centre – Movement Strategies\]](#)
- 2.2 Contribute to the improved viability of future rail services to Rowville (to encourage delivery of the Rowville Rail by the State government).[\[21.10-6-p21\]](#) [\[11.03-1L Rowville Activity Centre – Movement Strategies\]](#)

**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.[\[21.10-6-p22\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)

**Strategies**

- 3.1 Support development that provides smaller dwellings with a mixture of 1 to 2 bedrooms.[\[21.10-6-p22A\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)
- 3.2 Support the development of apartments within the Residential Growth Zone and the Commercial 1 Zone.[\[21.10-6-p23\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)
- 3.3 Support a mixture of medium density development in the General Residential Zone.[\[21.10-6-p24\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)
- 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.[\[21.10-6-p25\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)

**Objective 4**

**To extend ecological corridors that support a variety of native and indigenous wildlife to Rowville's neighbourhoods and open space.**[\[21.10-6-p26\]](#) [\[11.03-1L Rowville Activity Centre – Landscape and design strategies\]](#)

- 4.1 Support the planting of indigenous and native vegetation.[\[21.10-6-p26A\]](#) [\[11.03-1L Rowville Activity Centre – Landscape and design strategies\]](#)
- 4.2 Require a landscaped front setback, with provision for canopy tree planting, for all development on land within a residential zone.[\[21.10-6-p27\]](#) [\[11.03-1L Rowville Activity Centre – Landscape and design strategies\]](#)

**Objective 5**

To make best use of existing community assets to support a range of educational, cultural and recreational opportunities.[\[21.10-6-p28\]](#) [\[11.03-1L Rowville Activity Centre – Land Use Strategies\]](#)

## KNOX PLANNING SCHEME

**Strategies**

- 5.1 Provide expanded capacity for the Rowville Library. [21.10-6-p28A] [11.03-1L Rowville Activity Centre – Land Use Strategies]
- 5.2 Support the delivery of education and lifelong learning opportunities.[21.10-6-p29] [11.03-1L Rowville Activity Centre – Land Use Strategies]
- 5.3 Support facilities and programs that seek to increase physical activity.[21.10-6-p30] [11.03-1L Rowville Activity Centre – Land Use Strategies]
- 5.4 Support multipurpose use of recreational areas through upgrades of existing facilities.[21.10-6-p31] [11.03-1L Rowville Activity Centre – Land Use Strategies]

**Objective 6**

[21.10-6-p32] [repeats strategies below]

**Strategies**

- 6.1 Provide new public spaces (including a Town Square) within the Stud Park Shopping Centre.[21.10-6-p32A] [11.03-1L Rowville Activity Centre – Land Use Strategies]
- 6.2 Support informal or temporary 'pop-up' spaces for arts and cultural activities.[21.10-6-p33] [11.03-1L Rowville Activity Centre – Land Use Strategies]

**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.[21.10-6-p34] [11.03-1L Rowville Activity Centre – Opportunity sites general strategies]

**Strategies**

- 7.1 Support land use and development consistent with the direction for the Opportunity Sites as shown on Figure 7 to this clause.[21.10-6-p34A] [11.03-1L Rowville Activity Centre – Opportunity sites general strategies]
- 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.[21.10-6-p35] [11.03-1L Rowville Activity Centre – Landscape and design strategies]
- 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.[21.10-6-p36] [11.03-1L Rowville Activity Centre – Landscape and design strategies]
- 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).[21.10-6-p37] [11.03-1L Rowville Activity Centre – Opportunity sites general strategies]

**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. [21.10-6-p37A] [11.03-1L Rowville Activity Centre – Opportunity site 1]
- 7.6 Support the provision of affordable housing (including low-cost and/or social housing).[21.10-6-p38] [11.03-1L Rowville Activity Centre – Opportunity site 1]

## KNOX PLANNING SCHEME

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

- 7.7 Support community uses to remain on this land. [21.10-6-p38A] [11.03-1L Rowville Activity Centre – Opportunity site 2]
- 7.8 Support higher density residential development that provides a range of dwelling types and sizes.[21.10-6-p39] [11.03-1L Rowville Activity Centre – Opportunity site 2]
- 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.[21.10-6-p40] [11.03-1L Rowville Activity Centre – Opportunity site 2]
- 7.10 Support the provision of affordable housing (including low-cost and/or social housing).[21.10-6-p41] [11.03-1L Rowville Activity Centre – Opportunity site 2]

**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. [21.10-6-p41A] [11.03-1L Rowville Activity Centre – Opportunity site 3]
- 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.[21.10-6-p42] [11.03-1L Rowville Activity Centre – Opportunity site 3]
- 7.13 Support development that achieves good internal amenity, having regard to commercial land uses to the south.[21.10-6-p43] [11.03-1L Rowville Activity Centre – Opportunity site 3]
- 7.14 Support development that complements the 'main street' theme envisaged for Fulham Road.[21.10-6-p44] [11.03-1L Rowville Activity Centre – Opportunity site 3]

**Opportunity Site 4 – Veterinary Clinic, 1103 Stud Road**

- 7.15 Support higher density residential development that provides a range of dwelling sizes. [21.10-6-p44A] [11.03-1L Rowville Activity Centre – Opportunity site 4]
- 7.16 Support the provision of affordable housing (including low-cost and/or social housing).[21.10-6-p45] [11.03-1L Rowville Activity Centre – Opportunity site 4]

**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. [21.10-6-p45A] [11.03-1L Rowville Activity Centre – Opportunity site 5]
- 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.[21.10-6-p46] [11.03-1L Rowville Activity Centre – Opportunity site 5]

**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. [21.10-6-p46A] [11.03-1L Rowville Activity Centre – Opportunity site 6]
- 7.20 Support the consolidation of sites to expand the range of development opportunities.[21.10-6-p47] [11.03-1L Rowville Activity Centre – Opportunity site 6]
- 7.21 Require development to contribute to the Fulham Road 'main street' concept and integrate with the Stud Park Shopping Centre.[21.10-6-p48] [11.03-1L Rowville Activity Centre – Opportunity site 6]

## KNOX PLANNING SCHEME

- 7.22 Support development that considers the residential amenity of the Retirement Village to the north and east.[\[21.10-6-p49\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 6\]](#)

**Opportunity Site 7 – Commercial Building, 1091 Stud Road**

- 7.23 Support commercial and office land uses. [\[21.10-6-p49A\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 7\]](#)
- 7.24 Require development to integrate with the Stud Park Shopping Centre.[\[21.10-6-p50\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 7\]](#)

**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. [\[21.10-6-p50A\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 8\]](#)
- 7.26 Support mixed use development, including commercial, office, accommodation (including housing) and community uses.[\[21.10-6-p51\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 8\]](#)
- 7.27 Require development that contributes to the Fulham Road ‘main street’ concept.[\[21.10-6-p52\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 8\]](#)
- 7.28 Support development that provides a food and drink precinct at ground level along Fulham Road.[\[21.10-6-p53\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 8\]](#)
- 7.29 Facilitate development that incorporates active street frontages, a safe pedestrian environment and integrates with other development in the Commercial Core.[\[21.10-6-p54\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 8\]](#)
- 7.30 Protect adjoining residential amenity to the south in any future development.[\[21.10-6-p55\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 8\]](#)
- 7.31 Support development that provides an increase in height in the northern portion of the site.[\[21.10-6-p56\]](#) [\[11.03-1L Rowville Activity Centre – Opportunity site 8\]](#)

**Local Area Implementation****Policy Guidelines**

- ~~Facilitate land use and development in accordance with Rowville Plan 2015, Knox City Council, 2015.~~[\[21.10-6-p57\]](#)~~[Delete, Cannot include policy documents in this way]~~

**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.[\[21.10-6-p58\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.10-6-p59\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.[\[21.10-6-p60\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Design and Development Overlay to residential opportunity sites to achieve local built form outcomes.[\[21.10-6-p61\]](#) [\[74.01 Zones and Overlays\]](#)

KNOX PLANNING SCHEME

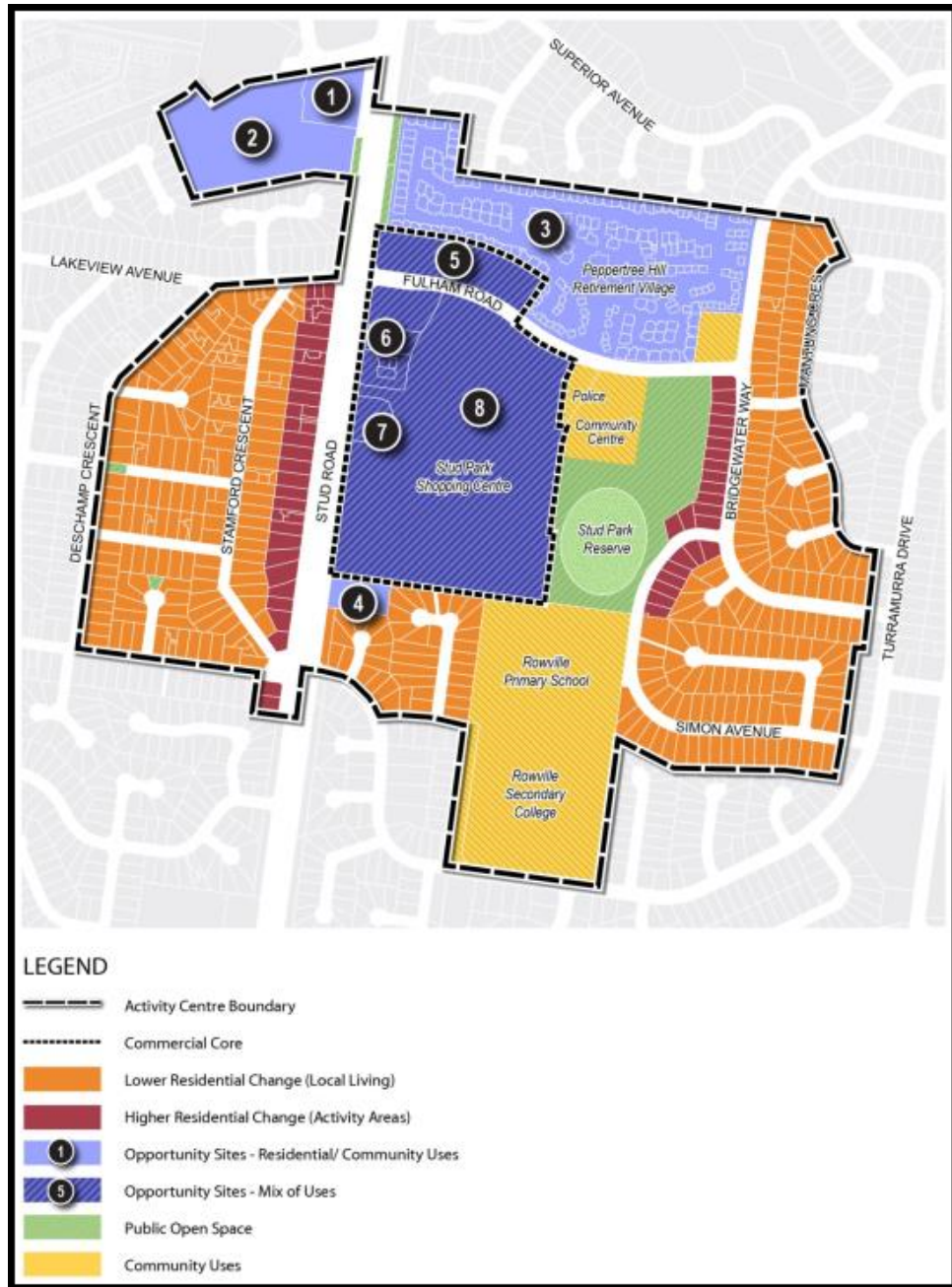
- Apply the Development Plan Overlay to the Rowville Commercial Core area, including Stud Park Shopping Centre to provide for the integrated and orderly development of the centre.[\[21.10-6-p62\]](#) [\[74.01 Zones and Overlays\]](#)

**Reference documents**

*The Rowville Plan 2015*, Knox City Council, January 2015.[\[21.10-6-p63\]](#) [\[11.03-1L Rowville Activity Centre – Policy Documents\]](#). [\[72.08 Background documents\]](#)

KNOX PLANNING SCHEME

**Figure 7 – Rowville Activity Centre Boundary and location of Opportunity Sites [11.03-1L Rowville Activity Centre]**



[21.10-6-p64] [11.03-1L Rowville Activity Centre – Rowville Activity Centre Plan]

**21.10-7 Ferntree Gully Village**

Council has adopted the *Ferntree Gully Village Structure Plan (2014)* to guide land use and development within the Ferntree Gully Village. [21.10-7-p1] [Delete, text not required]

Key issues for the Ferntree Gully Village include: [21.10-7-p2] [No key issued brought across]



## KNOX PLANNING SCHEME

- Fragmentation of the centre, created by the physical barrier of the railway line.[\[21.10-7-p3\]](#)
- The need to ensure development respects and protects the landscape significance of the Dandenong Foothills by maintaining uninterrupted viewlines towards the hills.[\[21.10-7-p4\]](#)
- Retaining and protecting the established tree canopy, which is of great significance to the Village and its ‘small country town’ character.[\[21.10-7-p5\]](#)
- Poor lighting in the public realm and the need to improve pedestrian walkability throughout the centre.[\[21.10-7-p6\]](#)
- A shortage of car parking supply within the centre, which is exacerbated by train commuters.[\[21.10-7-p7\]](#)
- Improving the presentation of many shopfronts.[\[21.10-7-p8\]](#)
- A lack of diversity and choice in retail and commercial uses.[\[21.10-7-p9\]](#)

**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.[\[21.10-7-p10\]](#) [\[11.03-1L Ferntree Gully Village – Objective\]](#)

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.[\[21.10-7-p11\]](#) [\[11.03-1L Ferntree Gully Village – Objective\]](#)

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.[\[21.10-7-p12\]](#) [\[11.03-1L Ferntree Gully Neighbourhood Activity Centre – covered in various strategies\]](#)

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.[\[21.10-7-p13\]](#) [\[11.03-1L Ferntree Gully NAC - movement\]](#)

**Objective 1**

~~To provide a mix of retail, commercial and community uses to meet the needs of the local community.~~[\[21.10-7-p14\]](#)~~[Delete, Repeats 11.03-1S Activity Centres]~~

**Strategies**

- 1.1 ~~Create a vibrant and compact retail core within the Commercial 1 Zone.~~[\[21.10-7-p14A\]](#)~~[Delete, Repeats 11.03-1S Activity Centres and purpose of the zone]~~
- 1.2 Encourage development of underutilised sites to create an improved urban environment.[\[21.10-7-p15\]](#) [\[11.03-1L Ferntree Gully Village – General Strategies\]](#)

**Objective 2**

To facilitate more opportunities for people to live in Ferntree Gully Village[\[21.10-7-p16\]](#)[\[11.03-1L Ferntree Gully Village – General Strategies\]](#)

## KNOX PLANNING SCHEME

**Strategies**

- 2.1 Support the provision of well-designed residential uses above ground floor level throughout the Village. [21.10-7-p16A][11.03-1L Ferntree Gully Village – General Strategies]

**Objective 3**

To support and facilitate health, aged care and allied community services.[21.10-7-p17][Covered in 11.03-1L Ferntree Gully Village – General Strategies]

**Strategies**

- 3.1 Support the provision of health, aged care and allied community services within the Village.[21.10-7-p17A] [11.03-1L Ferntree Gully Village – General Strategies]

**Objective 4**

To provide safe and direct connections within the centre for pedestrians, cyclists and people with limited mobility.[21.10-7-p18][Delete, Repeats 11.03-1S Activity Centres and 18.021S Sustainable personal transport and purpose of the zone]

**Strategies**

- 4.1 ~~Improve access to the railway station.~~[21.10-7-p18A][Delete, Repeats next strategy which is more specific]
- 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.[21.10-7-p19] [11.03-1L Ferntree Gully Village – Movement Strategies]
- 4.3 Improve linkages to existing green spaces at the periphery of the Village such as the open space area on Wyuna Street.[21.10-7-p20] [11.03-1L Ferntree Gully Village – Movement Strategies]
- 4.4 Improve the appearance and utilisation of car parks.[21.10-7-p21] [11.03-1L Ferntree Gully Village – General Strategies]
- 4.5 Restrict public access to the railway line to the south of The Avenue with boundary treatments such as fencing.[21.10-7-p22] [11.03-1L Ferntree Gully Village – General Strategies]
- 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.[21.10-7-p23] [11.03-1L Ferntree Gully Village – Movement Strategies]
- 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:[21.10-7-p24] [11.03-1L Ferntree Gully Village – Movement Strategies] [11.03-1L Ferntree Gully Village – Policy guidelines]
- There is adequate off-site parking available in the surrounding area:[21.10-7-p25] [11.03-1L Ferntree Gully Village – Policy guidelines]
- There is reduced demand for car parking due to available alternative travel methods to access the premises, such as public transport, walking and cycling:[21.10-7-p26] [11.03-1L Ferntree Gully Village – Policy guidelines]
- 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).[21.10-7-p27] [11.03-1L Ferntree Gully Village – Policy guidelines]

## KNOX PLANNING SCHEME

**Objective 5**

To protect and enhance the village character and the landscape dominant setting of Ferntree Gully Village.[\[21.10-7-p28\]](#) [\[11.03-1L Ferntree Gully Village – Landscape and design strategies\]](#)

**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.[\[21.10-7-p28A\]](#) [\[11.03-1L Ferntree Gully Village – Landscape and design strategies\]](#)
- 5.2 Require development to provide varied rooflines to reflect the landform of the Dandenong Ranges.[\[21.10-7-p29\]](#) [\[11.03-1L Ferntree Gully Village – Landscape and design strategies\]](#)
- 5.3 Avoid development with flat roof forms.[\[21.10-7-p30\]](#) [\[11.03-1L Ferntree Gully Village – Landscape and design strategies\]](#)
- 5.4 Maintain the low built form that retains the dominance of tree canopies as a backdrop to views across the Ferntree Gully Village.[\[21.10-7-p31\]](#) [\[11.03-1L Ferntree Gully Village – Landscape and design strategies\]](#)

**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.[\[21.10-7-p32\]](#)[\[Delete, following strategy is sufficient\]](#)~~

**Strategies**

- 6.1 Create attractive and vibrant streetscapes defined by well-designed buildings of an appropriate scale and form.[\[21.10-7-p32A\]](#) [\[11.03-1L Ferntree Gully Village – Landscape and design strategies\]](#)
- 6.2 Require development to provide active street frontages and upper level setbacks.[\[21.10-7-p33\]](#) [\[11.03-1L Ferntree Gully Village – Landscape and design strategies\]](#)

**Objective 7**

To protect the amenity of sensitive land uses such as residential areas and open spaces.[\[21.10-7-p34\]](#) [\[11.03-1L Ferntree Gully Village – General Strategies\]](#)

**Strategies**

- 7.1 Maintain the amenity of adjoining low-scale residential areas.[\[21.10-7-p34A\]](#) [\[11.03-1L Ferntree Gully Village – General Strategies\]](#)

**Local Area Implementation****Policy guidelines**

- ~~Facilitate land use and development in accordance with the *Ferntree Gully Village Structure Plan*, Planisphere, June 2014.[\[21.10-7-p35\]](#)[\[Delete, Can't refer to external documents\]](#)~~

**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.[\[21.10-7-p36\]](#) [\[74.01 Zones and Overlays\]](#)

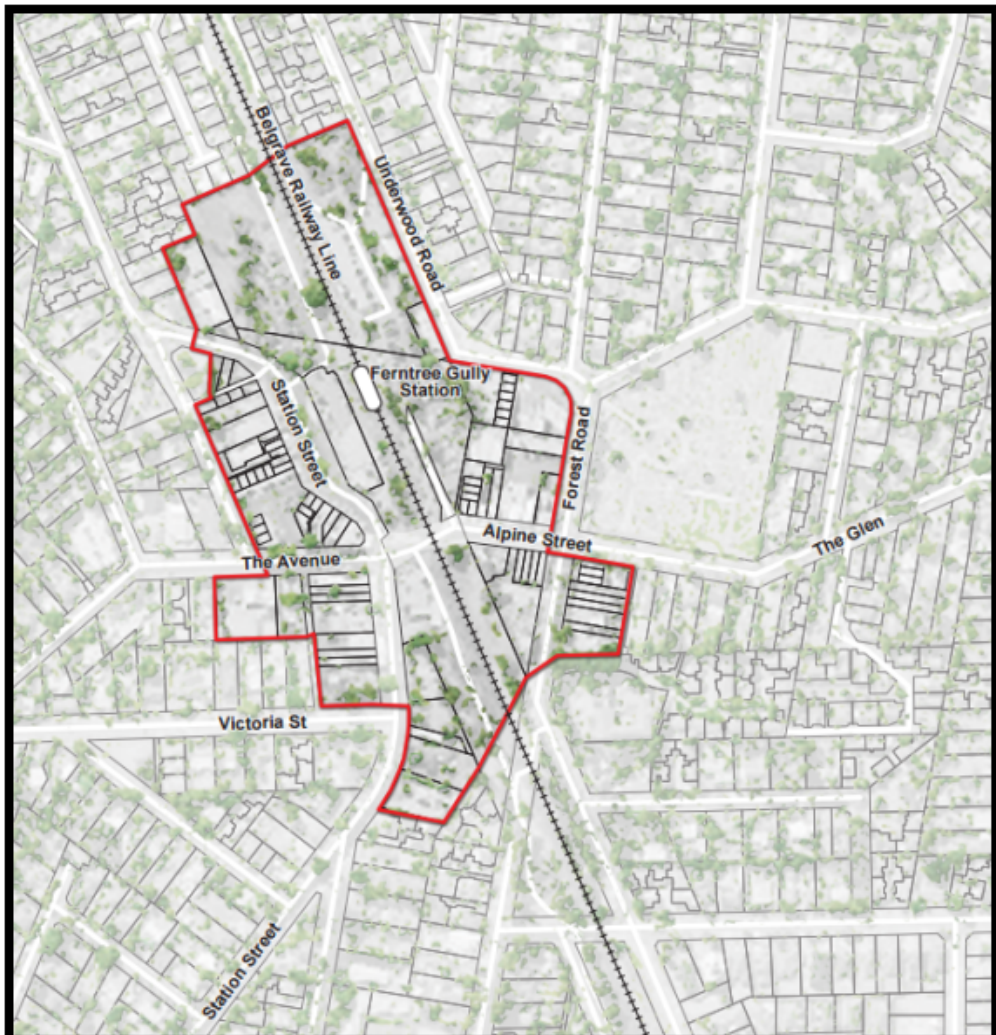
## KNOX PLANNING SCHEME

- Apply the Commercial 1 Zone to land within the station reserve and east of the railway to encourage commercial uses.[\[21.10-7-p37\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.10-7-p38\]](#) [\[74.01 Zones and Overlays\]](#)
- 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.[\[21.10-7-p39\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Design and Development Overlay to the Ferntree Gully Village to achieve local built form outcomes.[\[21.10-7-p40\]](#) [\[74.01 Zones and Overlays\]](#)

**Reference documents**

Ferntree Gully Village Structure Plan, Planisphere, June 2014.[\[21.10-7-p41\]](#) [\[11.03-1L Ferntree Gully Village – Policy Documents\]](#) [\[72.08 Background documents\]](#)

**Figure 8 – Ferntree Gully Village Structure Plan Area** [\[11.03-1L Ferntree Gully Village\]](#)



[\[21.10-7-p42\]](#) [\[11.03-1L Ferntree Gully Village – Policy Documents\]](#)

## KNOX PLANNING SCHEME

[21.10-7-p43] [11.03-1L Ferntree Gully Village – Policy Documents]

## 21.10-8 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.~~[21.10-8-p1] [Delete, text unnecessary]

Key issues for the Ferntree Gully Village include:[21.10-8-p2] [No key issues brought across]

- 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.[21.10-8-p3]
- Maintaining the Activity Centre’s existing strengths in its local retail offer.[21.10-8-p4]
- Significant tourism opportunities arising from the Activity Centre’s location at the gateway to the Dandenong Ranges.[21.10-8-p5]
- Growth opportunities in health services, arising from the presence of Angliss Hospital.[21.10-8-p6]
- Attracting development that capitalises on the available business opportunities.[21.10-8-p7]
- Providing alternative housing options in the Activity Centre.[21.10-8-p8]
- The need to recognise and strengthen the Activity Centre’s local heritage and culture.[21.10-8-p9]
- Managing bushfire and flooding risks within the Activity Centre.[21.10-8-p10]
- Enhancing pedestrian, public realm and public open space areas.[21.10-8-p11]

### 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.[21.10-8-p12] [11.03-1L Upper Ferntree Gully Village Activity Centre - Objective]

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.[21.10-8-p13] [11.03-1L Upper Ferntree Gully Village Activity Centre - Intent covered in strategies]

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.[21.10-8-p14] [11.03-1L Upper Ferntree Gully Village Activity Centre - Intent covered in strategies]

### Objective 1

~~To support the economic vitality of the Activity Centre and enhance its role as a neighbourhood activity centre.~~[21.10-8-p15][Delete, covered in 11.03-1S Activity Centres]

### 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.~~[21.10-8-p15A][Delete, text unnecessary]
- 1.2 Support day and night time uses within the Activity Centre.[21.10-8-p16] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]
- 1.3 Support health services to accommodate off-site family support (overnight accommodation, counselling services and specialist services).[21.10-8-p17] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]

## KNOX PLANNING SCHEME

**Objective 2**

~~To strengthen Upper Ferntree Gully's retail and tourism roles.[21.10-8-p18] [Delete, strategy below is sufficient]~~

**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.[21.10-8-p18A] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]

**Objective 3**

~~To require development to contribute to a highly walkable public realm within and across the Activity Centre.[21.10-8-p19][Delete, covered in 18.02-1S Sustainable personal transport]~~

**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.[21.10-8-p19A] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]
- 3.2 Support improvements to the Upper Ferntree Gully Railway Station to enhance pedestrian and cycle access, amenity and safety.[21.10-8-p20] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]

**Objective 4**

~~To facilitate the increased provision of public open space within the Activity Centre.[21.10-8-p21][Delete, below Strategy is sufficient]~~

**Strategies**

- 4.1 Support the development of public open space and recreation opportunities along William Street, as identified in Figure 9 to this clause.[21.10-8-p21A] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]

**Objective 5**

To support ageing in place and changing household structures and sizes.[21.10-8-p22] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]

**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. [21.10-8-p22A] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]

**Objective 6**

To strengthen the community's valued local legacy and promote Upper Ferntree Gully's distinctive history, natural assets, arts and culture.[21.10-8-p23] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]

**Strategies**

- 6.1 Require development to preserve sightlines to, and not detract from, the visual prominence of the Royal Hotel and Visitors Information Centre.[21.10-8-p23A] [11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies]

## KNOX PLANNING SCHEME

- 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.[\[21.10-8-p24\]](#) [\[11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies\]](#)
- 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.[\[21.10-8-p25\]](#) [\[11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies\]](#)
- 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.[\[21.10-8-p26\]](#) [\[11.03-1L Upper Ferntree Gully Village Activity Centre - Strategies\]](#)

**Local Area Implementation****Policy guidelines**

- ~~Facilitate land use and development in accordance with the *Upper Gully Strategic Plan*, Knox City Council, January 2017.~~[\[21.10-8-p27\]](#)~~[Delete, This is not an appropriate policy guideline]~~

**Application of zones and overlays**

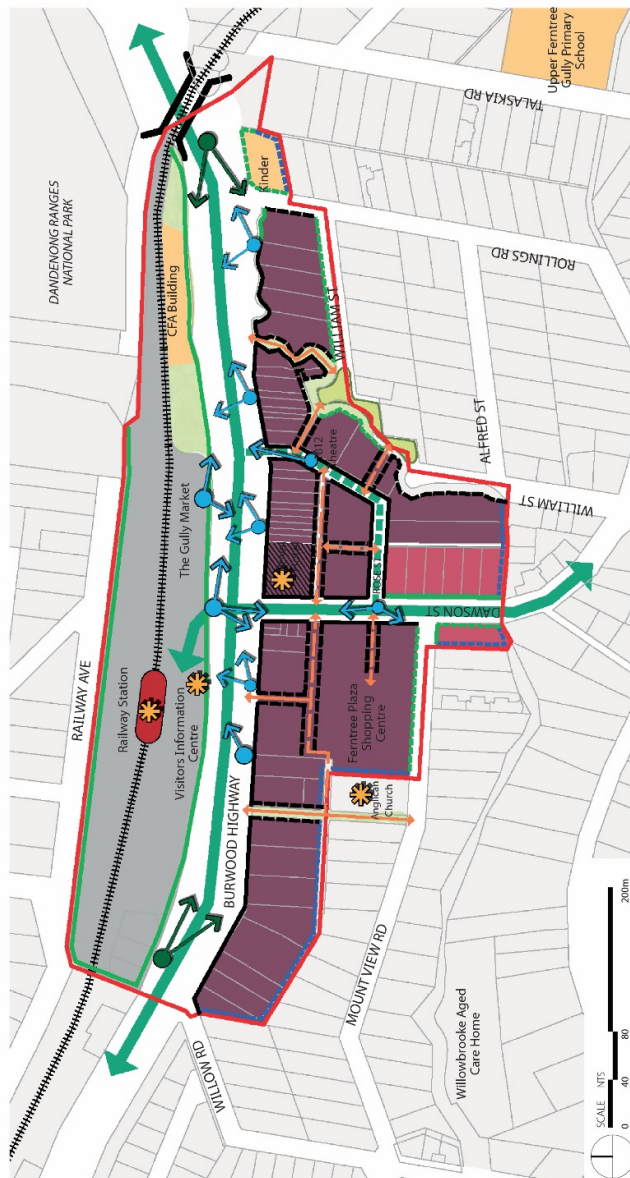
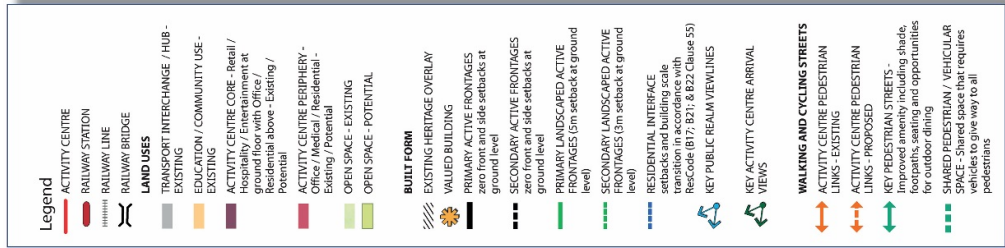
- Apply the Commercial 1 Zone to land with a primary retail or commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.[\[21.10-8-p28\]](#) [\[74.01 Zones and Overlays\]](#)
- Apply the Design and Development Overlay to the Upper Ferntree Gully Activity Centre to achieve local built form outcomes.[\[21.10-8-p29\]](#)[\[74.01 Zones and Overlays\]](#)

**Reference documents**

*Upper Gully Strategic Plan*, Knox City Council, January 2017[\[21.10-8-p30\]](#) [\[11.03-1L Upper Ferntree Gully Village Activity Centres - Policy Documents\]](#) [\[72.08 Background documents\]](#)

KNOX PLANNING SCHEME

Figure 9 – Activity Centre Framework Plan [11.03-1L Upper Ferntree Gully Village Activity Centre]



[21.10-8-p31] [11.03-1L Upper Ferntree Gully Village Activity Centre – Policy documents]



## KNOX PLANNING SCHEME

**21.11 MONITORING AND REVIEW [ALL DELETED]**

- Council is committed to the ongoing monitoring and review of the Knox Planning Scheme in order to ensure its strategic planning policies remain current and that the operation and implementation of the Scheme remains effective and efficient.[21.11-p1]
- Council will review the Knox Planning Scheme every four years (or otherwise as required by the Minister for Planning), in accordance with the requirements of the *Planning and Environment Act 1987*. [21.11-p2]
- The planning scheme review process will be linked to and informed by the development and/or review of the Council Plan and other corporate planning strategies, including the *Integrated City Strategy and Implementation Plan 2015-2017* and the *State of Knox Report 2016*, which monitors population conditions, determinants and drivers of change in Knox. [21.11-p3]
- Council will implement an ongoing program of performance monitoring to evaluate the achievement of strategic policy directions and the operational effectiveness of the Scheme. [21.11-p4]
- The review process will be based on the following principles: [21.11-p5]
  - Meeting all relevant requirements of a planning scheme review as outlined in the *Planning and Environment Act 1987*. [21.11-p6]
  - Ensuring consistency and alignment with the *Knox Vision: Our City, Our Future 2013-17*, the *Knox City Plan (incorporating the Council Plan) 2013-17*, the *Integrated City Strategy and Implementation Plan 2015-17* (or as amended) and other corporate objectives and strategic directions. [21.11-p7]
  - Implementing an ongoing monitoring and review process through its corporate planning activities, which will be used to evaluate the achievement of Council's strategic policy directions and inform the planning scheme review process. [21.11-p8]

KNOX PLANNING SCHEME

**22 LOCAL PLANNING POLICIES**

## KNOX PLANNING SCHEME

**22.01 ADVERTISING SIGNS**

~~This policy applies to all applications for the display of advertising signs in the municipality.~~<sup>[22.01-p1]</sup> ~~[Delete, text unnecessary]~~

**22.01-2 Policy basis**

Clause 21.05-7 of the MSS identifies the need to ensure that advertising signs meet the advertising needs of businesses on the land, without creating visual clutter or having detrimental streetscape or amenity impacts.<sup>[22.01-2-p1]</sup> <sup>[15.01-1L Signs - Objective]</sup>

When designed and located properly, advertising signs are a legitimate and effective means of communication and promotion of businesses in the municipality which can add interest, colour and character to local streetscapes.<sup>[22.01-2-p2]</sup> ~~[Not brought over, possibly covered by 02.03-5 Built environment and heritage – signs]~~

While there is a need to provide for effective identification of businesses in the municipality, the proliferation of advertising signs and poorly designed and located signs can significantly detract from valued landscapes and visual amenity of the municipality. As a result, there is a need to ensure advertising signs are appropriate to the character of the area, the streetscape and the building or site on which they are to be located.<sup>[22.01-2-p3]</sup> ~~[Not brought over, possibly covered by 02.03-5 Built environment and heritage – signs]~~

Knox's significant landscapes are identified as being: the Dandenong Foothills, the Lysterfield Valley and hills, and the Dandenong Valley Parklands. 'Bush Boulevards', 'Paths into the Hills' and 'Gateways', as defined in Clause 21.05-3, are located along major roads and also enhance the east-west relationship of providing views and vistas towards the Dandenong Ranges and significant landscapes. These areas need to be protected from imposing large format signage including major promotional, promotional panel, pole and sky signs. Large format signs which impact upon views to and within these areas of landscape significance are considered highly inappropriate.<sup>[22.01-2-p4]</sup> <sup>[15.01-1L Signs – Environmentally sensitive area strategies]</sup>

**22.01-3 Policy objectives**

- To support businesses in Knox to have adequate opportunities to identify their location, name and nature of business in an appropriate manner.<sup>[22.01-3-p1]</sup> ~~[Delete, covered in 15.01-1L Signs - Objective]~~
- To support the scale, form and location of signs that respect the character of buildings to which they are attached and the streetscapes and landscapes in which they are located.<sup>[22.01-3-p2]</sup> ~~[Not brought over]~~
- To require that signs respect and respond to the character and amenity of residential, environmental and other sensitive areas.<sup>[22.01-3-p3]</sup> <sup>[15.01-1L Signs – General strategies]</sup>
- To avoid major promotion signs, promotion panel signs and sky signs within areas of significant landscapes, in 'Gateways' on 'Bush Boulevards' and 'Paths into the Hills'.<sup>[22.01-3-p4]</sup> <sup>[15.01-1L Signs – Environmentally sensitive area strategies]</sup>
- To avoid advertising clutter and ensure that signs do not visually dominate the streetscape either individually or as part of a group.<sup>[22.01-3-p5]</sup> <sup>[15.01-1L Signs – General strategies]</sup>
- To support signs of high quality construction and presentation.<sup>[22.01-3-p6]</sup> <sup>[15.01-1L Signs – Sign detail strategies]</sup>
- To support consolidation of signs, where appropriate, to improve visual amenity outcomes.<sup>[22.01-3-p7]</sup> <sup>[Covered by 15.01-1L Signs – General strategies]</sup>

**22.01-4 Policy**

It is policy that:<sup>[22.01-4-p1]</sup>

## KNOX PLANNING SCHEME

**General**

- Advertising signs have a size and form which is 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.[\[22.01-4-p2\]](#) [\[Covered by 15.01-1L Signs – General strategies\]](#)
- [\[22.01-4-p3\]](#) [\[delete, covered by 15.01-1L Signs – General strategies\]](#)
- Signs are integrated with the building facade and site and coordinated in terms of colour, graphic content and placement.[\[22.01-4-p4\]](#) [\[15.01-1L Signs – General strategies\]](#)
- Signs do not dominate, inhibit or hinder views of significant landscapes as defined in this Clause.[\[22.01-4-p5\]](#) [\[15.01-1L Signs – Environmentally sensitive area strategies\]](#)
- Signs in the Dandenong Foothills (defined in Figure 1 in Clause 21.10) are non-reflective and complement the character of the Foothills.[\[22.01-4-p6\]](#) [\[15.01-1L Signs – Environmentally sensitive area strategies\]](#)
- Lighting of signs is designed and baffled to limit light spill beyond site boundaries.[\[22.01-4-p7\]](#) [\[15.01-1L Signs – General strategies\]](#)
- Signs for multiple occupancies are co-located and coordinated in order to reduce clutter, where appropriate.[\[22.01-4-p8\]](#) [\[15.01-1L Signs – General strategies\]](#)
- Signs in the form of trailers, bunting, flags and balloons are avoided.[\[22.01-4-p9\]](#) [\[15.01-1L Signs – General strategies\]](#)
- Flashing, animated and/or digital signs, where they create clutter, visual disorder and amenity impacts are avoided.[\[22.01-4-p10\]](#) [\[15.01-1L Signs – General strategies\]](#)
- Signs which protrude above the height of building rooflines, beyond fascias, parapets or walls are avoided.[\[22.01-4-p11\]](#) [\[15.01-1L Signs – General strategies\]](#)
- Illuminated signs at ground level, which add vitality to a centre and/or create a safer environment at night (provided that the sign is in scale with the building and does not abut a Category 3 - High amenity area at Clause 52.05-9 of this Scheme) are supported.[\[22.01-4-p12\]](#) [\[15.01-1L Signs – General strategies\]](#)
- Signs on perimeter fences of a site do not dominate the streetscape.[\[22.01-4-p13\]](#) [\[15.01-1L Signs – General strategies\]](#)
- Consolidation of existing signs is supported, where appropriate, to achieve a more integrated advertising outcome, reduce sign clutter and improve visual amenity outcomes for the site.[\[22.01-4-p14\]](#) [\[15.01-1L Signs – General strategies\]](#)
- Signs should not have an adverse visual impact on the character and operation of major transport corridors, including the EastLink freeway corridor.[\[22.01-4-p15\]](#) [\[15.01-1L Signs – General strategies\]](#)

**Category 1 – Commercial areas**

- Signs that attract patrons to business areas, adds visual interest, effectively promote goods and services and enhance the commercial centre's character and vitality are supported.[\[22.01-4-p16\]](#) [\[15.01-1L Signs – Category 1 \(Commercial\) areas strategies\]](#)
- Pole signs are set back from the street, contained within the site, and the number of pole signs is limited to one per frontage.[\[22.01-4-p17\]](#) [\[15.01-1L Signs – Category 1 \(Commercial\) areas strategies\]](#)

**Category 2 – Office and industrial**

- Pole signs are set back from the street, contained within the site, and the number of pole signs is limited to one per site.[\[22.01-4-p18\]](#) [\[15.01-1L Signs – Category 2 \(Office and Industrial\) areas strategies\]](#)
- Signs are located within the existing building line and/or envelope.[\[22.01-4-p19\]](#) [\[15.01-1L Signs – Category 2 \(Office and Industrial\) areas strategies\]](#)

## KNOX PLANNING SCHEME

- Signs at the upper level façade are appropriate to the scale of the building.[22.01-4-p20] [15.01-1L Signs – Category 2 (Office and Industrial) areas strategies]
- Internally illuminated signs are limited in size, number and scale and are appropriate to the character of the area.[22.01-4-p21] [15.01-1L Signs – Category 2 (Office and Industrial) areas strategies]

**Category 3 – High Amenity Areas (residential and rural areas)**

- Where more than one sign is proposed on a lot, the style and colours are consistent and limited in size and number.[22.01-4-p22] [15.01-1L Signs – Category 3 (High Amenity) areas strategies]
- Signs are low profile and do not significantly impact on the character of residential areas.[22.01-4-p23] [15.01-1L Signs – Category 3 (High Amenity) areas strategies]
- Internally illuminated/floodlit signs do not adversely impact on residential amenity and are restricted to basic details about the business to which it relates (such as the business name, services and operating hours).[22.01-4-p24] [15.01-1L Signs – Category 3 (High Amenity) areas strategies]
- Signs above front fence height are appropriately set back from the road reserve.[22.01-4-p25] [15.01-1L Signs – Category 3 (High Amenity) areas strategies]
- Promotion signs larger than 2 square metres and major promotion signs are not supported.[22.01-4-p26] [15.01-1L Signs – Category 3 (High Amenity) areas strategies]

**Category 4 - Sensitive areas**

- Signs on buildings facing areas of public open space, reserves or waterways are supported only where the signs are appropriate to the scale of the building and will have limited visibility from areas of natural and environmental significance.[22.01-4-p27] [15.01-1L Signs – Category 4 (Sensitive) areas strategies]
- Signs do not dominate landscape surrounds of parkland and open space or waterways.[22.01-4-p28] [15.01-1L Signs – Category 4 (Sensitive) areas strategies]
- Freestanding signs not relating to the land upon which the sign is located, face away from areas of public open space, reserves or waterways.[22.01-4-p29] [15.01-1L Signs – Category 4 (Sensitive) areas strategies]

**Other****Major promotion signs, promotion panel signs and sky signs**

- Sky signs are avoided.[22.01-4-p30] [15.01-1L Signs – General strategies]
- Major promotion signs and promotion panel signs, including within the front setbacks of a site, are avoided where they will:[22.01-4-p31] [15.01-1L Signs – Environmentally sensitive areas strategies]
  - have a dominant visual element in the landscape;[22.01-4-p32] [15.01-1L Signs – Environmentally sensitive areas strategies]
  - be located within or adjacent to significant landscapes;[22.01-4-p33] [15.01-1L Signs – Environmentally sensitive areas strategies]
  - impact on views and vistas towards significant landscapes;[22.01-4-p34] [15.01-1L Signs – Environmentally sensitive areas strategies]
  - be located on ‘Bush Boulevards’ (outside of Knox Central, Bayswater, Boronia or Rowville Activity Centres), ‘Paths into the Hills’ or within ‘Gateways’; or.[22.01-4-p35] [15.01-1L Signs – Environmentally sensitive areas strategies]
  - have an adverse visual impact on the landscape and design character or operational efficiency of a transport corridor, including the EastLink freeway corridor.[22.01-4-p36] [15.01-1L Signs – General strategies]

## KNOX PLANNING SCHEME

- Major promotion signs and promotion panel signs may be supported where they are located within Knox Central, Bayswater, Boronia, or Rowville Activity Centres, are attached directly to the wall of a building, meet all other requirements of this Policy and meet all other relevant requirements of the planning scheme applicable to their location.[\[22.01-4-p37\]](#) [\[15.01-1L Signs – Policy guidelines\]](#)
- Supports, cabling, lighting and electricals are concealed from the overall sign design.[\[22.01-4-p38\]](#) [\[15.01-1L Signs – General strategies\]](#)

**Heritage places**

- Advertising signs are designed and located in a manner that respects the heritage place or building to which it relates.[\[22.01-4-p39\]](#) [\[15.01-1L Signs – Heritage place strategies\]](#)
- The materials, colours and finishes of signs complement the finishes of the heritage place, and are located where signs were traditionally located.[\[22.01-4-p40\]](#) [\[15.01-1L Signs – Heritage place strategies\]](#)
- ~~Before deciding on an application, in addition to the decision guidelines in Clause 52.05 and Clause 65, the responsible authority must consider, as appropriate:~~[\[22.01-5-p1\]](#) [\[Delete, Repeats Clause 52.05 Signs – Decision Guidelines\]](#)
- ~~Whether the sign is proportional to the size and scale of the building/premises on which they are being erected and complement the style and character of the building, abutting buildings and the overall streetscape.~~[\[22.01-5-p2\]](#) [\[Delete, Repeats Clause 52.05 Signs – Decision Guidelines\]](#)
- ~~The colours, graphic content and placement of the sign.~~[\[22.01-5-p3\]](#) [\[Delete, Repeats Clause 52.05 Signs – Decision Guidelines\]](#)
- ~~Whether the proliferation of signs will cause any detriment to the visual amenity of surrounding area.~~[\[22.01-5-p4\]](#) [\[Delete, Repeats Clause 52.05 Signs – Decision Guidelines\]](#)
- ~~The amount and type of existing signs on the site and on abutting properties.~~[\[22.01-5-p5\]](#) [\[Delete, Repeats Clause 52.05 Signs – Decision Guidelines\]](#)
- ~~Whether the sign is part of an integrated and coordinated advertising sign package for the site.~~[\[22.01-5-p6\]](#) [\[Delete, Repeats Clause 52.05 Signs – Decision Guidelines\]](#)
- ~~Whether supporting structures have a potential detrimental visual impact on the amenity of the area.~~[\[22.01-5-p7\]](#) [\[Delete, Repeats Clause 52.05 Signs – Decision Guidelines\]](#)
- ~~Whether the sign will have a detrimental impact upon views to or within a significant landscape.~~[\[22.01-5-p8\]](#) [\[Delete, Repeats Clause 52.05 Signs – Decision Guidelines\]](#)
- ~~Whether the sign will dominate a significant landscape.~~[\[22.01-5-p9\]](#) [\[Delete, Repeats Clause 52.05 Signs – Decision Guidelines\]](#)
- Whether the sign will detract from or dominate the landscape character of ‘Bush Boulevards’, ‘Paths into the Hills’ or ‘Gateways’.[\[22.01-5-p10\]](#) [\[15.01-1L Signs – Environmentally sensitive areas strategies\]](#)

**22.01-5 Application requirements**[\[Delete, Cannot include Application requirements in Policy\]](#)

~~In addition to the requirements of Clause 52.05, an application for an advertising sign must be accompanied by the following information, as appropriate:~~[\[22.01-6-p1\]](#)

- ~~A description of the sign and its purpose.~~[\[22.01-6-p2\]](#)
- ~~The location of the proposed sign on the site or building in the form of site and elevation plans.~~[\[22.01-6-p3\]](#)
- ~~For applications for a major promotion sign, panel promotion sign or sky sign, or for any application where requested by the responsible authority, an elevation or photomontage showing the proposed sign in its context to the site and (if necessary) showing its impact on any neighbouring signs, buildings, streetscapes and views to significant landscapes (if applicable).~~[\[22.01-6-p4\]](#)

KNOX PLANNING SCHEME

- An assessment of the proposal against the requirements of this policy and Clause 52.05-[22.01-6-p6]

## KNOX PLANNING SCHEME

**22.02 ALL PLANS MUST BE DRAWN TO SCALE AND FULLY DIMENSIONED.**[\[22.01-6-P6\]](#)**EMPLOYMENT LAND**

This policy applies to all planning applications for land in an Industrial Zone or Commercial 2 Zone.[\[22.02-p1\]](#)[\[15.01-1L Urban design on employment on land – Policy application\]](#)

**22.02-2 Policy basis**

Knox's Propulsive Industry Sectors will be the key drivers for the Knox economy and are encouraged within the industrial and commercial employment land areas.[\[22.02-2-p1\]](#) [\[02.03-7 Economic development - Diversified economy strategic directions\]](#)

Knox's 'Significant Business Locations' and Local Employment Land Areas are important for a strong economy and a range of employment opportunities. The 'Core Employment Land Areas' of the Bayswater Business Precinct and Scoresby-Rowville- Knoxfield 'Significant Business Locations' are important for industry and employment generating uses. Knox's 'Core Employment Land Areas' will be protected from encroachment of non employment generating uses.[\[22.02-2-p2\]](#) [\[02.03-7 Economic development - Diversified economy strategic directions\]](#)

Much of Knox's industrial and commercial land development has a high quality and distinct urban character. Performance measures are important to reinforce the design elements which have contributed to the success of these areas. Good design is also important in achieving more efficient utilisation of limited land while maintaining high levels of functionality and amenity.[\[22.02-2-p3\]](#) [\[02.03-5 Built environment and heritage\]](#)

The availability of land for business in Knox will rely heavily on the release of land and the provision of supporting infrastructure and high amenity within key locations.[\[22.02-2-p4\]](#) [\[02.03-7 Economic development – Significant business locations strategic directions\]](#)

**22.02-3 Objectives**

To maintain 'Core Employment Land Areas' identified in Figure 1 to this Clause for industry and employment generating uses.[\[22.02-3-p1\]](#) [\[17.01-1L Diversified economy – Core Employment Land Areas strategies\]](#)

To ensure the design and appearance of development in employment land areas is enhanced to attract business investment and facilitate growth in employment.[\[22.02-3-p2\]](#) [\[15.01-1L Urban design on employment on land – Objective\]](#)

To ensure that development in employment land areas enhances the surrounding streetscape and landscape character, complements adjoining built form and protects the amenity of nearby land.[\[22.02-3-p3\]](#) [\[15.01-1L Urban design on employment on land – Objective\]](#)

To promote built form and subdivision designs which are functional to the needs of business, integrate with the surrounding areas and are of high amenity, including landscaping, access and public open space.[\[22.02-3-p4\]](#) [\[15.01-1L Urban design on employment on land – Objective\]](#)

To encourage and support the diversification and attraction of innovative, adaptive and knowledge-based businesses within the 'Significant Business Locations'.[\[22.02-3-p5\]](#)[\[Covered by 17.01-1L Diversified economy\]](#)

To facilitate the development of a neighbourhood activity centre that is sited centrally within Caribbean Park and incorporates commercial activities that complement and services the needs of business and employees in the Scoresby-Rowville-Knoxfield 'Significant Business Location'.[\[22.02-3-p6\]](#)[\[11.03-1L Activity centres – Future Caribbean Park Neighbourhood Activity Centre Strategies\]](#)

**22.02-4 Policy**

**It is policy to:**[\[22.02-4-p1\]](#) [\[Delete, text unnecessary\]](#)**Use**

- Support high generating employment and high economic output land uses establishing in 'Core Employment Land Areas' identified in Figure 1 to this Clause by only fostering uses which directly support the industrial and production economy role of the 'Significant Business Location'. Other uses may be supported for buildings fronting



## KNOX PLANNING SCHEME

main roads, taking into account existing use and development, main road access and exposure requirements.[22.02-4-p2][Covered by 17.01-1L – Core employment land strategies]

- ~~Support a range of uses outside ‘Core Employment Land Areas’ consistent with the strategic directions for the location.[22.02-4-p3][Delete, Considered redundant as specific strategies set out the range of businesses and employment opportunities anticipated in each area]~~

**Subdivision**

- Support large lots on main road frontages to enable landscaping and sensitive building siting.[22.02-4-p4][15.01-1L Urban design on employment land – subdivision strategies]
- Support smaller internal lots providing a smooth transition in size from the larger lots along the road frontages.[22.02-4-p5] [15.01-1L Urban design on employment land – subdivision strategies]

**Access and Connectivity**

- ~~Encourage integration and connectivity within and to employment land areas of road, pedestrian and bicycle access.[22.02-4-p6][Delete, repeats Clause 18]~~

**Siting**

- Encourage buildings be set back from roads to enhance visual amenity.[22.02-4-p7] [15.01-1L Urban design on employment land – Siting strategies]
- Site industrial and commercial buildings to protect amenity of nearby residential land or land used for open space.[22.02-4-p8] [15.01-1L Urban design on employment land – Siting strategies]
- Landscape front setbacks and locate carparking to the side or rear of lots.[22.02-4-p9] [15.01-1L Urban design on employment land – Siting strategies]
- Screen plant, storage and waste areas from external view.[22.02-4-p10] [15.01-1L Urban design on employment land – Siting strategies]

**Landscaping**

- Ensure landscape plantings and treatment:[22.02-4-p11] [15.01-1L Urban design on employment land – Landscaping strategies]
  - Softens and screens development. [15.01-1L Urban design on employment land – Landscaping strategies]
  - Consist of high quality landscape treatments for road frontages (including road sideages).[22.02-4-p12] [15.01-1L Urban design on employment land – Landscaping strategies]
  - Include landscaping along accessways to soften the appearance of paved surfaces where it is visible external of the site.[22.02-4-p13] [15.01-1L Urban design on employment land – Landscaping strategies]
  - Include additional trees for the nature strip of adjoining road reserves.[22.02-4-p14] [15.01-1L Urban design on employment land – Landscaping strategies]
  - Retain existing vegetation where practical.[22.02-4-p15] [15.01-1L Urban design on employment land – Landscaping strategies]
  - Limit high fencing to unobtrusive areas of the site.[22.02-4-p16] [15.01-1L Urban design on employment land – Landscaping strategies]
  - Provide visually permeable low fences or no fencing along the main road frontage.[22.02-4-p17] [15.01-1L Urban design on employment land – Landscaping strategies]
  - Limit site boundary fencing to metal colour-coated materials (i.e. not exposed wire or uncoated timber).[22.02-4-p18] [15.01-1L Urban design on employment land – Landscaping strategies]

## KNOX PLANNING SCHEME

**Architectural quality**

- Support external design treatment of large buildings that minimise the visual bulk of the buildings.[22.02-4-p19] [15.01-1L Urban design on employment land – Architectural quality strategies]
- Support building design that incorporate design elements that add visual interest.[22.02-4-p20] [15.01-1L Urban design on employment land – Architectural quality strategies]
- Encourage office components of buildings to be set forward of any warehousing and/or manufacturing development.[22.02-4-p21] [15.01-1L Urban design on employment land – Siting strategies]
- Encourage car parking areas to minimise the use of impervious surfaces, have integrated landscaping and provide safe pedestrian paths throughout.[22.02-4-p22] [15.01-1L Urban design on employment land – Architectural quality strategies]
- Support building design that is of a high quality that makes a positive contribution to the amenity of the employment land area.[22.02-4-p23] [15.01-1L Urban design on employment land – Architectural quality strategies]
- Encourage front facades of main buildings to face the main road frontage.[22.02-4-p24] [15.01-1L Urban design on employment land – Architectural quality strategies]

**Neighbourhood Activity Centre – Caribbean Park**

- Encourage the built form of the centre to have its own identity and respond positively to any existing natural features.[22.02-4-p25] [11.03-1L Future Caribbean Park Neighbourhood Activity Centre – Strategies]
- Encourage and integrate urban art, sculpture and water fountains into the public realm design.[22.02-4-p26] [11.03-1L Future Caribbean Park Neighbourhood Activity Centre – Strategies]
- ~~Encourage the design and layout of buildings to face and reinforce the public realm to provide passive surveillance.~~[22.02-4-p27] [Delete, repeats Clause 15.01-1S Urban design Strategy 1]
- ~~Support the design of a safe pedestrian environment to complement business activity of the neighbourhood centre.~~[22.02-4-p28] [Delete, repeats Clause 18.02-1S Sustainable personal transport]

**Public Space**

- ~~Support the design of public spaces to contribute to amenity of the location, serve the needs of employees, businesses and visitors and to maximise the safety of users.~~[22.02-4-p29][Delete, repeats Clause 15.01-1S Urban design – Objective & Strategies 2, 3, 4, 5 & 6]

**22.02-5 Performance measures**

~~The following performance measures are considered to satisfy the policy objectives and statements outlined above:~~[22.02-5-p1] [Delete, text unnecessary]

**Siting**

- Buildings and car parking areas should be set back:[22.02-5-p2] [15.01-1L Urban design on employment land – Policy guidelines]
  - A minimum of 20 metres from all Category 1 Zoned Roads (and their service roads).[22.02-5-p3] [15.01-1L Urban design on employment land – Policy guidelines]
  - A minimum of 7.5 metres from a Category 2 Zoned Road or lower order road.[22.02-5-p4] [15.01-1L Urban design on employment land – Policy guidelines]

## KNOX PLANNING SCHEME

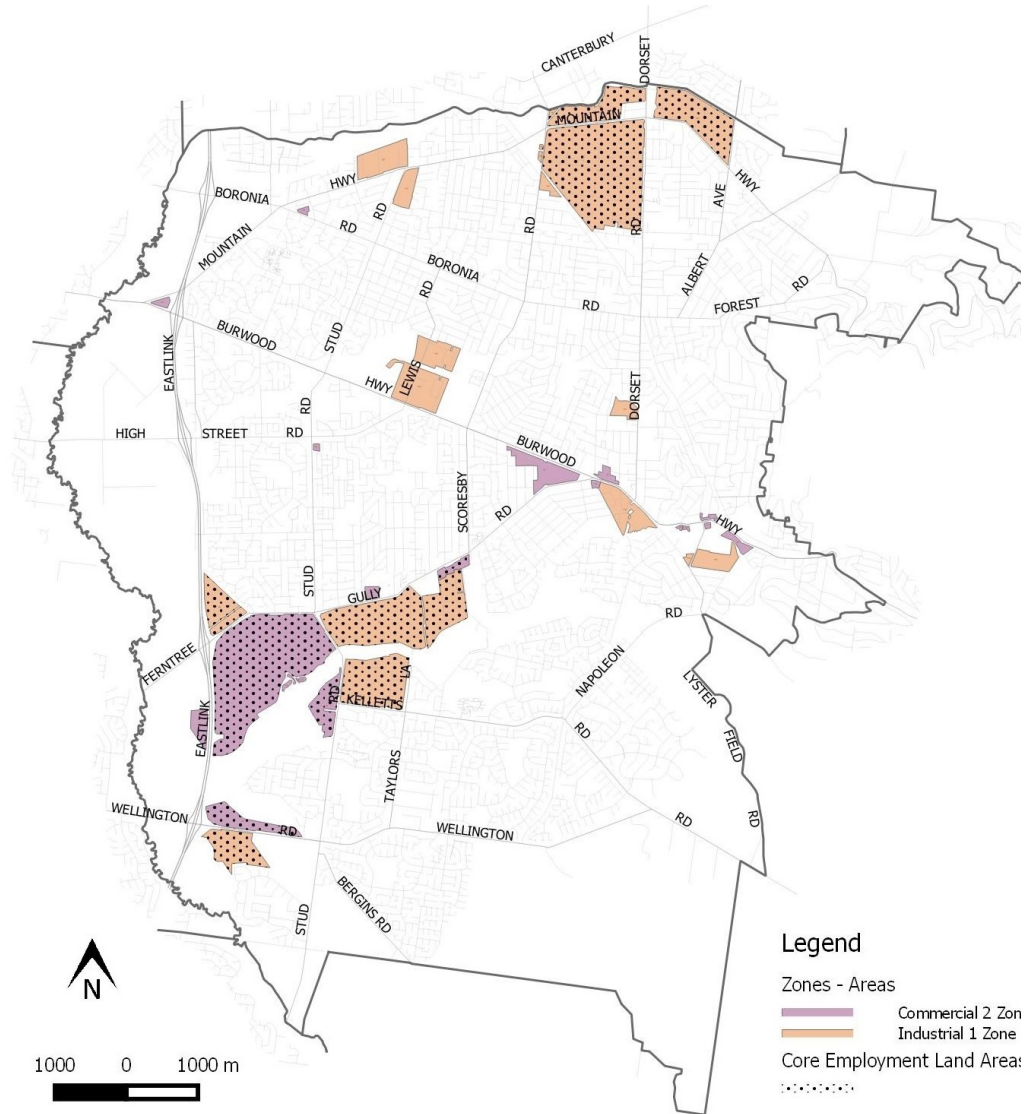
- A minimum of 7.5 metres from the Public Acquisition Overlay for the proposed Dorset Road extension.[\[22.02-5-p5\]](#) [\[15.01-1L Urban design on employment land – Policy guidelines\]](#)
- Where a building is proposed adjoining a residential zone or a public use zone used for open space or recreation the building, including services and carparking, should be setback a minimum of 6 metres for the landscaping buffer.[\[22.02-5-p6\]](#) [\[15.01-1L Urban design on employment land – Policy guidelines\]](#)
- Storage areas are located to the rear of the site, away from public view.[\[22.02-5-p7\]](#) [\[15.01-1L Urban design on employment land – Siting strategies\]](#)
- Waste bins are located away from public view, by using siting, landscaping or fencing to screen.[\[22.02-5-p8\]](#)[\[Covered in strategy above\]](#)
- Buildings should be sited to locate reception areas and offices to the street frontage.[\[22.02-5-p9\]](#) [\[15.01-1L Urban design on employment land – Siting strategies\]](#)

**Landscaping**

- Landscaping should be provided in the front setback.[\[22.02-5-p10\]](#) [\[15.01-1L Urban design on employment land – Landscaping strategies\]](#)
- Landscaped buffers to adjacent residential land should be a minimum of 6 metres wide.[\[22.02-5-p11\]](#) [\[15.01-1L Urban design on employment land – Policy guidelines\]](#)
- Landscaped buffers to adjacent land used for public open space or recreation purposes should be a minimum of 3 metres wide.[\[22.02-5-p12\]](#) [\[15.01-1L Urban design on employment land – Policy guidelines\]](#)

KNOX PLANNING SCHEME

Figure 1: Core Employment Land Areas [Covered in new employment plan]



[22.02-5-p13]

## KNOX PLANNING SCHEME

**22.03 NON-RESIDENTIAL USES IN RESIDENTIAL AREAS**

This policy applies to all applications for the use and development of non-residential uses in residential zones.[\[22.03-p1\]](#)[\[13.07-1L Non-residential use and development in residential areas – policy application\]](#)

**22.03-2 Policy basis**

It is policy to support local employment opportunities and reduce dependence upon car based travel by encouraging non-residential uses to generally locate in and around activity centres and other commercial precincts. This supports multipurpose trips and the use of public transport to access multiple businesses.[\[22.03-2-p1\]](#) [\[13.07-1L Non-residential use and development in residential areas – Location strategies\]](#)

Despite these broader objectives, it is recognised that residential areas require some complementary non-residential uses for the convenience of residents, supporting opportunities for living close to local services and facilities and local employment opportunities. These uses include medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship. Care must be taken in siting and designing these facilities to avoid any negative impact on the residential amenity of an area and to avoid inappropriate development of defacto commercial precincts.[\[22.03-2-p2\]](#) [\[13.07-1L Non-residential use and development in residential areas –strategies\]](#)

**22.03-3 Objectives**

- To support the establishment of appropriately located, attractive and well designed developments which can fulfil local community needs.[\[22.03-3-p1\]](#) [\[13.07-1L Non-residential use and development in residential areas – General strategies\]](#)
- To protect the character and amenity of residential areas.[\[22.03-3-p2\]](#) [\[13.07-1L Non-residential use and development in residential areas – General strategies\]](#)
- To require that non-residential uses in residential areas do not unreasonably detract from the primary function of the area for residential purposes, or create a defacto commercial precinct.[\[22.03-3-p3\]](#) [\[13.07-1L Non-residential use and development in residential areas – General strategies\]](#)
- To require that the location of the use is appropriate to the role and function of the road network and that adequate provision is made for onsite car parking.[\[22.03-3-p4\]](#) [\[13.07-1L Non-residential use and development in residential areas – General strategies\]](#)
- To support the role of those existing non-residential uses in residential areas which provide services to the community without significant detriment to residential amenity.[\[22.03-3-p5\]](#) [\[13.07-1L Non-residential use and development in residential areas – General strategies\]](#)

**22.03-4 Policy**

[\[22.03-4-p1\]](#) [\[13.07-1L Non-residential use and development in residential areas – Urban design strategies\]](#)

- The design, scale and appearance of non-residential premises reflects the residential character and streetscape of the area.[\[22.03-4-p2\]](#) [\[13.07-1L Non-residential use and development in residential areas – Urban design strategies\]](#)
- Non-residential uses locate:[\[22.03-4-p3\]](#) [\[13.07-1L Non-residential use and development in residential areas – Location strategies\]](#)
  - On sites with frontages to a road zone or a connector street (i.e. roads carrying a minimum of 3,000 vehicles per day).[\[22.03-4-p4\]](#) [\[13.07-1L Non-residential use and development in residential areas – Location strategies\]](#)
  - On the periphery of activity centres or major facilities such as hospitals;[\[22.03-4-p5\]](#) [\[13.07-1L Non-residential use and development in residential areas – Location strategies\]](#)

## KNOX PLANNING SCHEME

- Adjacent to other non-residential uses, provided the cumulative impact of the non-residential uses will not create a defacto commercial precinct.[22.03-4-p6] [13.07-1L Non-residential use and development in residential areas – Location strategies]
- On or close to public transport routes.[22.03-4-p7] [13.07-1L Non-residential use and development in residential areas – Location strategies]

Non-compliance with the above policy criteria will only be supported where the use is small scale and where its catchment will benefit local residents.[22.03-4-p8] [13.07-1L Non-residential use and development in residential areas – Location strategies]

- The non-residential use:[22.03-4-p9] [13.07-1L Non-residential use and development in residential areas – General strategies]
  - Will not unreasonably impact on traffic flow of adjacent streets.[22.03-4-p10] [13.07-1L Non-residential use and development in residential areas – General strategies]
  - Will not be hazardous to local pedestrian traffic.[22.03-4-p11] [13.07-1L Non-residential use and development in residential areas – General strategies]
  - Will not unreasonably reduce car parking available for local residents in the area through generating additional on-street parking demand.[22.03-4-p12] [13.07-1L Non-residential use and development in residential areas – General strategies]
- Uses intending to open late hours are located near other compatible late night uses.[22.03-4-p13] [13.07-1L Non-residential use and development in residential areas – Location strategies]
- Development is similar in character, scale, setback and height to development in the surrounding neighbourhood.[22.03-4-p14] [13.07-1L Non-residential use and development in residential areas – General strategies, merged]
- Development responds appropriately to the character of the local neighbourhood through its use of materials, colours and landscaping.[22.03-4-p15] [13.07-1L Non-residential use and development in residential areas – General strategies, merged]
- Redevelopment of existing non-residential uses is sensitive to the character and amenity of the local neighbourhood.[22.03-4-p16] [13.07-1L Non-residential use and development in residential areas – General strategies, merged]
- Expansion of existing non-residential activities be permitted, provided amenity is improved or not further detrimentally affected.[22.03-4-p17] [13.07-1L Non-residential use and development in residential areas – Urban design strategies]
- Development is designed to minimise intrusion on residential amenity, specifically overlooking, overshadowing and excessive noise.[22.03-4-p18] [13.07-1L Non-residential use and development in residential areas – Urban design strategies]
- Lighting adjacent to residential sites is baffled to avoid direct lighting overspill onto residential sites.[22.03-4-p19] [13.07-1L Non-residential use and development in residential areas – Urban design strategies]

### 22.03-5 Application requirements ~~[Delete, Cannot include Application Requirements in Policy]~~

~~In addition to the zone requirements, the following information should be provided with an application to the satisfaction of the responsible authority:[22.03-5-p1]~~

- ~~▪ A written explanation of why there is a demonstrable need for the proposed facility or service in the area where it will be located.[22.03-5-p2]~~
- ~~▪ Information regarding proposed hours of operation, expected staffing and patronage levels.[22.03-5-p3]~~
- ~~▪ Information regarding traffic and parking generation and provision.[22.03-5-p4]~~
- ~~▪ A site analysis addressing the following matters:[22.03-5-p5]~~
  - ~~· Location and dimensions of all adjacent buildings and works.[22.03-5-p6]~~
  - ~~· Indication of potential vehicular and pedestrian movements.[22.03-5-p7]~~
  - ~~· Attenuation of any noise emanating from the site. This is particularly important if the facility is to be open at night.[22.03-5-p8]~~

## KNOX PLANNING SCHEME

- Details of existing and proposed landscaping on the site and adjoining properties.[22.03-5-p9]
- Details of any proposed security lighting.[22.03-5-p10]
- Details of any proposed signage.[22.03-5-p11]

**22.03-6 Decision guidelines**

~~Before deciding on an application, the responsible authority will consider, as appropriate:[22.03-6-p1]~~

- ~~The extent to which the proposal meets the objectives and policy statements of this policy.[22.03-6-p2] Delete, text not necessary]~~
- ~~Whether the proposal would positively contribute to the local residential area.[22.03-6-p3] [Delete, covered in strategies]~~
- ~~The impact of the proposal on the amenity and character of the surrounding residential area.[22.03-6-p4] [Delete, covered in strategies]~~
- ~~Whether the scale, form and design of the proposal is consistent with the surrounding residential environment including building bulk, setbacks, facade treatment, building materials, colours and landscaping.[22.03-6-p5] [13.07-1L Non-residential use and development in residential areas – Urban design strategies]~~
- ~~The effect of traffic movements and car parking on the capacity of the existing traffic network.[22.03-6-p6] [Delete, addressed in PPF and 65 decision guidelines]~~

## KNOX PLANNING SCHEME

**22.04 ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT [THIS POLICY TRANSLATED BASED ON THE DELWP PROVIDED TEMPLATE WHICH WAS SUPPORTED BY CASBE. COUNCIL DIRECTED TO USE THE TEMPLATE WHICH IS AT 15.02-1L ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT – ALL CONTENT NOT TRANSLATED INTO THE NEW FORMET HAS BEEN DELETED]**

This policy applies throughout Knox to residential and non-residential development specified in Table 1 of this clause.[22.04-p1][15.02-1L Environmentally sustainable development – Policy application]

**22.04-2 Policy basis [DELETED TEXT UNNECESSARY]**

Knox City Council is committed to creating an environmentally sustainable city. Critical to achieving this commitment is for development to meet appropriate environmental design standards. This policy aims to integrate environmental sustainability principles into land-use planning, new developments and redevelopment of existing infrastructure. This policy provides a framework for early consideration of environmental sustainability at the building design stage in order to achieve the following efficiencies and benefits:[22.04-2-p1]

- Easier compliance with building requirements through passive design:[22.04-2-p2]
- Reduced running costs over the life of the building:[22.04-2-p3]
- Improved affordability over the longer term through reduced running costs:[22.04-2-p4]
- Improved amenity and liveability:[22.04-2-p5]
- More environmentally sustainable urban form; and[22.04-2-p6]
- Integrated water management.[22.04-2-p7]

If environmentally sustainable design is not considered at the time of planning approval the ability to achieve environmentally sustainable development (ESD) may be compromised by the time these matters are considered as part of a building approval. In addition, there may be difficulties or extra cost associated with retro-fitting development to implement environmentally sustainable design principles.[22.04-2-p8]

This policy does not prescribe performance outcomes. This policy enables the provision of information and decision guidelines that will assist determining whether development achieves ESD objectives.[22.04-2-p9]

This policy complements a range of non-statutory measures aimed at encouraging ESD. These measures include: educating residents and applicants, assisting applicants to use ESD tools, leading by example with Council projects and promoting exemplary private projects and the use of materials with favourable life cycle impacts.[22.04-2-p10]

### Objectives

The overarching objective is that development should achieve best practice ESD, from the design stage through to construction and operation.[22.04-2-p11] [15.02-1L Environmentally sustainable development – Policy application]

In the context of this policy, best practice is defined as a combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already led to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.[22.04-2-p12]

It is a policy objective to support innovative technology, design and processes in all development which positively influence the sustainability of buildings.[22.04-2-p13]

The following objectives should be satisfied, where applicable:[22.04-2-p14]

### Energy performance

- To improve the efficient use of energy, by ensuring development demonstrates design potential for ESD initiatives at the planning stage.[22.04-2-p15]
- To reduce total operating greenhouse gas emissions.[22.04-2-p16]



## KNOX PLANNING SCHEME

- To reduce energy peak demand through particular design measures (for example appropriate building orientation, shading to glazed surfaces, optimise glazing to exposed surfaces, space allocation for solar panels and external heating and cooling systems).[22.04-2-p17] [15.02-1L Environmentally sustainable development – Energy performance strategies]

**Water resources**

- To improve water efficiency.[22.04-2-p18] [15.02-1L Environmentally sustainable development – Integrated water management strategies]
- To reduce total operating potable water use.[22.04-2-p19] [15.02-1L Environmentally sustainable development – Integrated water management strategies]
- To facilitate the collection and reuse of stormwater.[22.04-2-p20] [15.02-1L Environmentally sustainable development – Integrated water management strategies]
- To support the appropriate use of alternative water sources (e.g. greywater).[22.04-2-p21] [15.02-1L Environmentally sustainable development – Integrated water management strategies]

**Indoor environment quality**

- To provide a healthy indoor environment quality for the wellbeing of building occupants, including the provision of fresh air intake, cross ventilation and natural daylight.[22.04-2-p22] [15.02-1L Environmentally sustainable development – Indoor environment quality strategies]
- To provide thermal comfort levels with minimised need for mechanical heating, ventilation and cooling.[22.04-2-p23] [15.02-1L Environmentally sustainable development – Indoor environment quality strategies]
- To reduce indoor air pollutants by encouraging the use of materials with low toxic chemicals.[22.04-2-p24] [15.02-1L Environmentally sustainable development – Indoor environment quality strategies]
- To reduce reliance on mechanical heating, ventilation, cooling and lighting systems.[22.04-2-p25] [15.02-1L Environmentally sustainable development – Indoor environment quality strategies]
- To minimise noise levels and noise transfer within and between buildings and associated external areas.[22.04-2-p26] [15.02-1L Environmentally sustainable development – Indoor environment quality strategies]

**Stormwater management**

- To reduce the impact of stormwater run-off.[22.04-2-p27]
- To improve the water quality of stormwater run-off.[22.04-2-p28]
- To facilitate best practice stormwater quality outcomes.[22.04-2-p29]
- To support the use of water sensitive urban design (WSUD), including stormwater re-use.[22.04-2-p30]

**Transport**

- To facilitate built environment that is designed to promote the use of walking, cycling and public transport in that order.[22.04-2-p31] [15.02-1L Environmentally sustainable development – Transport strategies]
- To minimise car dependency.[22.04-2-p32] [15.02-1L Environmentally sustainable development – Transport strategies]
- To support the use of low emissions vehicle technologies and supporting infrastructure.[22.04-2-p33] [15.02-1L Environmentally sustainable development – Transport strategies]

## KNOX PLANNING SCHEME

**Waste management**

- To support waste avoidance, reuse and recycling during the design, construction and operation stages of development.[22.04-2-p34] [15.02-1L Environmentally sustainable development – Waste management strategies]
- To facilitate durability and long term reusability of building materials.[22.04-2-p35] [15.02-1L Environmentally sustainable development – Waste management strategies]
- To require that space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.[22.04-2-p36] [15.02-1L Environmentally sustainable development – Waste management strategies]

**Urban ecology**

- To protect and improve biodiversity within the municipality.[22.04-2-p37] [15.02-1L Environmentally sustainable development – Urban ecology strategies]
- To provide environmentally sustainable landscapes and natural habitats, and minimise the urban heat island effect.[22.04-2-p38] [15.02-1L Environmentally sustainable development – Urban ecology strategies]
- To facilitate the retention of significant trees.[22.04-2-p39] [15.02-1L Environmentally sustainable development – Urban ecology strategies]
- To support the planting of indigenous vegetation.[22.04-2-p40] [15.02-1L Environmentally sustainable development – Urban ecology strategies]
- To support the provision of space for productive gardens, particularly in larger residential developments.[22.04-2-p41] [15.02-1L Environmentally sustainable development – Urban ecology strategies]

**22.04-3 Policy**

It is policy that applications for the types of development listed in Table 1 to this clause be accompanied by information that demonstrates how relevant policy objectives will be achieved.[22.04-3-p1]

**22.04-4 Application requirements**

An application must be accompanied by either a Sustainable Design Assessment or a Sustainability Management Plan as specified in Table 1 to this clause, as appropriate.[22.04-4-p1]

A Sustainable Design Assessment that:[22.04-4-p2]

- Provides a simple assessment of the development. It may use relevant tools from the examples listed in Table 1 to this clause or an alternative assessment approach to the satisfaction of the responsible authority; and,[22.04-4-p3]
- Identifies ESD measures proposed in response to policy objectives, having regard to the site's opportunities and constraints.[22.04-4-p4]

A Sustainability Management Plan that:[22.04-4-p5]

- Provides a detailed assessment of the development. It may use relevant tools from the examples listed in Table 1 to this clause or an alternative assessment approach to the satisfaction of the responsible authority;[22.04-4-p6]
- Identifies achievable environmental performance outcomes having regard to the objectives of this policy (as appropriate);[22.04-4-p7]
- Demonstrates that the building has the design potential to achieve the relevant environmental performance standards outcomes, having regard to the site's opportunities and constraints; and,[22.04-4-p8]
- Documents the means by which the performance outcomes can be achieved.[22.04-4-p9]

## KNOX PLANNING SCHEME

Various 'tools' have been listed in Table 1 to this clause which may be used to assess how the proposed development addresses the objectives of this policy, as appropriate.[22.04-4-p10]

**Table 1 – ESD Application Requirements**[22.04-4-p10A][15.02-1L Environmentally sustainable development – General policy guidelines]

Table Type of development	Application requirements	Example tools
<b>Accommodation and Mixed Use with residential component of:</b>		
2 - 9 additional dwellings; or Development of a building for accommodation (other than a dwelling), with a gross floor area between 500sqm and 1000sqm; or Alterations and additions of 500sqm or more of additional gross floor area (excluding outbuildings).	Sustainable Design Assessment (SDA)	BESS STORM MUSIC
10 or more additional dwellings; or Development of a building for accommodation (other than a dwelling), with a gross floor area of more than 1000sqm.	Sustainability Management Plan (SMP)	BESS Green Star MUSIC STORM
<b>Non Residential</b>		
Development of a non-residential building with a gross floor area between 500sqm and 2000sqm; or Alterations and additions of between 500sqm and 2000sqm.	Sustainable Design Assessment (SDA)	Green Star BESS MUSIC STORM
Development of a non-residential building with a gross floor area of more than 2000sqm ; or Alterations and additions greater than 2000sqm.	Sustainability Management Plan (SMP) Green Travel Plan (GTP) <sup>3</sup>	Green Star BESS MUSIC STORM

*Note 1:* Development (in Table 1 to this clause) has the same meaning as in Section 3 of the [\[22.04-4-p11\]](#)

*Planning and Environment Act 1987, but does not include subdivision. To remove any doubt, development also includes alterations and additions. In the case of alterations and additions, the requirements of the Policy apply only to the alterations and additions.*[22.04-4-p12]

*Note 2:* Mixed Use developments are required to provide the information applicable to each use component of the development.[22.04-4-p13]

*Note 3:* Applications for a warehouse are excluded from requiring a Green Travel Plan.[22.04-4-p14]

## 22.04-5 Decision Guidelines

In determining an application, the responsible authority will consider as appropriate:[22.04-5-p1]

- The extent to which the development meets the objectives and requirements of this policy from the design stage through to construction and operation.[22.04-5-p2]
- Whether the proposed ESD performance standards are functional and effective to minimise environmental impact.[22.04-5-p3]
- Whether the proposed ESD initiatives are reasonable having regard to the type and scale of the development and any site constraints.[22.04-5-p4]
- Whether an appropriate assessment has been used.[22.04-5-p5]

## KNOX PLANNING SCHEME

- Whether an ESD plan or framework has previously been approved by the responsible authority (whether under a planning provision or otherwise).[\[22.04-5-p6\]](#)

**22.04-6 Reference Documents**

*BESS (Built Environment Sustainability Scorecard)*, Council Alliance for a Sustainable Built Environment (CASBE), 2015,[bess.net.au](#)[\[22.04-6-p1\]](#)

*Green Star*, Green Building Council of Australia,<http://new.gbca.org.au/green-star>[\[22.04-6-p2\]](#)

*Guide for Best Practice for Waste Management in Multi-Unit Developments*, Sustainability Victoria, 2010[\[22.04-6-p3\]](#)

*Knox Integrated Transport Plan – A Transport Vision for Knox 2015-2025*, Knox City Council, 2015[\[22.04-6-p4\]](#)

*Knox Urban Design Framework 2020*, Knox City Council, 2003[\[22.04-6-p5\]](#)

*Nationwide House Energy Rating Scheme (NatHERS)*, Department of Climate Change and Energy Efficiency, [www.nathers.gov.au](http://www.nathers.gov.au)[\[22.04-6-p6\]](#)

*STORM*, Melbourne Water,[storm.melbournewater.com.au](http://storm.melbournewater.com.au)[\[22.04-6-p7\]](#)

*Urban Stormwater Best Practice Environmental Management Guidelines*, CSIRO, 2006[\[22.04-6-p8\]](#)

*Water Sensitive Urban Design (WSUD) Policy*, Knox City Council, 2015[\[22.04-6-p9\]](#)

*Water Sensitive Urban Design (WSUD) Procedure*, Knox City Council, 2012[\[22.04-6-p10\]](#)

*Water Sensitive Urban Design & Stormwater Management Strategy*, Knox City Council, 2010[\[22.04-6-p11\]](#)

*Your Home Technical Manual*, Australian Government, Department of Industry, Innovation and Science, 2016,[yourhome.gov.au](http://yourhome.gov.au)[\[22.04-6-p12\]](#)

*Note: The above reference documents and websites may be amended from time to time. It is intended that these documents and websites (or amended versions) are relevant reference documents to this policy.*[\[22.04-6-p13\]](#)  
[\[22.04-6-p14\]](#)  
[\[22.04-6-p15\]](#)

**22.04-7 Commencement**

The ESD Application requirements in Table 1 to this clause do not apply to applications received by the responsible authority before the gazettal date of this clause.[\[22.04-7-p1\]](#)

**22.04-8 Expiry**

This policy will expire if it is superseded by a comparable provision in the Victoria Planning Provisions. [\[22.04-8-p1\]](#)

## KNOX PLANNING SCHEME

**22.05 GAMING PREMISES AND GAMING MACHINES THIS WILL BE MOVED TO SCHEDULE TO 52.28**

This policy applies to all applications to use land for gaming premises, or to install or use a gaming machine under Clause 52.28.[22.05-p1]

**22.05-2 Policy basis**

Gaming machine gambling is a legitimate form of recreation that can bring social and economic benefits to the local community. This use also has the potential to cause harmful social and economic impacts through problem gambling. The City of Knox has a higher than average gaming machine density and gaming machine loss per capita compared to metropolitan Melbourne.[22.05-2-p1]

There is a broad association between higher rates of gaming machine expenditure and the more disadvantaged communities in Knox. People in disadvantaged communities may be least able to cope with the harmful social and economic impacts of gaming.[22.05-2-p2]

Planning has a significant role in locating gaming premises to minimise negative impacts on the community and to encourage a net community benefit from the use of gaming machines.[22.05-2-p3]

**22.05-3 Objectives**

To ensure that gaming premises are located, designed and operated to minimise negative social and economic impacts, and adverse impacts on the amenity of the surrounding area.[22.05-3-p1]

To discourage new gaming machines in relatively disadvantaged suburbs as defined by the Socio-Economic Indicators for Areas (SEIFA) Index of Relative Socio-Economic Disadvantage.[22.05-3-p2]

To encourage gaming machines in locations where they are accessible but not convenient.[22.05-3-p3]

To ensure a net community benefit from the use of gaming machines.[22.05-3-p4]

**22.05-4 Policies**

It is policy to:[22.05-4-p1]

- Encourage gaming premises to locate:[22.05-4-p2]
  - Where there are existing non-gaming entertainment and recreation facilities that operate similar hours to the proposal.[22.05-4-p3]
  - On the periphery of an Activity centre, outside the main shopping, transport, community and civic function of the centre.[22.05-4-p4]
  - On sites where the proposal is its own destination.[22.05-4-p5]
- Encourage the redistribution of gaming machines from suburbs of low socio-economic disadvantage to suburbs of higher advantage as defined by the SEIFA Index of Relative Socio-Economic Disadvantage.[22.05-4-p6]
- Encourage gaming machines to be installed in venues:[22.05-4-p7]
  - Used primarily for non-gaming entertainment and recreation purposes that operate similar hours, including hotels, clubs, cinemas, restaurants, bars and indoor recreation facilities.[22.05-4-p8]
  - Where gaming machines are able to be physically and visually separated from non-gaming uses.[22.05-4-p9]
  - With existing gaming machines and where the site is not located in an area where the level of expenditure (player losses) per machine is higher than the metropolitan Melbourne average.[22.05-4-p10]
  - Designed so gaming machines are sited so they are not a prominent feature of the venue.[22.05-4-p11]
- Ensure gaming machines are not located in a venue:[22.05-4-p12]

## KNOX PLANNING SCHEME

- Which is likely to have significant adverse amenity impacts on the adjoining and nearby land uses through operating hours, traffic, noise, car parking, safety or security.[\[22.05-4-p13\]](#)
- Where the gaming floor area is more than 25 per cent of the gross floor area accessible by the public.[\[22.05-4-p14\]](#)
- Where the density of gaming machines per 1000 adults, within a 2.5 kilometre radius of the venue, is greater than the metropolitan Melbourne average.[\[22.05-4-p15\]](#)
- Ensure new gaming machines are not installed within 400 metres of:[\[22.05-4-p16\]](#)
  - Places of high pedestrian activity, including shops, railway stations and prohibited shopping strips and centres.[\[22.05-4-p17\]](#)
  - A social support agency, gamblers help centre or problem gambling service.[\[22.05-4-p18\]](#)
  - Any Statistical Area 1 (SA1), that is in the 10 per cent most disadvantaged of all SA1 areas in Knox, as defined by the SEIFA Index of Relative Socio-Economic Disadvantage.[\[22.05-4-p19\]](#)

**22.05-5 Application requirements**

An application to use land for gaming premises or to install or use a gaming machine should be accompanied by the following information, as appropriate.[\[22.05-5-p1\]](#)

- A Site and Context Analysis including:[\[22.05-5-p2\]](#)
  - A description of the proposal, including operating hours and compliance with any relevant gaming regulations.[\[22.05-5-p3\]](#)
  - Detailed plans that show the location of all existing and proposed gaming machines and areas, entertainment and recreation facilities at the venue and within the surrounding suburbs.[\[22.05-5-p4\]](#)
  - Distances to shopping complexes, strip shopping centres, public transport, shops, community facilities and social support services (including welfare, gambling, counselling and material and financial aid services).[\[22.05-5-p5\]](#)
  - Pedestrian counts taken on different days and at a variety of times, where large numbers of pedestrians are likely to pass the venue on a daily basis.[\[22.05-5-p6\]](#)
- A Social and Economic Impact Assessment prepared by suitably qualified and experienced person, that includes:[\[22.05-5-p7\]](#)
  - A summary of the economic and social impacts of the proposal on the wellbeing of the community, including the location of these impacts.[\[22.05-5-p8\]](#)
  - The nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the broader local community.[\[22.05-5-p9\]](#)
  - An analysis of the demographic and socio-economic profile of the municipality and the projected patron catchment area (2.5 kilometre radius) of the venue. This analysis should include:[\[22.05-5-p10\]](#)
    - The latest SEIFA Index of Relative Socio-Economic Disadvantage.[\[22.05-5-p11\]](#)
    - The relative socio-economic disadvantage of the local neighbourhood, suburb and venue catchment area and potential vulnerability to problem gambling.[\[22.05-5-p12\]](#)
    - The projected growth, housing affordability and housing stress, income levels, unemployment rates, educational retention and attainment levels, and the percentage of social security recipients of the neighbourhood, suburb and venue catchment area.[\[22.05-5-p13\]](#)
  - The number of existing and proposed gaming machines and forecast gaming expenditure compared to the metropolitan Melbourne average of gaming expenditure per venue.[\[22.05-5-p14\]](#)

## KNOX PLANNING SCHEME

- Existing and proposed distribution and density of gaming machines (per 1000 adults) in the municipality and within 2.5 kilometres, and the expected impact on patronage .[22.05-5-p15]
- Whether gaming machines are proposed to be reallocated within the municipality, the social and economic differences between the venues and an assessment of the likely social and economic impacts on the community and local area.[22.05-5-p16]
- A calculation of the expected transfer of expenditure; this should include the methodology used to calculate the transfer of gaming expenditure, a description of the expenditure comparison per machine, and usage levels before and after the installation of new gaming machines.[22.05-5-p17]
- A Venue Management Plan identifying:[22.05-5-p18]
  - Strategies to manage patron behaviour.[22.05-5-p19]
  - Design and management strategies to minimise problem gambling and apply responsible gaming practices.[22.05-5-p20]

**22.05-6 Decision guidelines**

Before deciding on an application the responsible authority will consider, as appropriate:[22.05-6-p1]

- Whether there is a net community benefit from the proposal.[22.05-6-p2]
- Whether the proposal is likely to increase social and economic disadvantage in the local community and the municipality.[22.05-6-p3]
- Whether the location of the gaming premises or gaming machines facilitates or discourages convenience gambling.[22.05-6-p4]
- Whether there is a choice of entertainment in the local area and in the proposed gaming premises.[22.05-6-p5]

**22.05-7 Reference documents**

*Gaming Policy Direction Paper 2015* , Knox City Council, 2016[22.05-7-p1]

*Electronic Gaming Policy* , Knox City Council, 2016[22.05-7-p2]

## KNOX PLANNING SCHEME

**22.06 RESIDENTIAL LAND USE AND DEVELOPMENT WITHIN THE COMMERCIAL 1 ZONE**

This policy applies to residential land use and development and mixed use development which includes a residential use in the Commercial 1 Zone, that is not included in:[\[22.06-p1\]](#)[\[15.01-1L Residential land use and development in the Commercial 1 Zone – Policy application\]](#)

- An Activity Centre listed in Clause 21.10 (Local Areas).[\[22.06-p2\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Policy application\]](#)
- Development Plan Overlay 10 (former Jenkins Orchard site, Wantirna South).[\[22.06-p3\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Policy application\]](#)
- Any other land where Built Form Guidelines are referenced in this scheme.[\[22.06-p4\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Policy application\]](#)

**22.06-2 Policy basis**

[\[22.06-2-p1\]](#) [\[Delete, Text unnecessary\]](#)

[\[22.06-2-p2\]](#) [\[Delete, Text unnecessary\]](#)

This policy seeks to facilitate residential land use and development within activity centres that is consistent with the role of the centre and is appropriate within its context.[\[22.06-2-p3\]](#)

**22.06-3 Objectives**

To facilitate residential land use and development within commercial centres that is complementary to the role and scale of the centre and supports the commercial focus of the centre.[\[22.06-3-p1\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Objective\]](#)

To facilitate new residential development within commercial centres that is designed and constructed to a high standard of visual appearance and makes a positive contribution to the public realm.[\[22.06-3-p2\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – General strategies\]](#)

To support new residential development that is appropriate to the scale of nearby buildings, streets and public spaces.[\[22.06-3-p3\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Building Height strategies\]](#)

To support new residential development that provides adequate car parking for residents and visitors.[\[22.06-3-p4\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Car parking strategies\]](#)

To protect the amenity of surrounding residential areas from unreasonable impacts.[\[22.06-3-p5\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Internal amenity and equitable development strategies\]](#)

To protect the landscape character of the Dandenong Foothills.[\[22.06-3-p6\]](#)[\[Covered in 12.05.2L Landscapes\]](#)

To maintain ground floor primarily for uses associated with business and community uses.[\[22.06-3-p7\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – General strategies\]](#)

**22.06-4 Policy**

It is policy to consider the following clauses of the Knox Planning Scheme:[\[22.06-4-p1\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Policy guidelines\]](#)

- 55.01[\[22.06-4-p2\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Policy guidelines\]](#)
- 55.02-2 to 55.02-5[\[22.06-4-p3\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Policy guidelines\]](#)
- 55.03-6 to 55.03-7 and 55.03-9 to 55.03-10[\[22.06-4-p4\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Policy guidelines\]](#)
- 55.04-3 and 55.04-6 to 55.04-8[\[22.06-4-p5\]](#) [\[15.01-1L Residential land use and development in the Commercial 1 Zone – Policy guidelines\]](#)



## KNOX PLANNING SCHEME

- 55.04-1 and 55.04-4 to 55.04-5 in relation to adjoining dwellings in a Residential Zone[22.06-4-p6] [15.01-1L Residential land use and development in the Commercial 1 Zone – Policy guidelines]
- 55.05-1 to 55.05-4 and 55.05-6[22.06-4-p7] [15.01-1L Residential land use and development in the Commercial 1 Zone – Policy guidelines]
- 55.06-1 and 55.06-3 to 55.06-4.[22.06-4-p8] [15.01-1L Residential land use and development in the Commercial 1 Zone – Policy guidelines]

**22.06-5 Design guidelines****General**

- Support residential land use and development that is in accordance with the preferred character for each activity centre, as listed at Table 1 to this clause.[22.06-5-p1] [15.01-1L Residential land use and development in the Commercial 1 Zone – General strategies]
- Where practicable, construct residential and mixed use developments on consolidated allotments.[22.06-5-p2] [15.01-1L Residential land use and development in the Commercial 1 Zone – General strategies]
- [22.06-5-p3][Delete, Repeats of above strategy]
- Avoid subdivision that further fragments land holdings.[22.06-5-p4] [15.01-1L Residential land use and development in the Commercial 1 Zone – General strategies]
- .[22.06-5-p5][Delete, Repeats Clause 15.01-1R Urban Design Metropolitan Melbourne – Objective, Clause 15.01-2S Building Design – Strategy 2]
- [22.06-5-p6][Delete, Repeats Clause 55 requirements]

**Streetscape activation**

- Support balconies and windows at upper levels abutting rear laneways or side streets to provide passive surveillance and streetscape activation.[22.06-5-p7] [15.01-1L Residential land use and development in the Commercial 1 Zone – Streetscape activation strategies]
- [22.06-5-p8] [Delete, repeats Streetscape activation strategies]

**Building height**

- Within Local Living Centres (specified in Table 1), support building heights that do not exceed 3 storeys.[22.06-5-p9] [15.01-1L Residential land use and development in the Commercial 1 Zone – Building Height strategies]
- Within Knox Neighbourhood Centres (specified in Table 1), support building heights that do not exceed 2-3 storeys.[22.06-5-p10] [15.01-1L Residential land use and development in the Commercial 1 Zone – Building Height strategies]
- Within Dandenong Foothills Centres, support development that maintains the low-rise character of the surrounding area.[22.06-5-p11] [15.01-1L Residential land use and development in the Commercial 1 Zone – Building Height strategies]

**Car parking**

- [22.06-5-p12][Delete, Duplicates 22.06-5-p12]
- Where access to a laneway or right-of-way is available, provide vehicle access from the laneway or right-of-way to maintain a consistent commercial frontage.[22.06-5-p13] [15.01-1L Residential land use and development in the Commercial 1 Zone – Car parking strategies]

## KNOX PLANNING SCHEME

**Internal amenity and equitable development**

- Require new habitable rooms to be provided with adequate natural light.[22.06-5-p14] [15.01-1L Residential land use and development in the Commercial 1 Zone – Internal amenity and equitable development strategies]
- Require new dwellings to be designed to limit noise levels from external noise sources in habitable rooms.[22.06-5-p15] [15.01-1L Residential land use and development in the Commercial 1 Zone – Internal amenity and equitable development strategies]
- Require building orientation and design to have regard to the future development of adjoining sites and the ability for future development to achieve reasonable amenity.[22.06-5-p16] [15.01-1L Residential land use and development in the Commercial 1 Zone – Internal amenity and equitable development strategies]

Table 1 – Commercial Centres

Level of Centre	Centres	Characteristics	Preferred Character Outcomes
Local Living	Mountain Gate Scoresby Village Studfield Wantirna Mall	These centres contain a diverse range of shops and services, which form meet the everyday needs of the local community, including supermarkets, medical centres and food and drink premises. These centres are located on the Principal Public Transport Network  These centres offer a greater opportunity to provide housing at increased densities within the Commercial 1 Zone.	3 storey built form
Knox Neighbourhood	Anne Road/ Kathryn Road Boronia Road/ Scoresby Road Burwood Highway (west of Dorset Road/east of Westley Street) Cavell Street/ Armin Street Glenfern Road/ Mason Street Knox Gardens Knoxfield Manuka Drive/ Loretto Avenue Mountain Highway/ Kumala Road Rowville Lakes Stud Bay (Stud Road, north of Leonard Street) Lewis Road/ Coleman Road Wellington Village	These centres contain a limited range of shops and/or services which serve the convenience needs of the local community. These centres are serviced by local bus routes.  These centres offer a limited opportunity for residential land use and development due to the smaller role and function of each centre and their interface with sensitive land uses.	2-3 storey built form
Dandenong Foothills	Dorset Road/ Landscape Drive	Centres which are located within the Dandenong Foothills, generally east of Dorset Road.  The physical context and location of these centres within the	1-2 storey built form

## KNOX PLANNING SCHEME

Dandenong Foothills means that these centres offer a limited opportunity for increased residential development.

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[22.06-5-p17]

**22.06-6 Reference documents**

*Knox Housing Strategy 2015*, Knox City Council, 2015[22.06-6-p1] [15.01-1L Residential land use and development in the Commercial 1 Zone – Policy documents] [72.08 Background documents]

*Knox Land for Business Directions Plan*, Knox City Council, Urban Enterprise, December 2018[22.06-6-p2] [15.01-1L Residential land use and development in the Commercial 1 Zone – Policy documents] [72.08 Background documents]

## KNOX PLANNING SCHEME

**22.07 DEVELOPMENT IN RESIDENTIAL AREAS AND NEIGHBOURHOOD CHARACTER**

This policy applies to development on residentially zoned land shown in Figure 1 - Housing Map at Clause 21.06 (Housing).[22.07-p1] [15.01-5L Neighbourhood character – Policy application]

This policy does not apply to land in a Design and Development Overlay or Development Plan Overlay.[22.07-p2] [15.01-5L Neighbourhood character – Policy application]

**22.07-1 Policy basis**

14/12/2017  
C150[22.07-1-p1]

This policy:[22.07-1-p2]

- Provides design guidance to facilitate development that contributes to the strong 'green and leafy' character of Knox and preferred future character of residential areas.[22.07-1-p3] [15.01-5L Neighbourhood character - Objective]
- [22.07-1-p4] [Delete, text unnecessary]
- [22.07-1-p5] [Delete, text unnecessary]
- [22.07-1-p6] [Delete, text unnecessary]

This approach to housing directs specific types of housing to areas with good access to a range services and infrastructure (Activity Areas and Local Living areas) and away from areas with special local character and significant environmental values (Bush Suburban and Knox Neighbourhood areas).[22.07-1-p7] [02.03-6 Housing - location of residential development strategic directions]

These outcomes will be achieved by providing housing that:[22.07-1-p8]

- [22.07-1-p9][Delete, text unnecessary]
- meets the needs of and is accessible to all groups within the community:[22.07-1-p10] [15.01-5L Neighbourhood character – Municipal-wide Objective]
- is well designed and responsive to the local character and environment; and[22.07-1-p11] [15.01-5L Neighbourhood character – Municipal-wide Objective]
- recognises that in areas of environmental, biological and landscape significance, these values outweigh the need for urban consolidation.[22.07-1-p12] [16.01-1L Location of Residential Development – Municipal strategies]

[22.07-1-p13]

**22.07-2 Objectives**

14/12/2017  
C150[22.07-2-p1]

To facilitate development that is responsive to the unifying 'green and leafy' character of Knox.[22.07-2-p2] [15.01-5L Neighbourhood character – Municipal-wide objectives]

To facilitate development that is responsive to the desired future character of the area.[22.07-2-p3] [15.01-5L Neighbourhood character – Municipal-wide objectives]

To support sustainable urban growth by directing housing to preferred locations.[22.07-2-p4] [15.01-5L Neighbourhood character – Municipal-wide objectives][16.01-1L Location of Residential Development – Municipal strategies]

[22.07-2-p5][Delete, Repeat]

To support more intensive development in areas where there is access to frequent and reliable public transport services, shopping, employment and community facilities.[22.07-2-p6] [16.01-1L Location of Residential Development – Municipal strategies]

To support smaller dwellings (one and two bedrooms) in appropriate locations (Local Living and Activity Areas).[22.07-2-p7][ 16.01-1L Location of Residential Development - Local Living & Activity Area strategies]

To recognise that the environment significance of the Dandenong Foothills and Sites of Biological Significance (Bush Suburban areas) outweighs the need for urban consolidation within these areas.[22.07-2-p8] [16.01-1L Location of Residential Development – Municipal strategies]

To facilitate the design and scale of new development makes a positive contribution to the area's built form.[22.07-2-p9] [15.01-2L Architectural design - Objective]

## KNOX PLANNING SCHEME

[22.07-2-p10]

**22.07-3 Bush Suburban**

14/12/2017

C150[22.07-3-p1]

Bush Suburban areas have distinctive and significant environmental and biological values.[22.07-3-p2] [15.01-5L Neighbourhood character – Bush suburban objective]

**Preferred Future Character**

Bush Suburban areas will:[22.07-3-p3]

- [22.07-3-p4] [Delete, repeats objective]
- Continue to be low-scale neighbourhoods where significant indigenous and native vegetation is retained and complemented.[22.07-3-p5] [15.01-5L Neighbourhood character – Bush suburban strategies]
- Require built form that is subservient to the area's landscape dominant character.[22.07-3-p6] [15.01-5L Neighbourhood character – Bush suburban strategies]

**Preferred Dwelling Typologies**

- In Bush Suburban areas it is policy to support detached dwellings and dual occupancies.[22.07-3-p7] [16.01-1L Location of Residential Development – Bush suburban strategies]

**Design Objectives and Guidelines**

[22.07-3-p8] [Delete, text unnecessary]

**Design Objectives**

- To retain canopy trees and encourage the new planting of indigenous canopy trees.[22.07-3-p9] [15.01-5L Neighbourhood character – Bush suburban strategies]
- To maintain the continuity of vegetation and landscape character around and in front of dwellings.[22.07-3-p10] [15.01-5L Neighbourhood character – Bush suburban strategies]
- To avoid buildings being prominent from the street.[22.07-3-p11] [15.01-5L Neighbourhood character – Bush suburban strategies]
- To avoid the loss of front and rear garden space.[22.07-3-p12] [15.01-5L Neighbourhood character – Bush suburban strategies]
- To avoid the dominance of car storage facilities from the street.[22.07-3-p13] [15.01-5L Neighbourhood character – Bush suburban strategies]

**Design Guidelines**

- Design buildings to be nestled and tucked into the landscape.[22.07-3-p14] [15.01-5L Neighbourhood character – Bush suburban strategies]
- Design buildings to accommodate landscaping including canopy trees in front and rear gardens.[22.07-3-p15] [15.01-5L Neighbourhood character – Bush suburban strategies]
- Retain existing canopy trees and understorey planting, wherever possible.[22.07-3-p16] [15.01-5L Neighbourhood character – Bush suburban strategies]
- ~~Plant indigenous and native canopy trees in accordance with the requirements of the applicable zone schedule.~~[22.07-3-p17] [Delete, Covered by zone]
- Locate carports and garages behind the line of the dwelling or in the rear yard.[22.07-3-p18] [15.01-5L Neighbourhood character – Bush suburban strategies]
- Provide single crossovers for driveways.[22.07-3-p19] [15.01-5L Neighbourhood character – Municipal-wide strategies]
- Minimise the amount of paving in front yards and driveways.[22.07-3-p20] [15.01-5L Neighbourhood character – Municipal-wide strategies]

## KNOX PLANNING SCHEME

- Design new buildings to incorporate pitched, hipped or gabled roof forms.[22.07-3-p21] [15.01-5L Neighbourhood character – Bush suburban strategies]
- Significantly setback first floor levels from the ground floor level.[22.07-3-p22] [15.01-5L Neighbourhood character – Municipal-wide strategies]
- Provide no, low or transparent front fencing.[22.07-3-p23] [15.01-5L Neighbourhood character – Municipal-wide strategies]

**22.07-4 Knox Neighbourhood**

14/12/2017  
C150[22.07-4-p1]

Knox Neighbourhood areas have the characteristics that many people value about living in Knox – a sense of open space, fresh air, trees and large backyards. In this sense, they are ‘typical Knox’ and represent the majority of Knox’s residential areas. Some areas have access to bus services, but in many locations the car is the main way of getting around.[22.07-4-p2] [15.01-5L Neighbourhood character – Knox neighbourhood objective]

**Preferred Future Character**

Knox Neighbourhood areas will:[22.07-4-p3]

- Continue to be low-scale neighbourhoods, characterised by detached houses and dual occupancies; with some villa unit developments on larger blocks.[22.07-4-p4] [15.01-5L Neighbourhood character – Knox neighbourhood objective]
- Retain their green and leafy identity and character through the retention of front and back yards, and the establishment of a garden setting that includes canopy trees.[22.07-4-p5] [15.01-5L Neighbourhood character – Knox neighbourhood objective]

**Preferred Dwelling Typologies**

- In Knox Neighbourhood areas, it is policy to support detached dwellings, dual occupancies and villa unit developments (more than two dwellings) on lots greater than 1,000 square metres.[22.07-4-p6] [16.01-1L Location of Residential Development – Knox neighbourhood strategies]

**Design Objectives and Guidelines**

: [22.07-4-p7]. [Delete, text unnecessary]

**Design Objectives**

- To retain and enhance the streetscape by the planting of appropriate trees on private land.[22.07-4-p8] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]
- To avoid the dominance of buildings from the street.[22.07-4-p9] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]
- To avoid the loss of front and rear garden space.[22.07-4-p10] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]
- To avoid the dominance of car storage facilities from the street.[22.07-4-p11] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]
- To retain large backyards for landscaping and open space.[22.07-4-p12] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]
- To require buildings to reflect the prevailing scale of buildings in the street.[22.07-4-p13] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]

**Design Guidelines**

- Design buildings to accommodate landscaping including canopy trees in front and rear gardens.[22.07-4-p14] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]
- Retain existing canopy trees and understorey planting, wherever possible.[22.07-4-p15] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]

## KNOX PLANNING SCHEME

- Provide a landscaped front and rear yard and plant indigenous canopy trees in accordance with the requirements of the applicable zone schedule.[22.07-4-p16] [Delete, required by the zone]
- In developments of three or more dwellings, require the rear dwelling to be single storey in height.[22.07-4-p17] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]
- Provide single crossovers for driveways.[22.07-4-p18] [15.01-5L Neighbourhood character – Municipal-wide strategies]
- Locate carports and garages behind the line of the dwelling or in the rear yard.[22.07-4-p19] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]
- Minimise the amount of paving in front yards and driveways.[22.07-4-p20] [15.01-5L Neighbourhood character – Municipal-wide strategies]
- Design new buildings to incorporate pitched, hipped or gabled roof forms.[22.07-4-p21] [15.01-5L Neighbourhood character – Knox neighbourhood strategies]
- Significantly set back first floor levels from the ground floor level.[22.07-4-p22] [15.01-5L Neighbourhood character – Municipal-wide strategies]
- Provide no, low or transparent front fencing.[22.07-4-p23] [15.01-5L Neighbourhood character – Municipal-wide strategies]

[22.07-4-p24]

**22.07-5 Local Living**14/12/2017  
C150[22.07-5-p1]

Local Living areas are focused around the Wantirna Mall, Scoresby Village, Mountain Gate and Studfield activity areas. These areas are within walking distance of local shops and have access to several transport options.[22.07-5-p2] [15.01-5L Neighbourhood character – Local living objective]

**Preferred Future Character**

Local Living areas will:[22.07-5-p3]

- Contribute to creating quality designed detached houses, dual occupancies, villa units and townhouses.[22.07-5-p4] [16.01-1L Location of Residential Development – Local living strategies]
- [22.07-5-p5] [Delete, Repeats municipal wide strategy]
- Improve the ‘village feel’ of local shopping areas, by providing medium density housing in the form of dual occupancies, villa units and townhouses.[22.07-5-p6] [Delete, repeats above housing typology strategy]

**Preferred Dwelling Typologies**

- [22.07-5-p7] [Delete, repeats above housing typology strategy]

**Design Objectives and Guidelines**

[22.07-5-p8] [Delete unnecessary text]

**Design Objectives**

- To support high quality, innovative architectural design and a diversity of housing stock[22.07-5-p9] [16.01-1L Location of Residential Development – Local living strategies]
- [22.07-5-p10] [Delete, repeats above strategy]
- To support a diversity of housing stock, with an increase in smaller dwellings (one and two bedrooms).[22.07-5-p11] [16.01-1L Location of Residential Development – Local living strategies]
- To integrate new styles of housing within existing streetscapes.[22.07-5-p12] [15.01-5L Neighbourhood character – Local living]

**Design Guidelines**

- Retain existing canopy trees and understorey planting, wherever possible.[22.07-5-p13] [15.01-5L Neighbourhood character – Local living strategies]

## KNOX PLANNING SCHEME

- [22.07-5-p14][Delete, covered in the zone]
- Locate carports and garages behind the line of the dwelling or in the rear yard.[22.07-5-p15] [15.01-5L Neighbourhood character – Local living strategies]
- Provide single crossovers for driveways.[22.07-5-p16] [15.01-5L Neighbourhood character – Municipal wide strategies]
- Minimise the amount of paving in front yards and driveways.[22.07-5-p17] [15.01-5L Neighbourhood character – Municipal wide strategies]
- Significantly set back first floor levels from the ground floor level.[22.07-5-p18] [15.01-5L Neighbourhood character – Municipal wide strategies]
- In developments of three or more dwellings, ensure that the rear dwelling is single storey in height.[22.07-5-p19] [15.01-5L Neighbourhood character – Local living strategies]
- Provide no, low or transparent front fencing.[22.07-5-p20] [15.01-5L Neighbourhood character – Municipal wide strategies]

[22.07-5-p21]

[22.07-5-p22]

[22.07-5-p23]

[22.07-5-p24]

[22.07-5-p25]

**22.07-6 Activity Areas**

14/12/2017

C150[22.07-6-p1]

[22.07-6-p2] [Delete, text unnecessary]

**Preferred Future Character**

Activity Areas will:[22.07-6-p3]

- See the most substantial change in housing styles than other areas in Knox[22.07-6-p4] [15.01-5L Neighbourhood character – Activity Area objective]
- Balance retaining the 'green and leafy' character when viewed from the street, whilst allowing more intensive residential development.[22.07-6-p5] [15.01-5L Neighbourhood character – Activity Area objective]
- Support new residential development that is well designed both architecturally and functionally.[22.07-6-p6] [15.01-5L Neighbourhood character – Activity Area objective]

**Preferred Dwelling Typologies**

- In Activity Areas, it is policy to encourage villa units, townhouses and apartments.[22.07-6-p7] [16.01-1L Location of Residential Development – Activity area strategies]

**Design Objectives and Guidelines**

[22.07-6-p8] [Delete, text unnecessary]

**Design Objectives**

- [22.07-6-p9][Delete, Repeats objective]
- To support a diversity of housing stock, with an increase in smaller dwellings (one and two bedrooms).[22.07-6-p10] [16.01-1L Location of Residential Development – Activity area strategies]
- To minimise the appearance of site services to adjoining public and private areas.[22.07-6-p11] [15.01-5L Neighbourhood character – Activity Area strategies]
- To establish new styles of housing within existing streetscapes.[22.07-6-p12] [15.01-5L Neighbourhood character – Activity Area strategies]
- To establish consistent street setbacks as part of the future character of the area.[22.07-6-p13] [15.01-5L Neighbourhood character – Activity Area strategies]



## KNOX PLANNING SCHEME

**Design Guidelines**

- Orient and design buildings to maximise key views to the Dandenong Ranges, other local landmarks and open space.[\[22.07-6-p14\]](#) [\[15.01-5L Neighbourhood character – Activity Area strategies\]](#)
- [\[22.07-6-p15\]](#)[\[Delete, Covered in the zone\]](#)
- Retain existing canopy trees, wherever possible.[\[22.07-6-p16\]](#) [\[15.01-5L Neighbourhood character – Municipal wide strategies\]](#)
- [\[22.07-6-p17\]](#)[\[Delete, Covered in the zone\]](#)
- Locate carports and garages behind the line of or underneath the dwelling or in the rear yard.[\[22.07-6-p18\]](#) [\[15.01-5L Neighbourhood character – Activity Area strategies\]](#)
- Provide single crossovers for driveways.[\[22.07-6-p19\]](#) [\[15.01-5L Neighbourhood character – Municipal wide strategies\]](#)
- Minimise the amount of paving in front yards and driveways.[\[22.07-6-p20\]](#) [\[15.01-5L Neighbourhood character – Municipal wide strategies\]](#)
- Significantly set back first and second floor levels from the ground floor level.[\[22.07-6-p21\]](#) [\[15.01-5L Neighbourhood character – Municipal wide strategies\]](#)
- Provide wide, upper floor balconies fronting the street and any adjoining public open space to maximise passive surveillance.[\[22.07-6-p22\]](#) [\[15.01-5L Neighbourhood character – Activity Area strategies\]](#)
- In developments of three or more dwellings, provide a mix of dwelling sizes (number of bedrooms). At least one dwelling should contain a bedroom, kitchen, bath or shower, and a toilet and wash basin at ground floor level.[\[22.07-6-p23\]](#) [\[15.01-5L Neighbourhood character – Activity Area strategies\]](#)
- Provide no, low or transparent front fencing.[\[22.07-6-p24\]](#) [\[15.01-5L Neighbourhood character – Municipal wide strategies\]](#)

[\[22.07-6-p25\]](#)**22.07-7 Accessible Design**

14/12/2017  
C150[\[22.07-7-p1\]](#)

**Design Objectives**

- To require the design of new development to consider the needs of people with limited mobility.[\[22.07-7-p2\]](#) [\[15.01-2L Accessible Design – Strategy\]](#)

**Design Guidelines**

- Provide a clear and accessible path from the street to the front door.[\[22.07-7-p3\]](#) [\[15.01-2L Accessible Design – Policy Guidelines\]](#)
- Require dwellings with ground floor level entrances to be visitable by people with limited mobility.[\[22.07-7-p4\]](#) [\[15.01-2L Accessible Design – Policy Guidelines\]](#)
- Where possible, the entries of all dwellings should be visible from the street.[\[22.07-7-p5\]](#) [\[15.01-2L Accessible Design – Policy Guidelines\]](#)
- Provide wide and sheltered step-free entries.[\[22.07-7-p6\]](#) [\[15.01-2L Accessible Design – Policy Guidelines\]](#)
- In developments of three or more dwellings, provide at least one dwelling with a bedroom, kitchen, bath or shower, and a toilet and wash basin on the same level as the entrance to the dwelling.[\[22.07-7-p7\]](#) [\[15.01-2L Accessible Design – Policy Guidelines\]](#)

[\[22.07-7-p8\]](#)**22.07-8 Architectural Design**

14/12/2017  
C150[\[22.07-8-p1\]](#) [\[15.01-2L Architectural Design – Objective\]](#)

## KNOX PLANNING SCHEME

**Design Objectives**

- To require the design and scale of new development to be consistent with the housing type(s) encouraged in each area and make a positive contribution to the built form of the area.[\[22.07-8-p2\]](#) [\[15.01-2L Architectural Design – Objective\]](#)

**Design Guidelines**

- Provide an appropriate degree of visual interest and articulation to present an appropriate scale and detail to the street frontage and adjoining sites.[\[22.07-8-p3\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- Design street facades with an appropriate scale, rhythm and proportion, which respond to the site's context.[\[22.07-8-p4\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- Support opportunities for social interaction at interfaces between the public and private areas, spaces and facilities within multi storey residential and mixed use developments.[\[22.07-8-p5\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- Design development along public spaces and creek corridors to front those public areas.[\[22.07-8-p6\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- Design development along main road corridors to:[\[22.07-8-p7\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
  - emphasise views to the Dandenong Ranges;[\[22.07-8-p8\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
  - provide opportunities for passive surveillance to the road frontage; and[\[22.07-8-p9\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
  - incorporate landscaping that contributes to the 'Bush Boulevard' character.[\[22.07-8-p10\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- Avoid large blank walls and facades.[\[22.07-8-p11\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- Require site services and car parking areas are sensitively designed and sited so as to be as visually unobtrusive as possible, from the street and adjoining sites.[\[22.07-8-p12\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- [\[22.07-8-p13\]](#) [\[Delete, Already in 52.05 signs, Most buildings and structures covered by Clause 54, 55 and 58\]](#)
- Screen unattractive buildings and developments through planting.[\[22.07-8-p14\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- Integrate elements into the design of the building/s and facades, including: security grills/screens, ramps, carpark entry doors, shading and screening structures, drain pipes, air conditioning units, lift over-runs, plant and communication equipment and other building services.[\[22.07-8-p15\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- Provide large and useable open spaces to maximise solar access.[\[22.07-8-p16\]](#) [\[15.01-2L Architectural Design – strategies\]](#)
- Consider including green roofs and walls.[\[22.07-8-p17\]](#) [\[15.01-2L Architectural Design – strategies\]](#)

[\[22.07-8-p18\]](#)**22.07-9 Housing for aged persons**

14/12/2017  
C150[\[22.07-9-p1\]](#)

**Design Objective**

- To facilitate development of specialised housing for aged persons that provides a range of on-site services to residents, or can be adapted to do so over time.[\[22.07-9-p2\]](#) [\[16.01-5S Residential aged care facilities – Objective\]](#)
- To require development of specialised housing for aged persons to minimise impacts on the surrounding area.[\[22.07-9-p3\]](#) [\[16.01-5S Residential aged care facilities – Objective\]](#)

## KNOX PLANNING SCHEME

**Design Guidelines**

- Provide a variety of communal public and private open spaces that:[\[22.07-9-p4\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
  - link with open space networks in surrounding areas; and[\[22.07-9-p5\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
  - are designed to support a variety of events and activities and facilitate informal social interaction.[\[22.07-9-p6\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
- Include accessible paths on-site that link on-site facilities and services, and with networks in surrounding areas (particularly key destination points such as public transport stops, local shops etc).[\[22.07-9-p7\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
- Integrate the development with the surrounding neighbourhood by providing, for example:[\[22.07-9-p8\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
  - lower scale buildings fronting the street and other public spaces; and[\[22.07-9-p9\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
  - paths on-site that link with networks in surrounding areas (particularly key destination points such as public transport stops and local shops).[\[22.07-9-p10\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
- Include accessible paths that link on-site facilities and services. Paths should be non-slip, wide enough to allow different users to safely use the path at different speeds and have dropped kerbs to road level.[\[22.07-9-p11\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
- Provide seating and shade at regular intervals along paths.[\[22.07-9-p12\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
- Provide some affordable housing options in the development, including social housing.[\[22.07-9-p13\]](#) [\[16.01-5S Residential aged care facilities – Strategies\]](#)
- [\[22.07-9-p14\]](#)[\[Delete, repeats Dandenong Foothills policy\]](#)

[\[22.07-9-p15\]](#)**22.07-10 Policy references**

14/12/2017

C150[\[22.07-10-p1\]](#)*Knox Housing Strategy*, Knox City Council, 2015[\[22.07-10-p2\]](#) [\[72.08 Background documents\]](#)*Knox Urban Design Framework 2020*, Knox City Council, 2003[\[22.07-10-p3\]](#) [\[72.08 Background documents\]](#)*Knox Affordable Housing Action Plan 2015-2020*, Knox City Council, 2015[\[22.07-10-p4\]](#) [\[72.08 Background documents\]](#)[\[22.07-10-p5\]](#)**22.06-7**

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**KNOX PLANNING POLICY TRANSLATION****POLICY NEUTRAL VERSION**

This document contains all of the current LPPF policy apart from all the introductory / contextual text has been moved over into a different document which for now is called the MPS. Every so often this text contains a bit of policy which will be moved into the objectives/strategies/policy guidelines.

This version contains updated maps provided by Council.

- Double ups have been consolidated.
- Duplications with State and Regional policy have been identified and removed.
- Contradictions with State and Regional policy have not been found.
- Policy that falls under other legislation or guidelines has been removed.
- Policy has been checked to ensure it aligns with the 'rules'.
- The source for each line of text is shown like this [\[Source\]](#).

**SMART PLANNING RULES HAVE BEEN APPLIED****Entry Rules**

1. A provision must be within the scope of the objectives and power of the Act.
2. A provision must implement the objectives of planning and be supported by a sound strategic planning and policy basis.
3. A provision must not conflict with or duplicate other legislation, instruments or planning scheme provisions.

**Application Rules**

1. The application of a provision must be necessary and proportional to the intended planning outcome.
2. A provision must be consistent with the operational provisions of the scheme, any parent provision and any relevant Ministerial Direction.
3. The application of a provision must be clear.

**Drafting Rules**

1. The requirements of a provision must be clear and unambiguous.
2. A provision must be structured to be clear and unambiguous.
3. A provision must be written to be clear and unambiguous.

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

**02 KNOX MUNICIPAL PLANNING STRATEGY**

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**02.01 CONTEXT**

Knox is located 25 kilometres east of Melbourne and covers 114 square kilometres. [21.01-1-p1] It occupies the traditional land of the Wurundjeri and the Bunurong people of the Kulin Nation.[21.01-1-p2]

Knox is situated between the Dandenong Creek Valley, Lysterfield Hills and the Dandenong Foothills. These regionally significant environmental and landscape features define the character and image of Knox and provide recreational and open space benefits. [21.01-1-p3 spit]

Less than 5 per cent of Knox's land area retains native vegetation. Of this nearly 90 per cent is listed as endangered or vulnerable at the national or bioregional scale. Remaining vegetation communities are at risk from inappropriate clearing and fragmentation.[21.03-3-p3]

Knox is renowned for its residential lifestyle, employment opportunities and social and recreational attributes. People in Knox enjoy relatively good levels of health and wellbeing with good access to community and leisure facilities and services.[21.01-1-p5]

From 2016 to 2036 the population of Knox is expected to grow to 185,406 and there will be 12,485 new dwellings (id, May 2018).[21.01-1-p6]

The community is diversifying and ageing. The main household type is families with children, and this group will increase over the next 20 years. The number of older people is forecast to nearly double. This will see an increase in the number of smaller household types making up just over half of all households in Knox within 20 years.[21.01-1-p7]

In 2016, 55,800 people worked in Knox. An additional 15,000 new jobs will be created in the next 20 years. Most employment is located within five identified Significant business locations. [21.01-1-p9]

The main employment industries are manufacturing, retail trade, wholesale trade, healthcare and social assistance and professional, scientific and technical services.[21.01-1-p11]

The major arterial road network in Knox provides a high level of accessibility for employment and community activity. Knox's public transport network includes the Belgrave train line, SmartBus and local bus routes. 21.02-1p14

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED****02.02 Vision**

Knox is a place where our people and our environment connect, ensuring they are safe, supported and have every opportunity to thrive. This means:

- Knox is a city of opportunity, embracing innovation and change, and providing local learning and employment opportunities for all. People and business can thrive.
- Knox's housing and infrastructure will meet the changing needs of our community.
- Knox's natural environment is protected and enhanced to ensure sustainability for future generations.
- Knox is a place to call home. Our community is strong, healthy and we support and respect each other.

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**02.03 Strategic directions****02.03-1 Settlement****Settlement framework**

Knox has a complex settlement pattern that reflects it as an established urban municipality. It is located between the setting of the Dandenong Creek Valley and Dandenong Foothills that form the two regional green wedges in Knox and an important edge and buffer to Melbourne’s expanding suburbs. [21.03-5-p1 split][21.03-5-p6]

With a growing residential and work population to accommodate, and significant environmental features and risks to manage, a fine-grained settlement strategy has been developed and applied in Knox. [new contextual statement]

This strategy is aimed at protecting the green wedges while accommodating growth and is based around:

- Activity centres.
- Significant business locations (see 2.03-7).
- Residential areas (see 2.03-6). [new contextual statement]

Each is clearly defined with a clear role in terms accommodating growth and character expectations. [new contextual statement]

**Green wedges**

Green wedge land in Knox contributes to the significant landscapes that play an important role in shaping the overall identity and character of the municipality. [21.03-5-p1 split] This land is predominantly located in the foothills of the Dandenong Ranges, including the Lysterfield Valley. [21.03-5-p1 split]

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”. [21.03-5-p3]

Green wedges strategic direction:

- Protect the Dandenong Foothills, Sites of Biological Significance and other areas of significant biological and landscape value from inappropriate development. [21.01-2-p3]
- Protect existing and potential aesthetic, biodiversity, landscape, amenity, cultural and agricultural values of green wedge land. [21.03-5-p19 split]



KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Activity centres**

Most activity centres in Knox have good access to a range of public transport options and offer a range of retail, commercial, employment, recreational, residential and social activities to support living locally.[21.07-3-p1] Retail growth is anticipated in activity centres. (The Knox Land for Business Directions Plan 2018).

The increasing demand for housing within activity centres is changing their traditional nature and role [21.07-3-p8] and resulting in competing demands between commercial and residential uses. [21.07-3-p2 split]

Some activity centres are performing with low levels of activity and vitality and revitalisation is encouraged.[21.07-3-p6]

The role and function of each Activity Centre is set out in the table below. [21.07-3-p3]

The five major activity centres each have a clear direction and role:

- Knox Central Major Activity Centre is a regional level centre with significant opportunities for mixed use and medium to high density residential development. It has a major bus interchange with multiple bus routes including a Smart Bus route along Stud Road. There is potential to extend the tram network. [21.10-3-p1]
- Bayswater, Boronia and Rowville Major Activity Centres each serve a municipal catchment and have significant opportunity for retail, office and housing growth. [21.01-1p12]
- Mountain Gate Major Activity Centre provides a diverse range of shops and services that meet everyday needs of the local community. There are moderate housing opportunities in and around the commercial centre. Poor public transport access impacts on the potential of the centre. [21.07]

Type of centre	Centres	Characteristics
Major activity centre	Bayswater Boronia Knox Central Mountain Gate Rowville	Provide a regional or municipal level retail, entertainment, recreational and civic role, with significant opportunities for residential growth.  Well served by, or identified as requiring improved, public transport.
Large neighbourhood activity centre	Scoresby Village Studfield, Wantirna South Wantirna Mall, Wantirna	Provide convenience retail and commercial activities, along with a variety of cafes and restaurants to serve the needs of the local community.  Have a SmartBus Route and local bus routes  Housing opportunities include villa units and townhouses, with some sites suitable for apartments or mixed-use development along arterial roads.

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Type of centre	Centres	Characteristics
		Apartment opportunities above active ground floor in the Commercial 1 Zone.
Medium neighbourhood activity centre	<p><b>Alchester Village, Boronia</b></p> <p><b>Ferntree Gully Village</b></p> <p>Knox Gardens, Wantirna South</p> <p>Knoxfield</p> <p>Rowville Lakes, Rowville</p> <p><b>The Basin</b></p> <p>The Orchards, Wantirna South</p> <p><b>Upper Ferntree Gully</b></p> <p>Wellington Village, Rowville</p>	<p>Provide convenience retail and commercial activities that serve the daily needs of the local community.</p> <p>Ferntree Gully and Upper Ferntree Gully have a train station but are constrained by environmental values and risks.</p> <p>Other centres have access to at least one local bus route.</p> <p>Housing opportunities include apartments above active commercial uses in the Commercial 1 Zone.</p>
Small neighbourhood activity centres	<p>Anne Road/Kathryn Road, Knoxfield</p> <p>Boronia Road/ Scoresby Road, Boronia</p> <p>Burwood Highway Corridor (east of Dorset Road between Newtown Street and Forest Oak Drive), Ferntree Gully and Upper Ferntree Gully</p> <p>Burwood Highway Corridor (west of Dorset Road/east of Westley Street), Ferntree Gully</p> <p>Cavell Street/Armin Street, Scoresby</p> <p><b>Dorset Road/Landscape Drive, Boronia</b></p> <p><b>Glenfern Road/Mason Street, Ferntree Gully</b></p> <p>Harcrest Boulevard, Wantirna South</p> <p>Lewis Road/Coleman Road, Boronia</p>	<p>Provide a limited range of shops and services which serve the convenience needs of the local community.</p> <p>These commercial areas have access to local bus routes or are within walking distance to SmartBus Route.</p> <p>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.</p>

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Type of centre	Centres	Characteristics
	Manuka Drive/Loretto Avenue, Ferntree Gully Mountain Highway/Kumala Road, Bayswater Stud Bay (Stud Road, north of Leonard Street), Bayswater	
Future neighbourhood activity centre.	Caribbean Park	A planned neighbourhood activity centre. Scale to be determined through planning.

*Note: Bolded activity centres are included in the Dandenong Foothills area, and additional policy applies.*

[The above table is based on the policy contained in 21.10-3 which has been consolidated]

Activity centre strategic directions:

- Maintain a network of viable activity centres that provide access to a wide range of goods and services proportional to their role and function. [21.07-3-p9]
- Minimise growth within activity centres in the Dandenong Foothills. [21.01-2-p18]
- Minimise out of centre retail activity that weakens the role and viability of designated activity centres. [21.07-3-p5]
- Support a greater range and increased densities of residential development in activity centres. [21.06-4-p7]
- Improve amenity, accessibility and connectivity to and within activity centres. [21.07-3-p7]

## 02.03-2 Environmental and landscape values

### Biodiversity

Knox has many sites of biological significance, including sites of National, State, regional and local significance. These sites contain native vegetation, creeks, water bodies and floodplains, that provide attractive and distinctive landscapes, but are at risk of being degraded and lost to development. [21.03-3-p2]

Between one quarter and one half of remaining flora species is estimated to be lost within one or two decades if no preventative action is taken. [21.03-3-p4 split]

Indigenous flora and fauna outside the recognised sites are also important to preserve. [21.03-3-p5]

Biodiversity strategic directions:

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Retain and enhance the remnants of Knox’s remaining native vegetation. [21.03-3-p4 split]. Minimise any further reduction in indigenous vegetation that is occurring from land use fragmentation and development pressure. [21.03-3-p9]
- Respond to the biodiversity needs of a changing climate to maximise opportunities for survival of indigenous species. [21.03-3-p4 split]
- Protect natural environments, native vegetation and major environmental and landscape features, including the Dandenong Foothills, Dandenong Creek Valley and Sites of Biological Significance. [21.02-2-p6]
- Minimise loss of habitat and loss of biodiversity. [21.03-3-p7]
- Control and manage pest plants. [21.03-3-p10]
- Promote biodiversity protection to benefit the health and wellbeing of the community, including amenity, recreation, social interaction, health and improved liveability. [21.03-2-p7]

**Creek corridors**

Knox is traversed by a series of small creeks, generally running east to west that create a corridor network. These include drainage easements, floodways, parks and other public reserves. Because of the large areas involved and their relatively uninterrupted extent, these spaces have the potential to contribute significantly to Knox’s landscape and recreation resources. [Clause 21.03-4-p1 split]

## Creek corridors strategic directions

- Create amenable open space networks of walking and cycling paths, public spaces, landscape and ecological corridors along the creek corridors. [Clause 21.03-4-p1 split]
- Activate creek corridors and interfaces by improving connectivity between public and private spaces. [Clause 21.03-4-p1 split]

**Significant environments and landscapes**

The most significant landscape characteristic of Knox is its appearance as a suburban area set in a larger natural and rural landscape. [21.03-5-p1 split]

Canopy trees, including single canopy trees in suburban backyards, are an integral component in retaining Knox’s natural environments and maintaining its green skyline and leafy green landscape character. [21.03-2-p11] ]

The Dandenong Foothills provide a scenic landscape backdrop to Knox and the outer eastern region of Melbourne and provide a backdrop to views from across the eastern suburbs of Melbourne, including long range views to and from the Melbourne CBD. [21.03-5-p2] They are a major defining element of Knox’s character and identity. [21.10-1-p1]

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

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

objectives must not outweigh the environmental and landscape objectives for the Foothills.[\[21.10-1-p2\]](#)

The Dandenong Valley Parklands are a series of regionally significant reserves extending ten kilometres along the Dandenong Creek. A large area of the Parklands are within Knox, with EastLink situated along the eastern edge between the creek and residential areas. It is one of the most highly visited and popular parks in Melbourne.[\[21.03-5-p4\]](#)

Rural land in Knox contributes to its significant landscapes. This land is predominantly located in the foothills of the Dandenong Ranges, including the Lysterfield Valley. The residential areas located within the Dandenong Foothills also contribute to the significance of this landscape.[\[21.03-5-p1 split, reworded\]](#)

Knox has a series of significant road corridors that are identified as ‘Bush Boulevards’ and ‘Paths into the Hills’ (shown on the Bush Boulevards and Gateways Plan at Clause 2.04). [\[21.05-3-p2 split\]](#)

‘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. [\[21.05-3-p2 split\]](#)

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. [\[21.05-3-p2 split\]](#)

‘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. [\[21.05-3-p3\]](#)

‘Dandenong Creek Valley Gateways’ (shown on the Bush Boulevards and Gateways Plan at Clause 2.04) 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 have a sense of openness and views into the creek valley, promoting the City’s green landscape identity. [\[21.05-3-p4\]](#)

‘Tourist Gateways’ 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. [\[21.05-3-p5\]](#)

Significant environments and landscapes strategic directions:

- Retain canopy trees as the single most important factor in defining Knox’s landscape character and its natural environment.[\[21.03-2-p14\]](#)
- Strengthen Knox’s green and leafy streetscapes and its identifiable landscape character.[\[21.03-2-p13\]](#)

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Maintain the unique landscape character, amenity and natural values of Knox’s significant landscapes, including the Dandenong Foothills, Lysterfield Valley and the Dandenong Creek Valley.[\[21.03-5-p7\]](#)
- Protect the heavily treed canopy and unique character of the Dandenong Foothills as a landscape of metropolitan significance by avoiding additional residential development and urban consolidation. [\[21.10-1-p9 split\]](#) [\[21.10-1-p8, merge\]](#) [\[21.10-1-p5 merge\]](#)
- Maintain uninterrupted view lines of the Dandenong Foothills from within the municipality and around metropolitan Melbourne by:
  - Retaining canopy trees.
  - Designing and siting buildings and works to sit below the dominant tree canopy height.[\[21.10-1-p9 split\]](#)
- Provide 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.[\[21.03-2-p6\]](#)
- Avoid the fragmentation of land.[\[21.03-5-p9\]](#)

**02.03-3 Environmental risks and amenity****Environmental risks**

Environmental issues affecting Knox are air quality, greenhouse gas emissions, energy efficiency, flooding, noise, water quality, catchment management, land development, the loss of vegetation and waste management. [\[21.04-5-p1\]](#) Climate change impacts on the environment and people, and exacerbate environmental risks such as drought, changes in temperature and the urban heat island effect. This leads to increased severity and frequency of extreme weather events. [\[21.01-2-p7\]](#) [\[21.04-5-p3\]](#)

Bushfire risk is significant in parts of Knox with the greatest risk at the interface between urban development and the foothills of the Dandenong Ranges and bushland in Lysterfield. [\[21.04-2-p1 split\]](#)

Parts of Knox are prone to flooding, including existing urban areas where natural overland flow paths have been lost over time. [\[21.09-3p3\]](#)

There are several potentially contaminated sites within Knox that may be redeveloped to a sensitive use in the future. [\[21.04-6-p1 split\]](#) [\[21.06-5-p2\]](#)

Environmental risk strategic directions:

- Adapt the built environment to mitigate the impacts of climate change.[\[21.04-5-p4\]](#)
- Minimise the intensification of high-risk areas. [\[21.04-5-p2 split\]](#)
- Encourage sustainable design in all developments. [\[21.04-5-p2 split\]](#)
- Reduce demand for the use of private cars. [\[21.04-5-p2 split\]](#)

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Green urban areas. [21.04-5-p2 split]
- Manage flood risk from an increased frequency of intense storms associated with climate change.[21.08-4-p8] [21.08-4-p2]
- Reduce risk to life and property from bushfire[21.01-2-p6] by directing new development to lower risk areas and managing bushfire risk along natural corridors.[21.03-4-p5]
- Limit development in the Dandenong Foothills and Lysterfield where vegetation removal for bushfire management may affect significant vegetation. [21.04-1p5]
- Develop tailored, site specific responses in the Dandenong Foothills and Lysterfield to mitigate bushfire risk whilst also achieving protection of landscape and biodiversity values.[21.04-2-p2]
- Identify, test and remediate contaminated and potentially contaminated land to a standard suitable for any intended new use or development.[21.04-6-p1 split]

**Land use compatibility**

Conflict between incompatible land uses, particularly the encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, may lead to risks to human health and amenity.[21.01-2-p7]

Knox has two closed landfills that are categorised as Type 2 landfills, as they contained putrescible waste. [21.04-4-p1 split] There are sensitive land uses and development sites located within the EPA recommended buffer distances from those closed landfills.[21.04-4-p2]

It is recognised that residential areas require some complementary non-residential uses for the convenience of residents and to 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.[21.06-6-p2]

Licensed premises bring important economic, social and cultural benefits to Knox. However, these types of premises also have the potential for detrimental amenity and public safety impacts if not located and managed appropriately.[21.07-11-p1]

Gaming machine gambling is a legitimate form of recreation but it also has the potential to cause harm in the form of problem gambling to some individuals, their families and the broader community. [21.07-10-p1 split]

Knox has a higher than average gaming machine density and gaming machine loss per capita compared to Metropolitan Melbourne.[21.07-10-p2]

Land use compatibility strategic directions:

- Assess environmental risks, including land contamination and gas migration prior to use and development of closed landfill sites and their surrounds. [21.04-4-p1 split]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Manage sensitive and commercial interfaces with the Knox Transfer Station and other heavy industrial sites, to support the ongoing operation without exposing residents to adverse effects.[\[21.04-3-p3 split\]](#)
- Maintain the viability of employment land, particularly core employment land areas, by protecting it from the encroachment of other uses that do not give support to industry and a production economy. [\[21.04-3-p1 split\]](#)
- Ensure new industrial development demonstrates any potential adverse impacts on surrounding sensitive uses, like noise and air emissions, odour and dust.[\[21.04-3-p1 split\]](#)
- Support local employment opportunities and reduce dependence upon car-based travel by encouraging non-residential uses to locate in and around activity centres and other commercial precincts.[\[21.06-6-p1\]](#)
- Limit potential social harm arising from the cumulative impact of packaged liquor outlets.[\[21.07-11-p4\]](#)
- Minimise harm by appropriately locating and managing electronic gaming machines and venues.[\[21.07-10-p1 split\]](#)

**02.03-4 Natural resource management****Agriculture**

Rural land in Knox plays an important role in shaping the overall identity and character of the municipality. Rural land is predominantly located in the foothills of the Dandenong Ranges, including the Lysterfield Valley. [\[21.03-5-p1 split and reworded\]](#)

Agriculture strategic directions:

- Protect existing and potential aesthetic, biodiversity, landscape, amenity, cultural and agricultural values of rural land.[\[21.03-5-p19 split\]](#)

**Resource exploration and extraction**

There are three extractive quarries in Knox producing hard rock, clay and clay shale. These extractive industries support Melbourne's construction industry.[\[21.07-2-p9\]](#)

Resource exploration and extraction strategic directions:

- Manage the interfaces between sensitive or commercial land uses and active quarries in order to support the ongoing operation of these facilities without exposing residents to adverse effects.[\[21.04-3-p3 split\]](#)



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**02.03-5 Built environment and heritage****Urban design and building 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. [21.05-2-p1]

Knox takes a ‘whole of city’ approach to the creation of liveable and sustainable environments with a focus on place-based planning. [21.05-2-p2]

As the population and local areas change, development should be accessible, sustainable and adaptable to meet existing and future community needs. Future urban form will need to play a much stronger role in developing and respecting local character and identity. [21.05-3-p3]

Much of Knox’s industrial and commercial areas have a high quality and distinct urban character. [22.02-2-p3 split] Good design in these areas is important to achieve more efficient utilisation of limited land while maintaining high levels of functionality and amenity. [22.02-2-p3 split]

All people in Knox should feel and be safe. Applying design for safety principles can reduce the fear and incidence of crime and improve quality of life and wellbeing. [21.05-5-p1]

Urban design and building design strategic directions:

- Facilitate a strong City character, identity, sense of place and culture. [21.01-2-p9]
- Create attractive road corridors that link the suburbs with the landscape of the Dandenong Foothills. [21.05-4-p8]
- Integrate built form and landscape outcomes along *Bush Boulevards* and *Paths into the Hills*. [21.05-4-p10]
- Enhance landscape-dominant gateways that uniquely identify the City of Knox. [21.05-4-p11]
- Strengthen the arrival experience at the Basin and Upper Ferntree Gully *Tourist Gateways* to capitalise on their Foothills setting and local character by integrating built form and landscape outcomes. [21.05-4-p6]
- Reinforce the design elements within industrial and commercial areas which contribute to the success of these areas. [22.02-2-p3 split]
- Support urban design that activates creek corridors and improves the interface and connectivity between public and private spaces. [21.03-4-p1 split]
- Ensure well designed development to create functional, architecturally attractive, sustainable and accessible places and buildings. [21.01-2-p8][21.05-3-p5] [21.06-4-p10]
- Facilitate design that responds positively to the public realm and the open space and waterway corridors and improves public amenity. [21.05-3-p6] [21.05-6-p7, merged]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Facilitate design that prioritises the needs of pedestrians and cyclists.[21.05-3-p7]
- Support building design that addresses the needs of changing commercial and residential markets and household structures.[21.05-3-p8]

**Neighbourhood character**

The strong green and leafy landscape character is the unifying element of the neighbourhood character of Knox. The scaled approach to development in the four residential typologies contributes to this character to the create a liveable, high amenity municipality while protecting environmental values.[21.06-4-p1]

The four residential typologies are outlined in Clause 2.03-6 Housing and shown on the Housing Framework Plan at Clause 2.04. [21.06-2-p2]

Neighbourhood character strategic directions:

- Strengthen the unifying ‘green and leafy’ character of Knox across all residential areas.[21.06-4-p8] [21.08-2-p4]
- Ensure development responds to the residential typologies and the desired future character, built form, and natural environmental elements that make up the neighbourhood character of each residential area, [21.06-4-p2]

**Healthy and liveable neighbourhoods**

The Knox population is increasing, ageing and diversifying, creating a need to ensure equitable access to community facilities, along with mobility and accessibility.[21.07-5-p13]

Parts of the community in Knox:

- Have rates of obesity above the State average.[21.07-5-p14]
- Are vulnerable to social isolation. [21.07-5-p12]
- Are car dependant with poor walkability of neighbourhoods.[21.07-5-p11]

Liveable neighbourhoods strategic directions:

- Promote social, cultural and community health and wellbeing. [21.05-2-p5]
- Promote: [21.07-5-p10 split]
  - Living and working locally. [21.07-5-p10 split]
  - Active transport. [21.07-5-p10 split]
  - Increased social interactions. [21.07-5-p10 split]
  - Improved services for an ageing and more diverse population.[21.07-5-p10 split]

**Sustainable development**

The spatial development of Knox since the 1960s has predominantly comprised low-density built form leading to a car dependent city. This has resulted in an

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

increased use of resources and air pollution, reducing amenity levels for Knox residents.[21.05-6-p1]

There is a need to reduce greenhouse gas emissions, 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.[21.05-6-p2]

Sustainable development strategic directions:

- Implement environmentally sustainable design in development to improve housing liveability and amenity for occupants. [21.05-6-p3] [21.05-6-p5]
- Reduce reliance on non-renewable resources.[21.05-6-p8]
- Minimise car dependency and improve the use of sustainable transport modes.[21.05-6-p9]
- Reduce waste and pollution during all stages of the construction process.[21.05-6-p10]
- Protect environmentally sustainable landscapes and natural habitats.[21.05-6-p11]
- Reduce maintenance and utility costs.[21.05-6-p13]

## Signs

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. [21.05-8-p1 split]

Signs strategic directions:

- Ensure that signs address visual impact on built form, streetscape, views and vistas, and local amenity.[21.05-8-p1 split]

## Heritage

Local Aboriginal cultural heritage and post European settlement 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. Heritage strategic directions:

- Protect places of historic and Aboriginal cultural significance.[21.05-7-p8] [21.01-2-p12, merged]
- Reinforce the significance of places of Aboriginal cultural heritage in built and natural environments.[21.05-7-p2 split]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**02.03-6 Housing****Location of residential development**

The residential population is also forecast to grow significantly with approximately 15,415 dwellings being required between 2016 and 2041 (i.d, November, May 2018).

Single dwellings on large blocks are the dominant form of housing in Knox. The current sizes and types of housing overall are inadequate to respond to the increasing demand for smaller, more diverse and accessible dwellings, particularly as the community ages and diversifies. [21.06-3-p2] [21.01-2-p16]

Distinct residential typologies have been identified that support a scaled approach to residential development. [21.06-1-p1]

Within each area, a different level of change is anticipated to respond to the City's current and future housing needs. [21.06-2-p7] These are shown in the table below and on the Housing Framework Plan at Clause 2.04. [21.06-2-p2]

Residential area	Characteristics
Bush suburban	<p><b>Constrained and limited change areas</b></p> <p>These areas have distinctive and significant biological values.</p> <ul style="list-style-type: none"> <li>The Dandenong Foothills are constrained by significant vegetation, topography and landscapes.</li> <li>Sites of Biological Significance are constrained by significant vegetation and drainage issues.</li> <li>Low Density Residential Zones are constrained by significant vegetation and lack of sewerage.</li> </ul> <p>Residential development is low scale. [21.06-4-p3]</p>
Knox neighbourhood	<p><b>Minimal change areas</b></p> <p>Represent the majority of Knox's residential areas.</p> <p>Have a sense of spaciousness within the public and private realm.</p> <p>Residential development is characterised by detached dwellings or dual occupancies with large backyards that contribute to the area's green and leafy character, and villa units on larger lots.</p> <p>[22.07-4-p3] [21.06-4-p4]</p>
Local living	<p><b>Incremental change areas</b></p> <p>Focused around parts of Rowville, Boronia, and Bayswater Major Activity Centres and the larger neighbourhood activity centres of Wantirna Mall, Studfield, Scoresby</p>

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Residential area	Characteristics
	<p>Village, The Orchards and the major activity centre Mountain Gate.</p> <p>Within walking distance of local shops and public transport. <a href="#">[source for this is table 22.06-5p17]</a></p> <p>Residential development is predominantly medium scale. <a href="#">[21.06-4-p5]</a></p>
Activity area	<p><b>Substantial change areas</b></p> <p>Located on Knox’s Major Activity Centres (Knox Central, and parts of Boronia, Bayswater, and Rowville) and areas located along major bus routes (SmartBus) along Stud, Boronia, and Wantirna Roads. <a href="#">[Existing housing plan]</a></p> <p>Contain a range of shops, services and employment and have good access to a range of public transport options. <a href="#">[Existing housing plan]</a></p> <p>Residential development will predominantly be higher density development. <a href="#">[Existing housing plan]</a></p>
Strategic investigation sites – residential	<p><b>Incremental residential growth</b></p> <p>Sites not currently used for residential purposes, such as quarries, schools and golf courses. <a href="#">[Existing housing plan]</a></p> <p>Sites where land use is likely to change in a short to mid-term timeframe or has recently changed to residential purposes. <a href="#">[Existing housing plan]</a></p> <p>Sites suitable for a component of social housing. <a href="#">[Existing housing plan]</a></p> <p>Refer to the Strategic framework plan at Clause 2.04 for locations.</p>
Mixed Use Areas	<p>Applies to Mixed use areas not covered by a Design and Development Overlay or Development Plan Overlay. <a href="#">[Existing housing plan]</a></p>

There is an undersupply of affordable housing which has contributed to high levels of mortgage stress within some parts of the municipality. [\[21.06-3-p4\]](#)

Knox’s supply of social housing is below the Melbourne Metropolitan average. [\[21.01-2-p17\]](#)

Strategic directions for location of residential development:

- Support a scaled approach to housing growth in line with the directions outlined for each type of residential area and the Housing Framework Plan at Clause 2.04. [\[21.06-2-p1 split\]](#)[\[21.02-2-p4\]](#)
- Limit residential development to low scale in bush suburban areas to protect significant environmental values. [\[21.06-5-p3\]](#) [\[21.06-2-p1 split\]](#) [\[22.07-01-p6\]](#)

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Maintain minimal change that reflects the existing character in Knox neighbourhood areas. [\[21.06-2-p1 split\]](#)
- Support incremental change in the form of medium scale residential development that contributes to the green and leafy character in local living areas. [\[21.06-2-p1 split\]](#)
- Facilitate incremental residential growth with design guidelines in strategic investigation areas. [\[21.02-1p3\]](#) [\[22.06-4 table\]](#)
- Facilitate substantial change that includes increased densities and diversity of residential development in Activity areas. [\[21.06-2-p1 split\]](#) [\[21.01-2-p15\]](#)
- Support growth that reflects the existing or preferred future character of the surrounding area in Mixed use areas not covered by a DDO or DPO. [\[22.06-4 table\]](#)
- Respond to changing housing needs and improve housing affordability by supporting the development of different housing styles, types, forms and sizes. [\[21.06-3-p8\]](#) [\[21.06-2-p9\]](#) [\[21.06-3-p6\]](#)
- Encourage ageing in place through increasing the supply of aged care facilities, social housing and smaller dwellings. [\[21.06-3-p3\]](#)

**02.03-7 Economic development**

**Significant business locations**

Knox is a high employment generator and contains several significant business locations that are expected to grow over the next fifteen years. These are outlined in the table below and shown on the Strategic Framework Plan at Clause 2.04. [\[Existing Economic Framework Plan\]](#)

Significant business location	Characteristics and role
Scoresby-Rowville-Knoxfield (Core employment land area)	This location is important for investment and employment and is recognised as a regionally significant employment cluster.  It contains the highest number of jobs in any Significant business location.  It includes Scoresby Village Large Neighbourhood Activity Centre, Knoxfield Medium Neighbourhood Activity Centre, and the future Caribbean Park Neighbourhood Activity Centre.
Bayswater Business Precinct – Bayswater Major Activity Centre (part) (Core employment land area and Local employment land area)	The Bayswater Business Precinct is an area of approximately 800 hectares that straddles Knox and two other municipalities. It is a regionally important investment and employment cluster.  It is the largest significant business location in Knox in terms of area of land and includes part of the Bayswater Major Activity Centre.

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Significant business location	Characteristics and role
	It includes Strategic Investigation Site shown as number 2 on the Strategic Framework Plan at Clause 2.04
Knox Central Major Activity Centre	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.
Burwood Highway East Corridor (Local employment land area)	This location provides a range of employment opportunities in primarily small-medium sized businesses which serve the needs of the local community.  It includes Mountain Gate Major Activity Centre, Upper Ferntree Gully Dandenong Foothills Activity Centre and other Small Neighbourhood Activity Centre along Burwood Highway.  It includes the Strategic Investigation Site shown as number 3 on the Strategic Framework Plan at Clause 2.04.
Wantirna Health Precinct	This location is a State identified Health precinct providing employment in health, community, and education services.  It includes the Wantirna Mall Large Neighbourhood Activity Centre.  It includes the Strategic Investigation Site shown as number 1 on the Strategic Framework Plan at Clause 2.04.
Strategic investigation areas sites – economic, shown as number 4 and 5 on the Strategic Framework Plan at Clause	These sites provide opportunity areas that may potentially incorporate employment and business land.

[Table based on existing Economic Framework Plan]

Within Significant business locations, and other areas the municipality, core employment land areas and local employment land areas have been defined as shown on the Strategic Framework Plan at Clause 2.04. [existing Economic Framework Plan]

Core employment land areas are major concentrations of employment and economic activities that should be protected from encroachment from other uses given their strategic and economic value to the local and regional economy. [existing Economic Framework Plan supported by words from Land for Business Directions Plan, p65]

Local employment land areas support smaller industrial businesses, provide important services to Knox residents and business and provide local business opportunities. Whilst not a Significant business location, the Edina Road Industrial Estate, Ferntree Gully is identified as Local employment land area. [existing Economic Framework Plan supported by words from Land for Business Directions Plan, p65]

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Knox has a network of activity centres with each centre having a preferred role in accommodating economic activity as outlined in Clause 2.03-1. [21.02-2-p2]

Significant business location strategic directions:

- Maintain a strong and sustainable local economy. [21.07-2-p10]
- Maintain a supply of serviced, high-amenity business land to meet future demand, attract business investment and provide employment opportunities for the growing population. [21.01-2-p19, blended] [22.02-2-p4] [21.01-2-p20] [21.07-2-p5]
- Support Strategic investigation sites as opportunities to accommodate a range of housing, retail and employment uses, depending on their classification on the Strategic Framework Plan at 2.04. [21.02-1-p3]
- Maintain an ongoing supply of Local employment land areas. [Land for business, p7]
- Facilitate employment growth in *Significant Business Locations*. [21.02-2-p5]
- Maintain the identified Core employment land areas for employment generating and productive economic uses and protect from encroachment by non-employment generating uses. [22.02-2-p2 split]

### Diversified economy

Manufacturing will remain a key industry but development of other industries is supporting a more diverse, knowledge intensive economy. [21.07-2-p3]

Knox has identified several *Propulsive Industry Sectors* that are key drivers of the local and regional economy. These are construction, wholesale trade, manufacturing, other services, and health care and social services. Planning is focused on having sufficient and suitable land available for these industry sectors. [Knox Land for Business Directions Plan 2018]

Diversified economy strategic directions:

- Support *Propulsive Industry Sectors* to locate within Core Employment land areas. [22.02-2-p1]
- Support industries that diversify the Knox economy, support working locally and create a premier destination for high quality businesses and investment. [21.07-2-p12] [21.01-2-p21]

### 02.03-8 Transport

Knox historically developed around the rail corridor and local bus routes, however development in recent years has created low-density suburbs resulting in a dependence on cars for mobility with large parts of the municipality poorly served by public transport. [21.08-2-p1 split] [21.01-2-p28]

Knox has an extensive network of transport corridors and bicycle and pedestrian paths. Opportunities exist to improve linkages and overall transport infrastructure



## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

in the region and to facilitate further transit-oriented development so that growth is more sustainable. [21.08-2-p1 split]

Transport strategic directions:

- Facilitate an integrated transport system that connects movement networks to create efficiencies and reduce travel times.[21.08-2-p2 split] [21.08-2-p5]
- Provide quality and connected infrastructure for walking and cycling to promote sustainable active travel. [21.01-2-p30] [21.08-2-p2 split]
- Provide integrated transport options and convenient alternative transport choices[21.08-2-p7] to reduce high rates of private car usage.[21.01-2-p29]
- Improve accessibility and mobility for all people. [21.01-2-p31]
- Support development of a train extension to Rowville and a tram extension to Knox Central along Burwood Highway.[21.08-2-p10] [21.01-1-p14]
- Provide good access to Knox’s *Significant Business Locations* to support business and job access.[21.08-2-p11]

## 02.03-9 Infrastructure

### Community infrastructure

Knox has a growing and ageing population, which will increase pressure on the capacity of health and medical facilities.[21.07-8-p5]

There are three hospitals in Knox. The Wantirna Health Precinct is recognised in Plan Melbourne provides opportunity for the further clustering of health, education and community services to improve service availability and quality and convenience across the region.[21.07-8-p2]

Knox has a wide range of public and private education facilities including a campus of Swinburne University of Technology. Other learning opportunities are provided through libraries, registered training organisations, community houses and corporate education and training providers. [21.07-8-p3 split]

Planning for health and wellbeing is focused on increasing levels of community activity, social connectedness and cohesion.[21.07-7-p1]

Large developments can cause detriment to the social environment if not managed well. This includes:

- The capacity of services and community facilities being inadequate.
- Reduced access to housing, shopping, recreational or leisure activities.
- Impacts on the amenity, safety and health and wellbeing of the community.[21.07-9-p1]

Community infrastructure strategic directions:

- Support the continued development of the Wantirna Health Precinct as a State significant health precinct to serve a growing and ageing population.[21.01-2-p26]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Support the establishment of education facilities to serve a growing and diverse population, including skills-based training opportunities.[\[21.07-8-p3 split\]](#)
- Support whole-of-life education opportunities and positive employment outcomes that are locally accessible.[\[21.07-8-p4\]](#)
- Ensure equitable access to community facilities and services.[\[21.07-7-p4\]](#)
- Support flexible and multipurpose facilities and community hubs to accommodate changing community needs.[\[21.07-7-p5\]](#)
- Maximise and diversify utilisation of, and improve access to, community facilities.[\[21.07-7-p6\]](#)
- Support the assessment of social impacts when considering significant land use planning and development proposals to help better inform decision making, achieve social benefits and sustainable outcomes. [\[21.07-9-p2\]](#)
- Design new community facilities to be accessible, located close to existing public transport networks and activity centres, and integrated with surrounding uses.[\[21.07-7-p3\]](#)

**Open space**

Knox has over 890 hectares of open space distributed across 887 places. [\[21.07-6-p1\]](#)

Knox's open space network links with an extensive shared pathway system, making an important contribution to the City's character, outdoor lifestyle and the health and wellbeing of the community. [\[21.08-2p2\]](#)

It is also important for vegetation provision, which provides many benefits including shade, amenity, landscape character, natural and ecological functions and helps to mitigate the impacts of climate change and urban heat island effect.[\[21.07-6-p2\]](#)

Some areas are underprovided with open space provision or access to open space. Opportunities exist to improve the functionality and design of open space areas to improve both the quality and diversity of open space and recreation activities and services for the whole community. [\[21.07-6-p3\]](#)

Open space strategic directions:

- Provide appropriate types of open space with good services, amenity, and functionality to:
  - Meet the needs of the community.[\[21.07-6-p4\]](#)
  - Sustain the green and leafy identity of Knox [\[21.07-6-p5 split\]](#)
  - Contribute to community wellbeing and social interaction.[\[21.07-6-p5 split\]](#)
  - Create a desirable place to live, work and play.[\[21.07-6-p6\]](#)
  - Support biodiversity, improve stormwater quality, reduce the heat island effect and the impacts of climate change.[\[21.07-6-p7\]](#)

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Utilise creek corridors to create open space networks for walking and cycling, public spaces, landscape and ecological corridors. [21.03-4-p1 split]
- Improve access and connectivity to creek reserves. [21.03-4-p3]
- Consolidate disjointed component parklands and reserves in the Dandenong Valley Parklands. [21.03-5-p12]

**Development infrastructure**

The more established areas of Knox have ageing infrastructure assets that require maintenance or replacement. Adequate infrastructure is also required to support population and business growth areas. [21.08-3-p1]

Knox has an integrated water management approach that seeks to manage all water resources in a more efficient, equitable and sustainable manner. [21.08-4-p2]

Development infrastructure strategic directions:

- Ensure developers and servicing agencies contribute towards the provision of new and upgraded social and physical infrastructure on a fair and reasonable basis. [21.08-3-p2]
- Protect the ecological health of waterways by reducing the amount of and improving the quality of stormwater entering waterways. [21.08-4-p1 split] [21.08-4-p1 split] [21.08-4-p6]
- Increase the use of alternate water sources to reduce reliance on potable water and reduce stormwater runoff. [21.08-4-p9]
- Support the development of water assets that respond to population growth and climate change to improve water security and resilience. [21.08-4-p12]

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

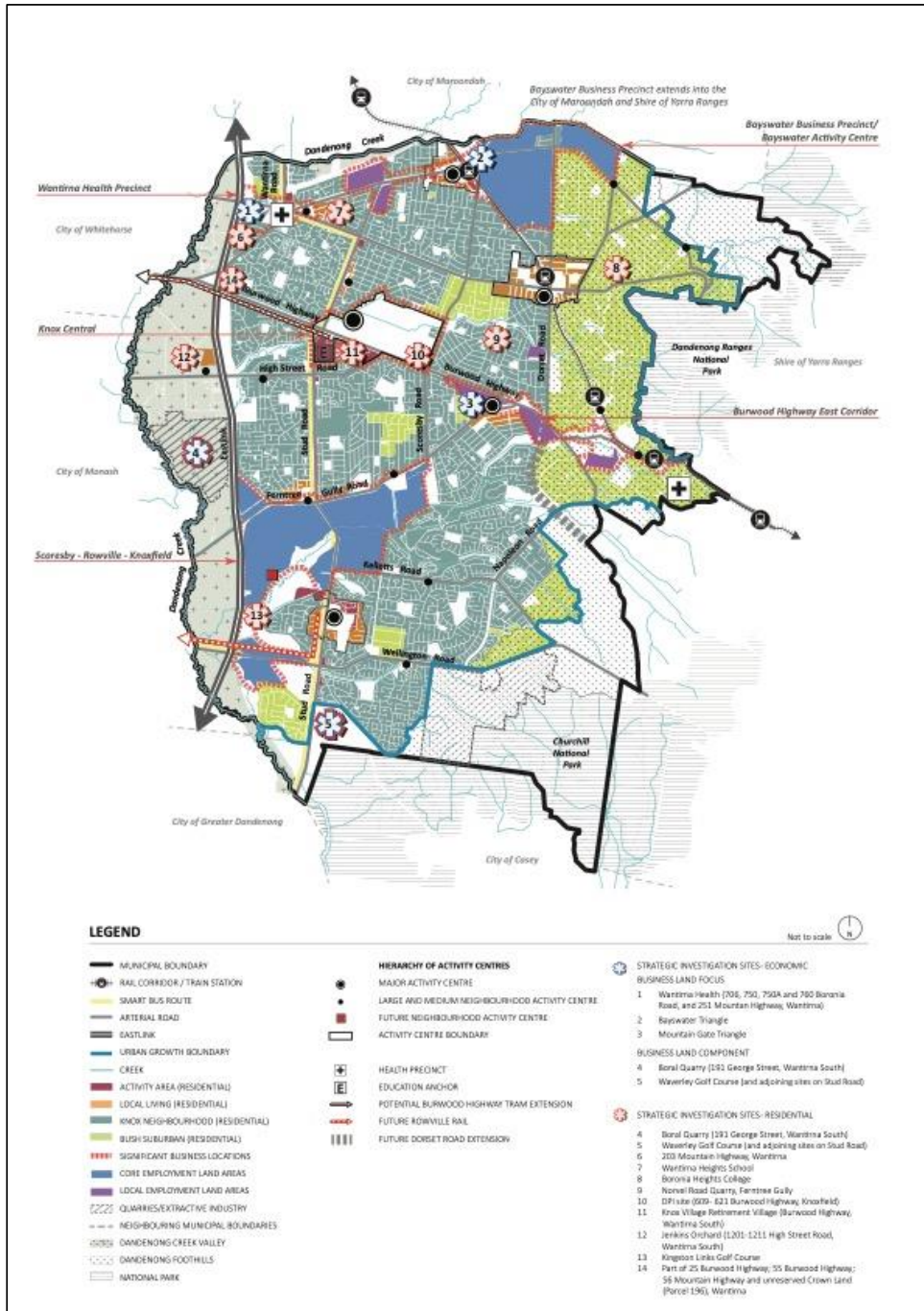
**02.04 Strategic framework plans**

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

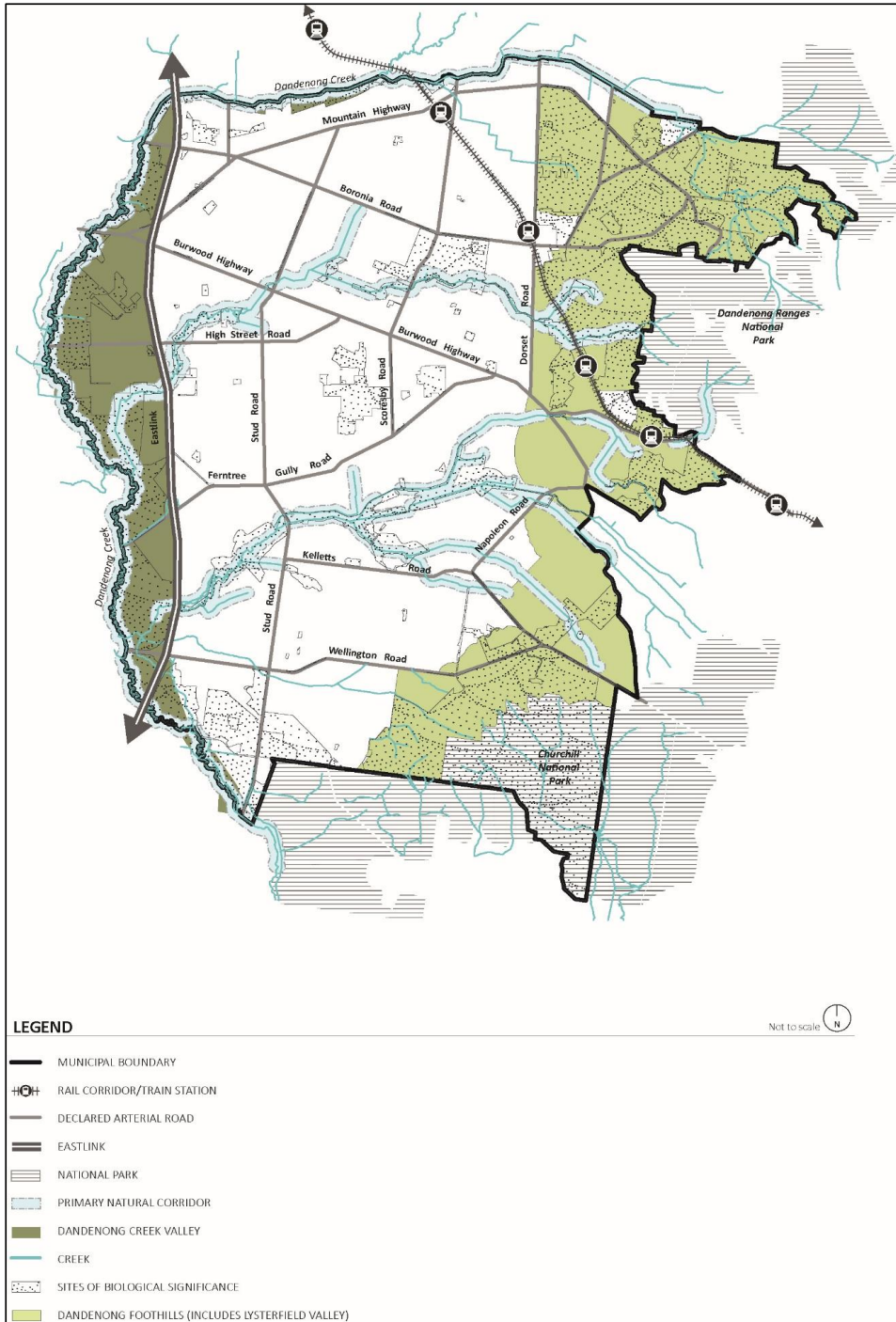
Strategic Framework Plan[21.02-2-p11]



KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

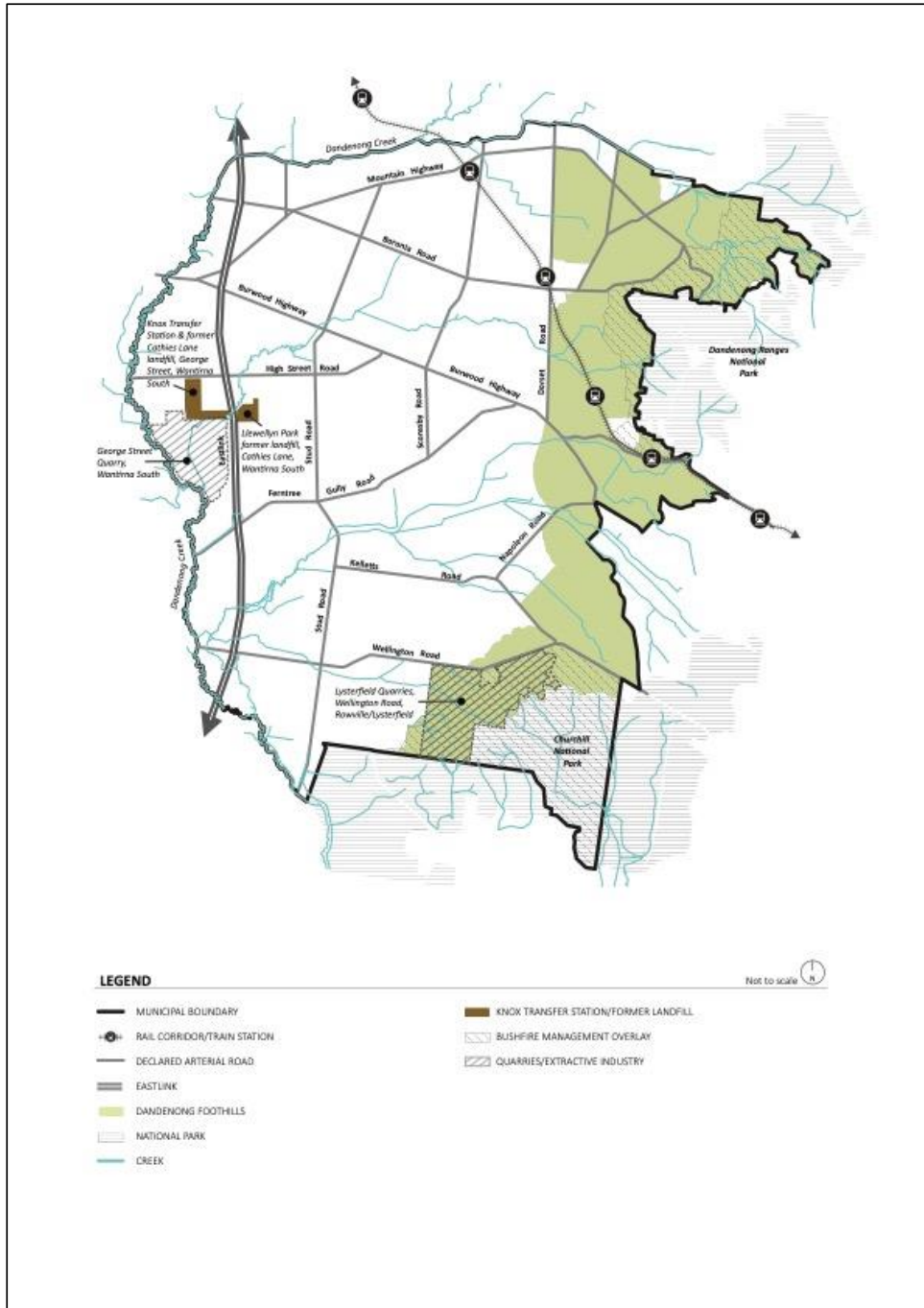
Environmental and Landscape Values Plan [ 21.03-6-p29][21.03-6-p30]



KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

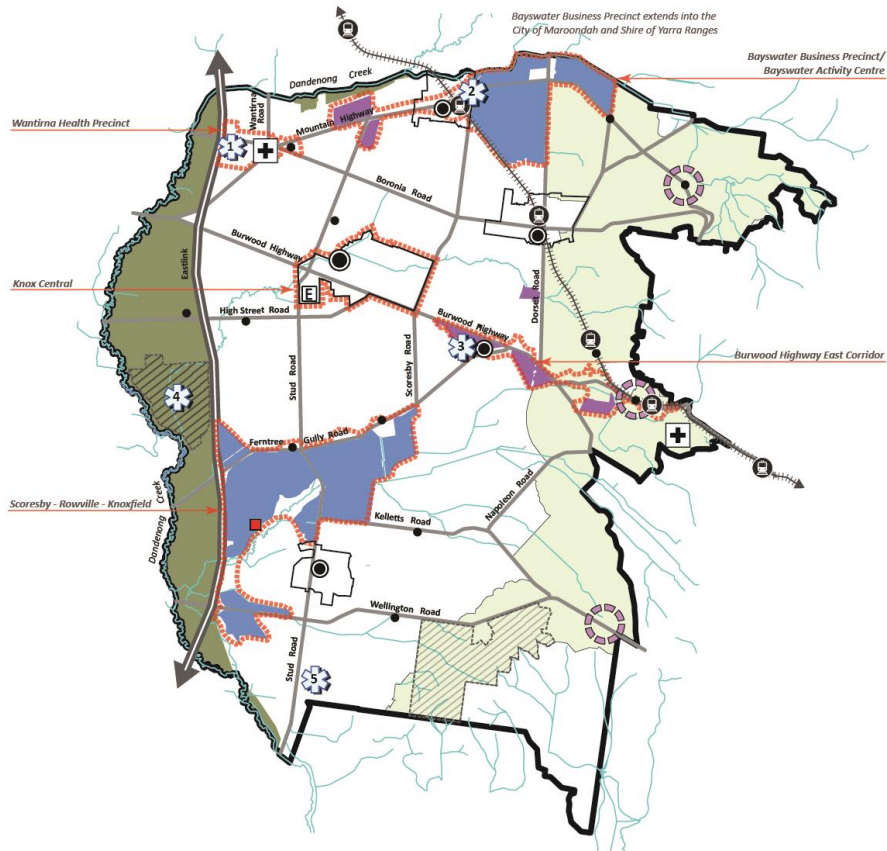
Environmental Risks Plan [21.04-7-p12]



KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Economic Plan



LEGEND		
	MUNICIPAL BOUNDARY	
	RAIL CORRIDOR / TRAIN STATION	
	DECLARED ARTERIAL ROAD	
	EASTLINK	
	SIGNIFICANT BUSINESS LOCATIONS	
	CORE EMPLOYMENT LAND AREAS	
	LOCAL EMPLOYMENT LAND AREAS	
	QUARRIES/EXTRACTIVE INDUSTRY	
	DANDENONG CREEK VALLEY	
	DANDENONG FOOTHILLS	
	CREEK	
	TOURIST GATEWAY	
	HEALTH PRECINCT	
	EDUCATION ANCHOR	
<b>HIERARCHY OF ACTIVITY CENTRES</b>		
	MAJOR ACTIVITY CENTRE	
	LARGE AND MEDIUM NEIGHBOURHOOD ACTIVITY CENTRE	
	FUTURE NEIGHBOURHOOD ACTIVITY CENTRE	
	ACTIVITY CENTRE BOUNDARY	
<b>STRATEGIC INVESTIGATION SITES - ECONOMIC*</b>		
BUSINESS LAND FOCUS		
1	Wantirna Health (706, 750, 750A and 760 Boronia Road, and 251 Mountain Highway, Wantirna)	
2	Bayswater Triangle	
3	Mountain Gate Triangle	
BUSINESS LAND COMPONENT		
4	Boral Quarry (191 George Street, Wantirna South)	
5	Waverley Golf Course (and adjoining sites on Stud Road)	
* See also Clause 02.04 Strategic Framework Plan and Housing Plan		

Not to scale





## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**11.01-1L Settlement****Policy application**

This policy applies to all land in the municipality in line with the settlement typologies shown on the Strategic Framework Plan that forms part of clause 2.04.

**Strategies**

Concentrate economic development growth in:

- Major Activity Centres and Large Neighbourhood Activity Centres.
- Significant Business Locations. [Drawn from Strategic Framework Plan]

Core Employment Land Areas. Support economic development growth in:

- Local Employment Land Areas.
- Other Activity Centres. [Drawn from Economic Development Plan]

Direct housing change as follows:

- Constrained and limited change in Bush Suburban areas.
- Minimal change in Knox Neighbourhood areas.
- Incremental growth in Local Living areas.
- Substantial growth in Activity Areas. [Drawn from Housing Plan]

Plan to accommodate a range of future housing, retail and employment uses [21.02-1 p3] in Strategic Investigation Sites.

Support the non-urban values of rural and green wedge land shown on the Strategic Framework Plan at Clause 2.04 by: [21.03-5-p21]

- Avoiding fragmentation of lots. [21.03-5-p20]
- Retaining existing agricultural uses. [21.03-5-p22]

Retain an urban edge that reflects the metropolitan significance of the Dandenong Foothills, rural valleys, and natural landscapes along the eastern and western edges of Knox. [21.03-5-p13]

Protect the environmental and landscape values in the following areas, by limiting development in:

- Dandenong Creek Valley.
- Lysterfield Valley.
- Sites of Biological Significance. [21.01-2p3]

Preserve the environment and landscape significance of the Dandenong Foothills recognising these values outweigh the need for urban consolidation in the Foothills. [21.04-4-p14] [21.03-5-p18] [21.06-5-p6] [21.03-5-p19]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**11.03-1L Activity centres****Policy application**

This policy applies to the Knox Activity Centres identified in the table at Clause 2.03-1.

**General strategies**

Facilitate land use and development in activity centres in keeping with their role shown in the table at Clause 2.03-1. [21.07-3-p3]

Support business growth across activity centres to meet community needs. [21.07-3-p10]

Avoid retail development outside of the designated activity centres. [21.07-3-p11 split]

Avoid residential development at ground level in the Commercial 1 Zone. [21.07-3-p17]

Promote mixed uses and higher density housing in activity centres above ground level to increase housing opportunities and the vitality of centres. [21.07-3-p13][21.05-3-p16] Support non-residential uses in residential areas on the periphery of activity centres, where:

- They can provide a buffer between business and residential uses.
- Off-site amenity impacts are minimised. [21.07-3-p14]

Discourage non-residential uses which operate until late at night in residential areas where late night commercial activity does not currently exist. [21.07-3-p15]

Ensure buildings have active frontages. [21.07-3-p16]

Support grade separation of level crossings within activity centres to facilitate new development and improve amenity, accessibility and economic viability of the centre. [21.07-3-p18]

Improve public transport infrastructure to support viability, sustainability and vitality of activity centres. [21.07-3-p19]

Protect key public realm views to the Dandenong Ranges from Activity Centres. [21.07-2-p36]

**Major Activity Centre strategies**

Direct large entertainment, and retail uses serving a regional catchment to Knox Central, Bayswater, Boronia and Rowville Major Activity Centres. [21.07-3-p12]

Support the growth of Mountain Gate Major Activity Centre by:

- Retaining the existing and ongoing mix of highway bulky goods, restricted retail uses, small scale offices and light industry and service industry. 21.07
- Consolidating retail uses within the retail core of the centre. 21.07

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Dandenong Foothills activity centre strategies**

Support development that respects:

- The landscape setting.
- Landscape and environmental sensitivities.
- Bushfire risk.
- The local character of the centres. [21.07-3-p28]

Limit housing development, subject to landscape and environmental sensitivities and the interface with sensitive uses, in the Neighbourhood Activity Centres in the Dandenong Foothills to:

- Dual occupancy development outside the Commercial 1 Zone and Mixed Use Zone.
- Apartments in the Commercial 1 Zone and Mixed Use Zone in all centres, and the Neighbourhood Residential Zone Schedule 6 in Ferntree Gully Village. [21.07-2 table 1]

**The Orchards Neighbourhood Activity Centre strategies**

Support development that provides 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. [21.07-3-p29]

Small Neighbourhood Activity Centre strategies Support convenience retail within Small Neighbourhood Activity Centres. [21.07-3-p29]

Discourage further expansion of Small Neighbourhood Activity Centres. [21.07-3-p29]

**Future Caribbean Park Neighbourhood Activity Centre strategies**

Facilitate the development of a Neighbourhood Activity Centre that complements and services business and employees in the Scoresby-Rowville-Knoxfield 'Significant Business Location'. [22.02-3-p6]

Locate the activity centre centrally within Caribbean Park to enable ease of access by workers. [22.02-3-p6]

Encourage commercial activities to be incorporated into the activity centre. [22.02-3-p6]

Encourage the built form of the activity centre to have its own identity. [22.02-4-p25]

Encourage urban art, sculpture and water fountains in the public realm design that reflect the existing character of Caribbean Park. [22.02-4-p26]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**11.03-1L Knox Central Major Activity Centre****Policy application**

This policy applies to all land shown within the Activity Centre Boundary on the Knox Central Major Activity Centre and Precincts Plan that forms part of this Clause.

**Objective – 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. [21.10-2]

**Strategies**

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, with a particular focus on achieving higher density residential and employment uses on land adjacent to the Westfield Knox Shopping Centre. [21.07-3]

Discourage development that represents an under development of land. [21.10-2]

Support development that demonstrates high levels of architectural merit. [21.10-2]

Support consistent street wall heights and street setbacks on Burwood Highway. [21.10-2]

Support the development of well-designed, high-quality and distinctive ‘feature forms’ along Burwood Highway. [21.10-2]

Support ground floor uses that activate the street frontage and public realm in areas of high pedestrian activity, including Burwood Highway. [21.10-2]

Provide passive surveillance to High Street frontages. [21.10-3p16 split]

Support development that contributes to an active and pedestrian friendly public realm. [21.10-2]

Facilitate development that improves and prioritises pedestrian and cyclist amenity, safety and connectivity throughout Knox Central, and in particular:

- Along Burwood Highway and Stud Road
- To and from the Open Space and Recreation Precinct (including the Blind Creek Corridor)
- To and within the Commercial Core precinct.
- To and from public transport nodes. [21.10-2]

Maximise views to the Dandenong Ranges from public areas within Knox Central. [21.10-2]

Support the provision of public art on public land and in communal and semi-public spaces on private land. [21.10-2]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Support the provision of infrastructure to ensure an improved public realm as development intensity increases. [21.10-2]

Support additional east-west road access within Knox Central north of Burwood Highway. [21.10-2]

**Strategies – Transport**

Incorporate infrastructure to support electronic vehicle charging in development and carparking areas. [21.10-2]

Protect the future tram reserve along Burwood Highway. [21.10-2]

Encourage development that supports sustainable transport and active travel options. [21.10-2]

Facilitate accessible and safe pedestrian links between public transport nodes and civic and community facilities. [21.10-3-p40] [21.10-2]

**Objective - 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. [21.10-2]

**Strategies**

Support a diverse range of medium to higher density housing choices. [21.10-2]

Optimise the residential development potential of sites capable of accommodating additional dwellings. [21.10-2]

Support development that provides flexible and accessible housing options, with a high level of internal amenity. [21.10-2]

Support opportunities to integrate residential development within the Commercial Core precinct, particularly along the frontage with Lewis Park. [21.10-2]

Support aged care and supported residential accommodation. [21.10-2]

Support development of affordable housing on Council-owned land and other large development sites. [21.10-2]

**Objective – Environment and open space**

To capitalise on Knox Central's natural and environmental features to distinguish it from other activity centres. [21.10-2]

**Strategies**

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Establish a tree-lined boulevard along Burwood Highway and Stud Road on public and private land which is a continuous planted setback with a tree canopy and formal landscaping. [21.10-2]

Support use and development that addresses and allows for high levels of interaction with the Open Space and Recreation precinct (including the Blind Creek corridor). [21.10-2]

Support uses and development in precincts adjoining the Open Space and Recreation precinct that complements and integrates with the Open Space and Recreation precinct by:

- Providing passive surveillance.
- Encouraging the use of these open spaces.
- Providing landscaping that supports the biological significance of the Open Space and Recreation precinct. [21.10-2]

Avoid development that fails to optimise interfaces with the Open Space and Recreation precinct and the Blind Creek Corridor. [21.10-2]

### **Objective – Land Use**

To establish Knox Central as a focal point for activity including employment, education, retail, community, entertainment and leisure activities. [21.10-3-p12]

### **Strategies**

Support higher density residential development, commercial, entertainment and leisure uses to activate interfaces with Lewis Park and the Blind Creek corridor. [21.10-2]

Strengthen the role of the significant institutional uses by supporting the ongoing operation and upgrade of educational and aged care services. [21.10-2]

Facilitate the establishment of an arts and culture hub. [21.10-2]

Support complementary recreational land uses near Lewis Park. [21.10-2]

Support small scale retail and hospitality uses outside of the Commercial Core. [21.10-2]

### **Strategies – Civic and Community precinct**

Support integrated civic and community facilities with entertainment, leisure, recreation and business services located around a central public space that integrates with Lewis Park. [21.10-2]

Improve pedestrian and vehicular connections between the precinct and the Commercial Core and Lewis Road Mixed Use precincts. [21.10-2]

Integrate civic and community uses with shopping, business and residential uses within the Commercial Core precinct. [21.10-2]

Support building designs that complement the precinct's civic role. [21.10-2]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Support civic buildings that improve physical and visual connections to Lewis Park. [21.10-2]

Provide a highly accessible and visible Civic/Community precinct that is pedestrian friendly. [21.10-2]

Incorporate accessible ground level public spaces into the design of civic buildings. [21.10-2]

Support civic buildings as flexible and multi-purpose cultural and community facilities. [21.10-2]

Design development to accommodate a future north-south road to join the Civic/Community precinct with underutilised sites in the Commercial Core and Lewis Road Mixed Use precincts. [21.10-2]

**Strategies – Commercial Core precinct**

Support higher density residential development, commercial, entertainment and leisure uses in the Commercial Core east of Melbourne Street. [21.10-2]

Support the expansion of activity in the Commercial Core precinct as the focus for major entertainment, hospitality, retail and leisure. [21.10-2]

Support the ‘Knox Ozone’ entertainment area as the focus for Knox’s ‘nighttime economy’, while managing amenity impacts such as those associated with excessive alcohol use. [21.10-2]

Provide pedestrian and vehicular connections to precincts to the north and east. [21.10-2]

**Strategies – Existing residential precinct**

Maintain the low-density residential character of Wantirna Lea Estate. [21.10-2]

Support medium density housing in the White Road/Jackson Road area. [21.10-2]

**Strategies - Future residential precinct**

Plan for potential residential development in this precinct. [21.10-2]

Support residential development that is sensitively integrated with the landscape and the existing residential neighbourhood. [21.10-2]

**Strategies – Lewis Road industry precinct**

Support commercial and industrial uses and emerging industries that are transitioning to high amenity and high value employment uses. [21.10-2]

Support non-industrial uses such as indoor recreation facilities and places of assembly in locations that minimise amenity impacts on adjoining and nearby land uses. [21.10-2]



## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Design development to respond to interfaces with adjoining precincts by providing appropriate setbacks, noise attenuation and landscaping. [21.10-2]

Support lower scale development on all frontages, excluding Burwood Highway. [21.10-2]

**Strategies – Lewis Road mixed use precinct**

Support the consolidation of small lots to enable preferred built form outcomes. [21.10-2]

Support the orderly transition of the existing industrial area to a mixed-use area 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. [21.10-2]

Support ground level commercial uses with upper-level residential uses. [21.10-2]

**Policy documents**

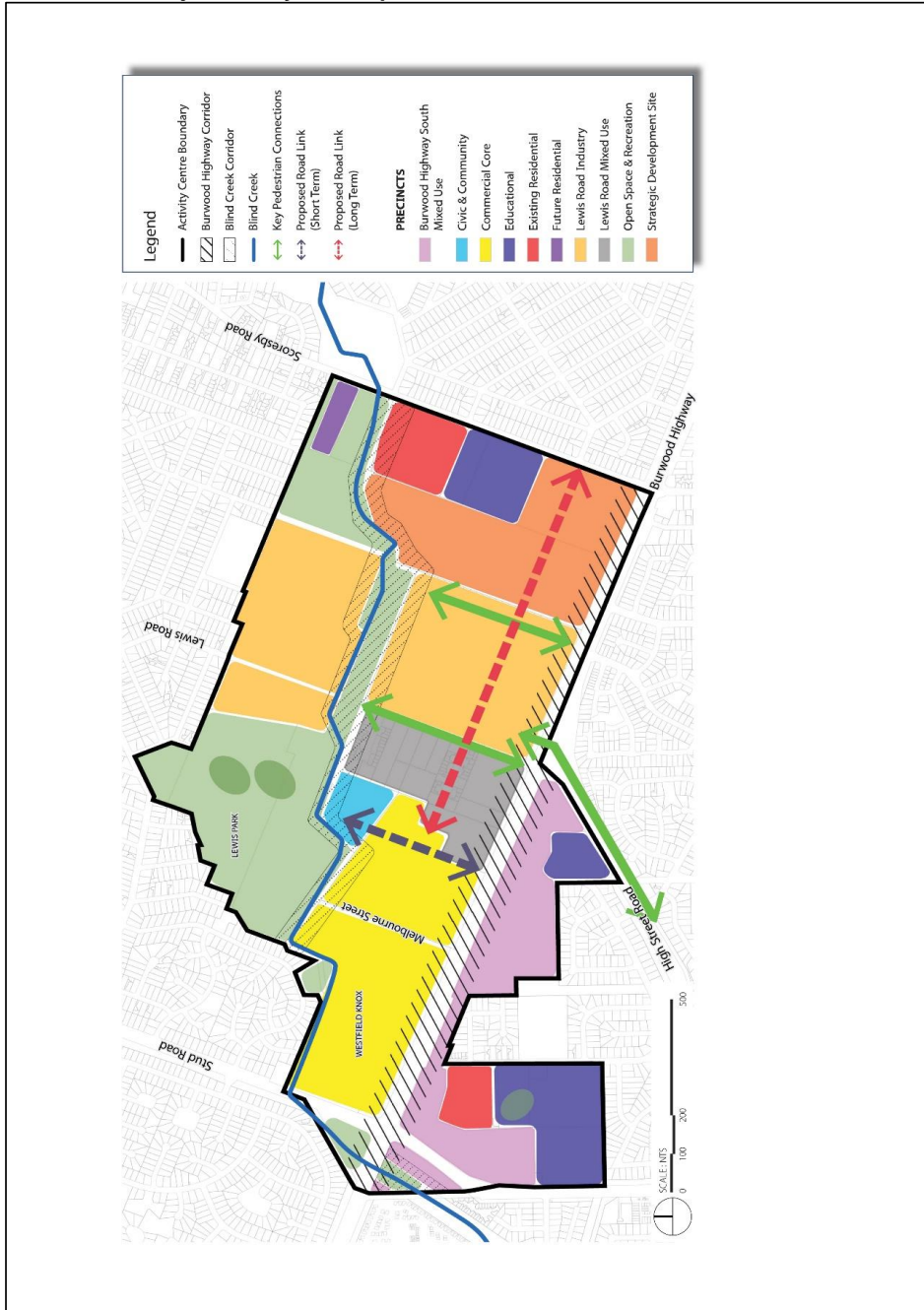
Consider as relevant:

- *Knox Central Structure Plan* (Knox City Council, October 2017)

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Knox Central Major Activity Centre plan



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**11.03-1L Boronia Major Activity Centre****Policy application**

This policy applies to the Boronia Major Activity Centre as shown on the plan to this clause.

**Objective**

To develop Boronia as a major activity centre that:

- Acts as a destination and a gateway to the Dandenong Foothills. [21.10-4-p13]
- Retains the distinct nestled aspect at the foot of, and with views towards, the Dandenong Ranges. [21.10-3]
- Provides a vibrant and complementary mix of businesses and services. [21.10-3]
- Is a great place to live. [21.10-3]
- Incorporates built form, urban design, streetscapes and landscaping that is responsive to the centres' unique foothills setting and its heritage assets. [21.10-3]
- Is safe, pedestrian-oriented environment, well connected and easily accessible by all modes of transport. [21.10-3]
- Is environmentally sustainable and incorporates best practice ecologically sustainable design principles. [21.10-3]

**Land use strategies**

Support a broad range of retail, commercial and community uses to service the local area [21.07-3-p22]

Provide opportunities for residential and mixed-use activity within the commercial environs. [21.07-3-p22]

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. [21.10-3-p13]

Facilitate a mix of complementary land uses that provides a great place to live and a thriving hub of activity for commerce and all aspects of community life. [21.10-4-p14]

Support residential and mixed use activity within commercial areas, whilst discouraging further fragmentation of commercially zoned land. [21.10-4-p15]

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. [21.10-4-p16 split]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Discourage adult entertainment uses from locating in the mixed use night-time activity precinct as they are not welcoming for all members of the community.[21.10-4-p16 split]

Support medical and health related services area along Boronia Road, between Park and Pine Crescents.[21.10-4-p17]

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.[21.10-4-p18]

Support new community facilities and institutional land uses within the existing facilities node around Progress Hall.[21.10-4-p19]

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.[21.10-4-p20]

### **Movement strategies**

Provide a safe and well connected pedestrian network.[21.10-4-p45]

Support improved access between residential areas, the retail area and between recreational and community facilities. [21.10-4-p46]

Provide a safe and continuously accessible path of travel for pedestrians of all abilities in the design of new development by:[21.10-4-p46]

- Designing pathways where pedestrian movement and orientation is guided by visual cues, drawing on views and vistas towards the Ranges and between identified precincts.[21.10-4-p47]
- Incorporating innovative approaches to lighting to improve perceptions of safety within an evening environment.[21.10-4-p48]

Support the provision of facilities within new development to facilitate walking and cycling. [21.10-4-p49 split]

Ensure all new developments within the commercial areas provide bike storage and shower facilities for staff. [21.10-4-p49 split] [21.10-4-p51] [21.10-4-p52]

Ensure that in substantial residential developments, convenient bike storage facilities are provided.[21.10-4-p49 split]

Support sustainable travel behaviour, including public transport and pedestrian and bicycle movement.[21.10-4-p50]

Provide a direct and clearly identifiable connection through commercial environs along the railway bike path. [21.10-4-p50]

Improve the efficiency, amenity and operation of car parks by:[21.10-4-p53]

- Providing frequent and convenient locations for trolley bays throughout the extent of off-street car parks.[21.10-4-p55]
- Undertaking substantial landscape treatment and canopy tree planting to improve amenity.[21.10-4-p56]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Providing a lift for access to the deck car park in Dorset Square.[21.10-4-p57]

Provide taxi ranks adjacent to pedestrian pathways and retail attractors including the station environs and core commercial attractors.[21.10-4-p58]

Provide loading zones for commercial operators.[21.10-4-p59]

Provide areas for community bus drop off and pick up.[21.10-4-p60]

Provide a strengthened and improved level of amenity and safety of east-west and north-south pedestrian links across Dorset and Boronia Roads.[21.10-4-p63]

### **Movement policy guidelines**

Consider as relevant:

- 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).[21.10-4-p61]
- 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 the plan to this clause Boronia Special Rates Schemes 1967 and 1977.[21.10-4-p62]

### **Built environment strategies**

Increase the scale and level of activity within the centre while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. [21.07-3-p22 split]

Protect views towards the Dandenong Ranges. [21.07-3-p22 split]

Support development that respects the centres landscape setting and character including height. [21.07-3-p22]

Ensure new residential development within ‘Established Residential Environs’ areas provides a positive contribution to the existing character of the local area.[21.10-4-p22]

Ensure new residential development within ‘Dispersed Infill Residential’ areas facilitates increased residential densities and a greater diversity of housing types, sizes and affordability.[21.10-4-p23]

Ensure new residential development within ‘Increased Residential Density’ areas facilitates increased residential densities within alternate housing types of outstanding architectural quality.[21.10-4-p24]

Ensure new residential development provides for transitional built form between changes in building heights.[21.10-4-p25]

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Precinct 1 strategies: Dorset Road**

Support mixed use development on Department of Transport and vacant land to the north of Chandler Road that addresses the adjoining pedestrian pathways and provide passive surveillance of the station environs. [21.10-4-p27]

Support the redevelopment of arcades between Dorset Road and Dorset Square with active frontages and adequate lighting. [21.10-4-p27]

Facilitate development of a pedestrian overpass to connect Boronia Railway Station with Boronia Mall. [21.10-4-p28]

Support development where upper levels encroach over Lupton Way to provide an active frontage and passive surveillance of the station environs. [21.10-4-p29]

**Precinct 2 strategies: Boronia Village**

Support development that provides an active frontage and opportunities for passive surveillance of Tormore Reserve, as well as direct access to the reserve. [21.10-4-p30]

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. [21.10-4-p30]

Respect the historic significance of the post-war former Safeway building. [21.10-4-p31]

Support mixed use retail residential and 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. [21.10-4-p32]

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. [21.10-4-p33]

Support development that addresses the laneway between Erica Avenue and the Village. [21.10-4-p34]

**Precinct 3 strategies: Southern Terraces**

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. [21.10-4-p35]

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. [21.10-4-p35]

Support development over the railway line south east of Boronia Junction. [21.10-4-p36]

**Precinct 4 strategies: Boronia Junction**

Support development that provides active frontages to the station environs and interchange. [21.10-4-p37]

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Support development that addresses the laneway between Erica Avenue and the Village.[21.10-4-p37]

**Precinct 5 strategies: Dorset Square**

Respect the heritage aspects of the Mall, including the mural, in the design of any new development. [21.10-4-p38]

Support the redevelopment of arcades between Dorset Road and Dorset Square which provides active frontages and adequate lighting.[21.10-4-p38]

Support the use of the upper level of The Mall as a bulky goods retail precinct.[21.10-4-p39]

Provide a continuous path of travel for pedestrians through The Mall.[21.10-4-p40]

Support development that provides passive surveillance of Dorset Square from upper levels.[21.10-4-p41]

**Precinct 6 strategies: Boronia Park**

Support active tenancies in buildings that face The Progress Hall. [21.10-4-p42]

Facilitate the provision of a community hub or meeting place at the northern edge of the precinct.[21.10-4-p42]

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.[21.10-4-p43]

Support higher density development that provides a heavily landscaped setting and overlooks Boronia Park to the south of Park Crescent.[21.10-4-p44]

**Policy documents**

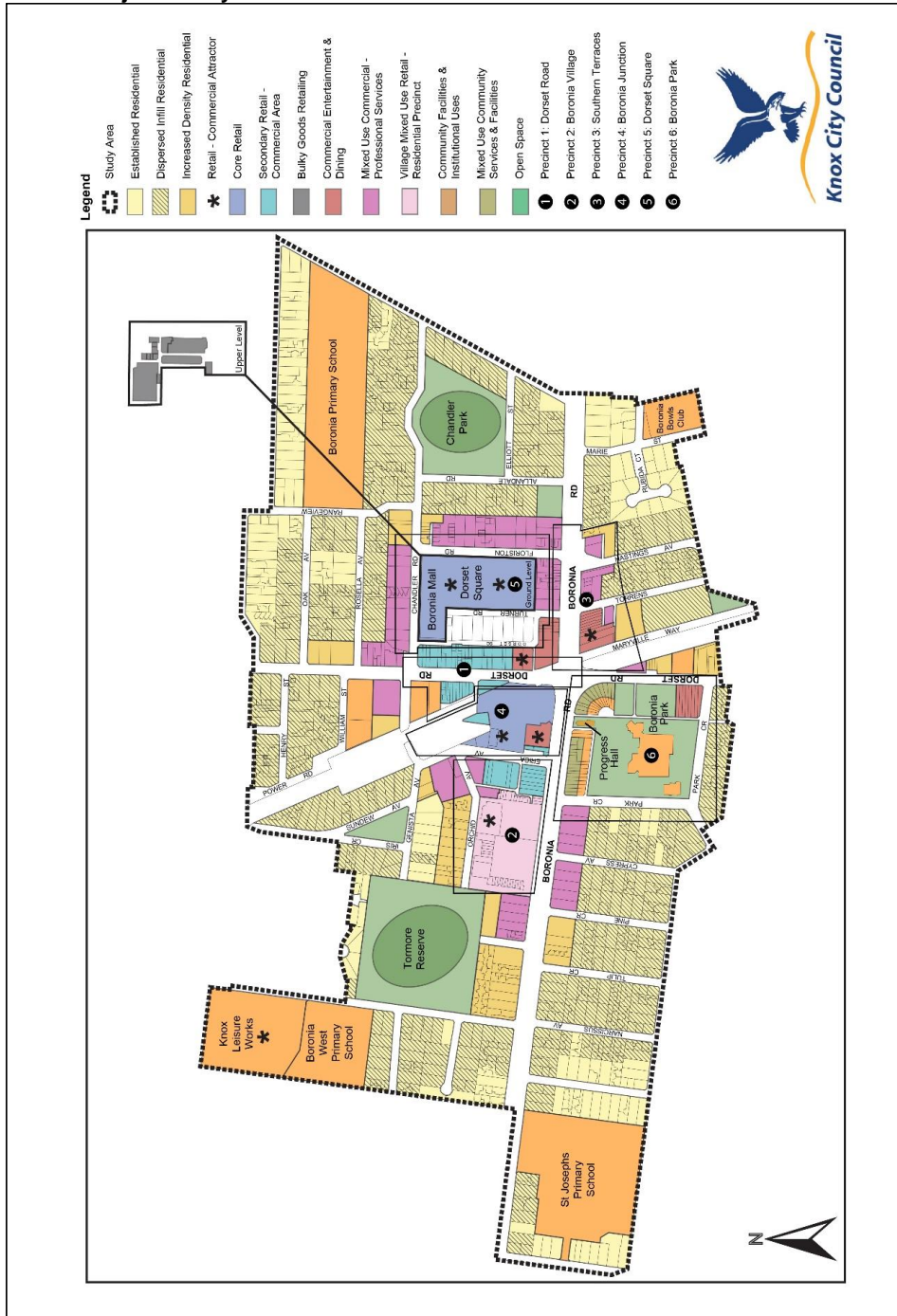
Consider as relevant:

- *Boronia Structure Plan*, Knox City Council, 2006 [21.10-4-p69]

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Boronia Major Activity Centre Land Use Framework Plan

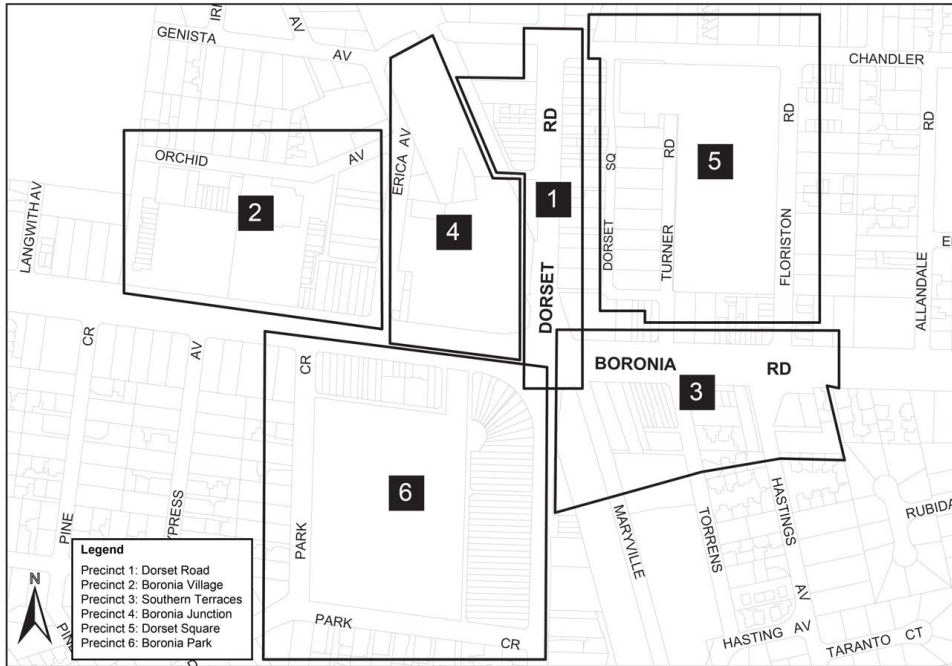




KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Boronia Major Activity Centre Precinct Plan**



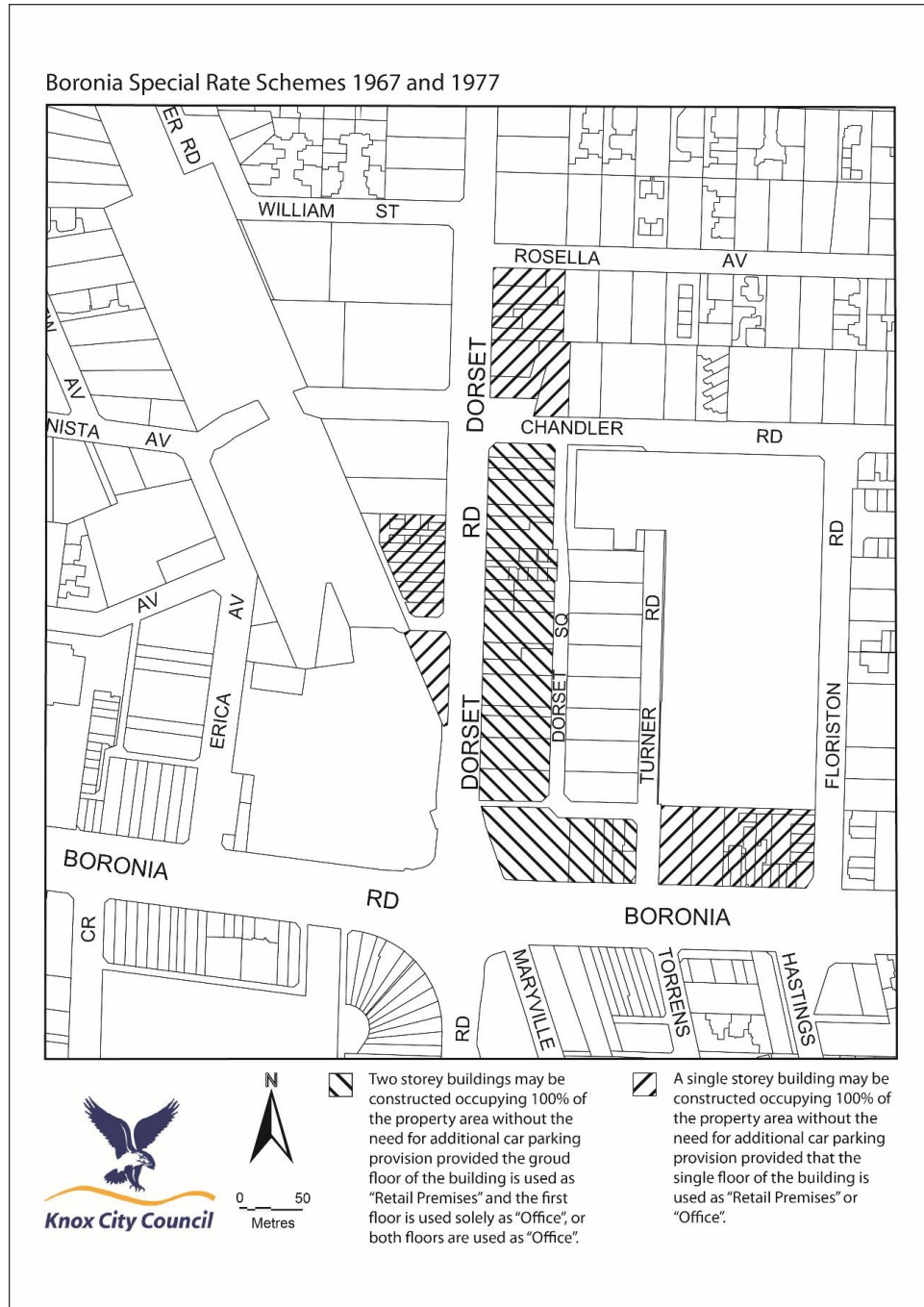
[21.10-4-p71]

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Boronia Special Rates Schemes 1967 and 1977**

[21.10-4-p73]



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**11.03-1L Bayswater Major Activity Centre****Policy application**

This policy applies to the Bayswater Major Activity Centre as shown on the plan to this clause.

**Objective**

To develop Bayswater as a major activity centre that:

- Provides goods and services that meet the needs of the local community. [21.07-3 & 21.10-5]
- Contains high quality public spaces that provide for community activity and offer distant views to the Dandenong Ranges and valley landscape. [21.07-3 & 21.10-5]
- Prioritizes the movement of pedestrians, cyclists and public transport users over cars. [21.07-3 & 21.10-5]
- Incorporates innovative design principles, including Ecologically Sustainable Design and Crime Prevention through Environmental Design. [21.07-3 & 21.10-5]
- Provides a high level of visual amenity [21.07-3 & 21.10-5]
- Incorporates a land use mix that contributes to the revitalisation of the centre.[21.10-5-p11]

**Land use strategies**

Support a broad range of retail, commercial and community uses within the centre to service the local area [21.07-3-p23] and meet the needs of the community.[21.10-5-p21]

Consolidate retail activity within the retail core. [21.10-5-p12]

Support office, showroom, entertainment and community uses on land outside the retail core.[21.10-5-p12]

Support food premises uses on land on the north side of Mountain Highway.[21.10-5-p13]

Support mixed use development west of High Street, with active uses at ground floor level and offices and residential uses located above.[21.10-5-p14]

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.[21.10-5-p15]

Support community, entertainment, bulky goods and education uses on land to the east of the railway line.[21.10-5-p16]

Avoid industrial land uses locating within the activity centre.[21.10-5-p17]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Support land consolidation to create viable redevelopment sites.[21.10-5-p18]

Ensure there is a range of opportunities for people to live in Bayswater [21.10-5-p19] by:

- Facilitating medium to high density residential development within and around the centre [21.10-5-p20]
- Facilitating 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.[21.10-5-p20]

### **Movement strategies**

Prioritise pedestrian movement and amenity throughout the centre. [21.10-5-p22]

Improve pedestrian safety and access to Mountain Highway and the railway line. [21.10-5-p23]

Create a hierarchy of major and secondary pedestrian circulation links within the centre.[21.10-5-p23]

Upgrade the transport interchange.[21.10-5-p24]

Improve linkages to the transport interchange. [21.10-5-p24]

Improve linkages between the centre and the industrial estate to the east.[21.10-5-p25]

Improve cycling facilities and paths to and within the centre.[21.10-5-p26]

Support a shared traffic zone along laneways at the rear of the north side of Mountain Highway.[21.10-5-p27]

Provide carparking at basement levels or at the rear of new development and encourage the redevelopment of underutilised at-grade car parks.[21.10-5-p28]

### **Landscape and public realm strategies**

Promote an improved and vibrant public realm. [21.10-5-p29]

Encourage a range of activities such as walking, eating, trading and informal community meeting spaces by widening the footpath along Mountain Highway. [21.10-5-p29]

Create a landscape or artwork gateway treatment along Mountain Highway.[21.10-5-p30]

Improve the appearance of the public transport interchange as an important focal point and gateway.[21.10-5-p31]

Provide areas of open space to cater for increased workers, visitors and residents in the centre.[21.10-5-p32]

Improve access to linear open space.[21.10-5-p33]

Support the incorporation of public art in new development and public spaces.[21.10-5-p34]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Built environment strategies**

Create a high-quality built environment.[21.10-5-p35]

Facilitate innovative, high quality architecture that incorporates Ecologically Sustainable Design, Crime Prevention through Environmental Design and Water Sensitive Urban Design. [21.10-5-p36]

Avoid the visual clutter of signage within the centre.[21.10-5-p36]

Increase the height and density of development in the Centre while protecting and capitalising on public views of the Dandenong Ranges.[21.10-5-p37]

Support new development that provides for the protection, comfort and enjoyment of adjoining public spaces and streets. [21.10-5-p39]

Ensure development adjacent to major pedestrian routes provides active frontages, upper level surveillance and weather protection. [21.10-5-p39]

Maximise opportunities for integration and improved amenity provided by the railway level crossing removal at Bayswater Railway Station [21.07-3-p23]

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

Support active uses such as cafes and shops to the Mountain Highway frontage. [21.10-5-p41]

Support office and shop top housing land uses at upper levels.[21.10-5-p41]

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

Support active uses such as cafes and shops at ground floor level. [21.10-5-p42]

Support office and residential land uses at upper levels.[21.10-5-p42]

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

Support active uses such as cafes and shops at ground floor level. [21.10-5-p43]

Support office and residential land uses at upper levels.[21.10-5-p43]

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

Support higher density (3-4 storeys) residential development that provides a range of housing sizes and types. [21.10-5-p44]

Support small scale office development.[21.10-5-p44]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Key Redevelopment Site E strategies – King Street**

Support higher density (3-4 storeys) residential development. [21.10-5-p45]

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

Facilitate land use and development in accordance with any approved master plan or urban design framework. [21.10-5-p45]

Support community facilities, entertainment, bulky goods and education land uses. [21.10-5-p45]

Support a hotel or convention centre which can provide meeting facilities and accommodation for nearby commercial and industrial uses. [21.10-5-p46]

Support the development of a prominent gateway building at the intersection of Mountain Highway and Scoresby Road. [21.10-5-p47]

Require development to achieve passive surveillance of adjoining open spaces and railway land. [21.10-5-p48]

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. [21.10-5-p49]

Improve pedestrian amenity and movement to and within the site. [21.10-5-p50]

Avoid the removal of remnant vegetation. [21.10-5-p51]

**Policy documents**

Consider as relevant:

- *Bayswater 2020: Bayswater Activity Centre Structure Plan* (Knox City Council, 2005) [21.10-5-p58]
- *Bayswater 2020: Bayswater Activity Centre Structure Plan Addendum* (Knox City Council, March 2012) [21.10-5-p58]
- *Bayswater/Bayswater North Industrial Area Strategy* (Spiller Gibbins Swan Pty Ltd, 2003) [21.10-5-p59]

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

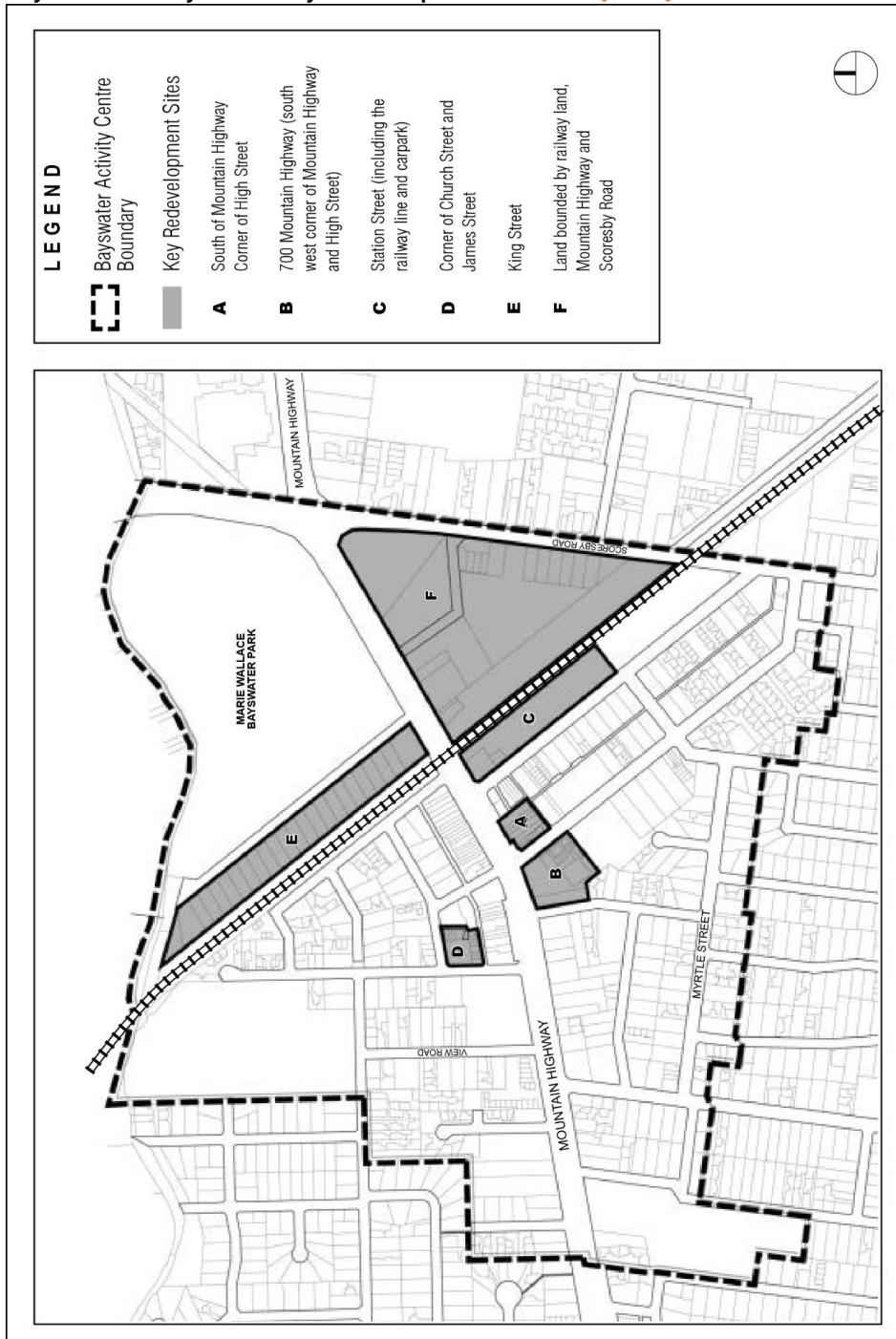
Bayswater Major Activity Centre Structure and Precinct Plan



KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Bayswater Activity Centre Key Redevelopment Sites Plan [21.10-4]**





## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**11.03-1L Rowville Major Activity Centre****Policy application**

This policy applies to the Rowville Major Activity Centre as shown on the plan to this clause.

**Objective**

To develop Rowville Activity Centre as a vibrant centre that:

- Provides a wide variety of amenities and services within convenient walking and cycling distance of housing, to enable current and future residents to ‘live locally’.
- Provides accessible opportunities for local employment and education.
- Protects the natural environment and responds to the changing climate.
- Supports diverse art, cultural and sporting activities.
- Incorporates well designed and accessible open spaces [21.10-6-p14 & 21.07-3-p24 combined]

**Land use strategies**

Support a more diverse mix of activities, services, retail, dining and entertainment in the Commercial Core.[21.10-6-p15]

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.[21.10-6-p16]

Support the expansion of the Stud Park Shopping Centre with additional floorspace.[21.10-6-p17]

Support flexible housing that provides access for people with limited mobility and can be adapted to support changes to intergenerational living arrangements.[21.10-6-p18]

Increase the range of housing types and sizes within the Activity Centre to better meet the needs of Rowville’s changing population.[21.10-6-p22]

Support development that provides smaller dwellings with a mixture of 1 to 2 bedrooms. [21.10-6-p23]

Support the development of apartments within the Commercial Core and Higher Residential Change (Activity Area).[21.10-6-p23]

Support a mixture of medium density development , including 2 and 3 dwellings on a lot, in the Lower Residential Change (Local Living). [21.10-6-p24]

Prevent the development of apartments, high-rise and high-density development in Lower Residential Change (Local Living) areas. [Rowville Plan 2015, p 34, Strategy 9.1]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

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. [21.10-6-p25]

Make best use of existing community assets to support a range of educational, cultural and recreational opportunities. [21.10-6-p28]

Provide expanded capacity for the Rowville Library. [21.10-6-p29]

Support the delivery of education and lifelong learning opportunities. [21.10-6-p29]

Support facilities and programs that seek to increase physical activity. [21.10-6-p30]

Support multipurpose use of recreational areas through upgrades of existing facilities. [21.10-6-p31]

Provide new public spaces (including a Town Square) within the Stud Park Shopping Centre. [21.10-6-p32]

Support informal or temporary ‘pop-up’ spaces for arts and cultural activities. [21.10-6-p33]

### **Movement strategies**

Improve walking and cycling access to the Commercial Core from the Community Precinct and surrounding neighbourhoods. [21.10-6-p19]

Improve accessibility within the centre for people with limited mobility. [21.10-6-p19]

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. [21.10-6-p20]

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. [21.10-6-p21]

Contribute to the improved viability of future rail services to Rowville (to encourage delivery of the Rowville Rail by the State government). [21.10-6-p21]

Provide additional bicycle parking near shopping and activities within the Commercial Core and Community Precinct [Rowville Plan 2015, p 23, Strategy 1.4]

Reduce demand for driving short trips made within the Activity Centre through improvements to walkability and the public realm [Rowville Plan 2015, p 23, Strategy 3.3]

### **Landscape and design strategies**

Extend ecological corridors that support a variety of native and indigenous wildlife to the Centre’s neighbourhoods and open spaces. [21.10-6-p26]

Support the planting of indigenous and native vegetation. [21.10-6-p27]

Require a landscaped front setback, with provision for canopy tree planting, for all development on land within a residential zone. [21.10-6-p27]

Facilitate a coordinated approach to development:

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- For sites fronting Fulham Road to provide a consistent presentation and continuous environment of active frontages, amenity, accessibility and walkability.[21.10-6-p35]
- Between the shopping centre and commercial land along Stud Road to ensure connectivity and legibility of interface treatments.[21.10-6-p36]

Ensure the implementation of Crime Prevention through Environmental Design (CPTED) principles in the design of all open spaces, streetscapes and buildings. [Rowville Plan 2015, p 43, Strategy 20.4]

**Opportunity sites general strategies**

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.[21.10-6-p34]

Support land use and development consistent with the direction for the Opportunity Sites as shown on the plan to this clause and as specified below. [21.10-6-p37]

Allow alternative land uses if they achieve the objectives and strategies of the clause. [21.10-6-p37]

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

Support higher density residential development that provides a range of dwelling sizes. [21.10-6-p38]

Support the provision of affordable housing (including low-cost and/or social housing).[21.10-6-p38]

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

Support community uses to remain on this land. [21.10-6-p39]

Support higher density residential development that provides a range of dwelling types and sizes.[21.10-6-p39]

Support the provision of affordable housing (including low-cost and/or social housing).[21.10-6-p41]

Provide a built form that is massed predominantly towards Stud Road, scaling down to a lower scale to sensitive residential interfaces and Stamford Park.[21.10-6-p40]

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

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. [21.10-6-p43]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Support development that achieves good internal amenity, having regard to commercial land uses to the south.[21.10-6-p43]

Support development that complements the ‘main street’ theme envisaged for Fulham Road.[21.10-6-p44]

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.[21.10-6-p42]

#### **Opportunity Site 4 strategies – Veterinary Clinic, 1103 Stud Road**

Support higher density residential development that provides a range of dwelling sizes. [21.10-6-p44]

Support the provision of affordable housing (including low-cost and/or social housing).[21.10-6-p45]

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

Support mixed use development that provides active uses at ground floor level, with office and residential land uses at upper levels. [21.10-6-p46]

Ensure development contributes 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.[21.10-6-p46]

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

Support mixed use development which provides higher density residential, retail and commercial land uses. [21.10-6-p47]

Support the consolidation of sites to expand the range of development opportunities. [21.10-6-p47]

Support development that respects the residential amenity of the Retirement Village to the north and east.[21.10-6-p49]

Ensure development contributes to the Fulham Road ‘main street’ concept and integrate with the Stud Park Shopping Centre.[21.10-6-p48]

#### **Opportunity Site 7 strategies – Commercial Building, 1091 Stud Road**

Support commercial and office land uses. [21.10-6-p50]

Ensure development integrates with the Stud Park Shopping Centre. [21.10-6-p50]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

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

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. [21.10-6-p51]

Support mixed use development, including commercial, office, accommodation (including housing) and community uses. [21.10-6-p51]

Support development that provides a food and drink precinct at ground level along Fulham Road. [21.10-6-p53]

Facilitate development that incorporates active street frontages, a safe pedestrian environment and integrates with other development in the Commercial Core. [21.10-6-p54]

Support development that provides an increase in height in the northern portion of the site. [21.10-6-p56]

Ensure development contributes to the Fulham Road ‘main street’ concept. [21.10-6-p52]

Protect adjoining residential amenity to the south in any future development. [21.10-6-p55]

**Policy documents**

Consider as relevant:

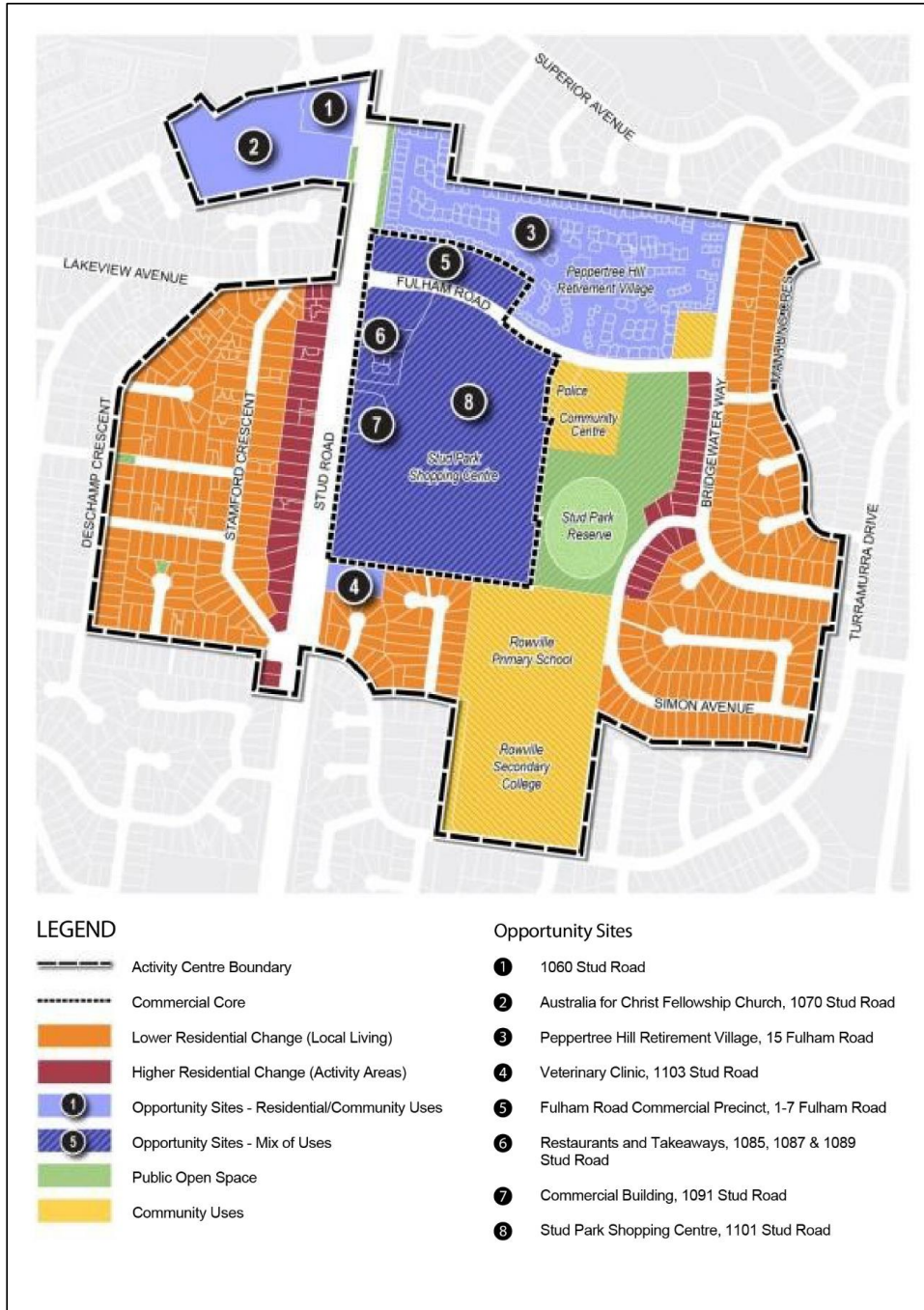
- *The Rowville Plan 2015*, Knox City Council, January 2015. [21.10-6-p63]

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Rowville Major Activity Centre and Opportunity Sites Plan

[21.10-6-p64]



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**11.03-1L Ferntree Gully Village Neighbourhood Activity Centre****Policy application**

This policy applies to the Ferntree Gully Village Neighbourhood Activity Centre as shown on the plan to this clause.

**Objective**

To develop Ferntree Gully Village as a centre to service the local community and respond sensitively to its setting in the foothills of the Dandenong Ranges. [\[based on 21.10-7-p10, 21.10-7-p11\]](#)

**General strategies**

Encourage development of underutilised sites to create an improved urban environment. [\[21.10-7-p15\]](#)

Support the provision of well-designed residential uses above ground floor level throughout to enable more people to live in the Village. [\[21.10-7-p21\]](#)

Support the provision of health, aged care and allied community services. [\[21.10-7-p21\]](#)

Improve the appearance and utilisation of car parks. [\[21.10-7-p21\]](#)

Restrict public access to the railway line to the south of The Avenue with boundary treatments such as fencing. [\[21.10-7-p22\]](#)

Maintain the amenity of adjoining low-scale residential areas, open spaces and other sensitive land uses. [\[21.10-7-p34\]](#)

**Movement strategies**

Improve key pedestrian and cyclist connections within the Village including: [\[21.10-7-p19\]](#)

- The cycle path ‘missing link’ through the eastern side of the railway station car park. [\[21.10-7-p19\]](#)
- Pedestrian links over the railway line. [\[21.10-7-p19\]](#)
- Pedestrian links through the railway station car parking areas. [\[21.10-7-p19\]](#)

Improve linkages to existing green spaces at the periphery of the Village including the open space area on Wyuna Street. [\[21.10-7-p20\]](#)

Avoid additional vehicle crossovers to private land in the Commercial 1 Zone and Mixed Use Zone land to maintain the continuity of footpaths. [\[21.10-7-p23\]](#)

Encourage a balanced provision of on-site car parking against use of land to promote walking and other alternative transport methods. [\[21.10-7-p24\]](#)

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Develop the train station as a transport hub, accessible to all users by walking and cycling. [21.10-7-p13]

### **Landscape and design strategies**

Protect the village character and the landscape dominant setting of Ferntree Gully Village. [21.10-7-p28]

Support development that is sited and designed to complement the landscape setting and topography of the Ferntree Gully Village and the Dandenong Foothills. [21.10-7-p29]

Ensure development utilises colours and finishes that complement the native vegetation or the local area, including earthy, natural colours and matte finishes, and avoids the excessive use of colours that contrast strongly with the vegetation [Ferntree Gully Village Structure Plan, p35]

Require development to provide varied rooflines to reflect the landform of the Dandenong Ranges. [21.10-7-p29]

Avoid development with flat roof forms. [21.10-7-p30]

Maintain the low built form that retains the dominance of tree canopies as a backdrop to views across the Ferntree Gully Village. [21.10-7-p31]

Create attractive and vibrant streetscapes defined by well-designed and innovative buildings of an appropriate scale and form. [21.10-7-p33]

Require development to provide active street frontages and upper level setbacks. [21.10-7-p33]

Ensure the implementation of Crime Prevention through Environmental Design (CPTED) principles in the design of all open spaces, streetscapes and buildings. [Ferntree Gully Village Structure Plan 2014, p 27, Strategy 9.2]

### **Policy guidelines**

Consider as relevant:

- Reducing car parking requirements where: [21.10-7-p24]
  - There is adequate off-site parking available in the surrounding area. [21.10-7-p25]
  - There is reduced demand for car parking due to available alternative travel methods to access the premises, such as public transport, walking and cycling [21.10-7-p26]
  - 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). [21.10-7-p27]

### **Policy documents**

Consider as relevant:



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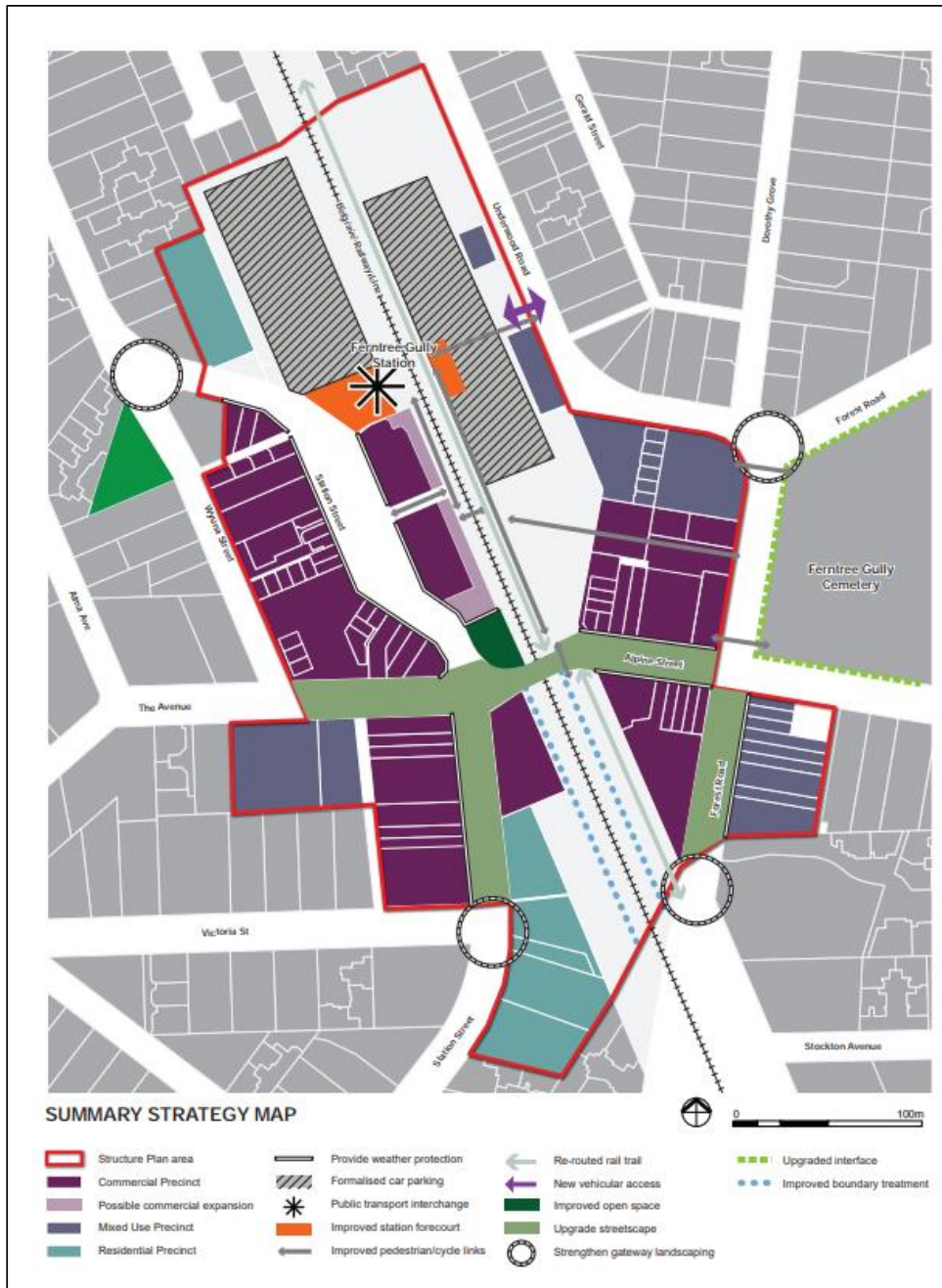
**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- *Ferntree Gully Village Structure Plan*, (Planisphere, June 2014).[\[21.10-7-p41\]](#)

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Ferntree Gully Village Structure Plan Area



[21.10-7-p42]

[21.10-7-p43]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**11.03-1L Upper Ferntree Gully Village Neighbourhood Activity Centre****Policy application**

This policy applies to the Upper Ferntree Gully Village Neighbourhood Activity Centre as shown on the plan to this clause.

**Objective**

To develop Upper Ferntree Gully Activity Centre as a vibrant and friendly place with a distinct village feel and a character and identity defined by its foothills setting and relationship with the Dandenong Ranges.[\[21.10-8-p12\]](#)

**Strategies**

Support day and night time uses within the Activity Centre.[\[21.10-8-p16\]](#)

Support health services to accommodate off-site family support including overnight accommodation, counselling services and specialist services.[\[21.10-8-p17\]](#)

Strengthen the street level retail dominance of the Activity Centre and provide for office space and residential living in the upper storeys of new developments. [\[Upper Ferntree Gully Strategic Plan 2017, p 44\]](#)

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. [\[21.10-8-p18\]](#)

Support the ongoing operation and improvement of the 1812 Theatre to strengthen its role as a visitor, arts and cultural attraction.[\[21.10-8-p26\]](#)

Support the development of Rose Street as a pedestrian-friendly shared zone and to create a focal point for community activity and events. [\[21.10-8-p20\]](#)

Support the creation of new pedestrian access points between William Street and Rose Street. [\[Upper Ferntree Gully Strategic Plan 2017, p 40\]](#)

Support the creation of new pedestrian access points between Rose Street and the Royal Hotel. [\[Upper Ferntree Gully Strategic Plan 2017, p 40\]](#)

Support improved pedestrian access to the Ferntree Plaza Shopping Centre along Burwood Highway and Dawson Street. [\[Upper Ferntree Gully Strategic Plan 2017, p 45\]](#)

Support improvements to the Upper Ferntree Gully Railway Station to enhance pedestrian and cycle access, amenity and safety.[\[21.10-8-p20\]](#)

Support the realignment of the vehicular access point to the Ferntree Gully Plaza shopping centre to improve the interface of the shopping centre with Burwood Highway. [\[Upper Ferntree Gully Strategic Plan 2017, p 35\]](#)

Support the development of public open space and recreation opportunities along William Street, as identified on the plan to this clause. [\[21.10-8-p21\]](#)

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Increase the range of intergenerational and sustainable housing opportunities available to support ageing in place and changing household structures and sizes. [21.10-8-p22] [Upper Gully Strategic Plan 2017, p29, Strategic Objective 5]

Support well-designed, medium density housing and shop-top living with high internal amenity to enhance activity and provide housing diversity. [21.10-8-p22]

Strengthen the valued local community legacy and promote Upper Ferntree Gully's distinctive history, natural assets, arts and culture by requiring: [21.10-8-p23]

- Development to preserve sightlines to, and not detract from, the visual prominence of the Royal Hotel and Visitors Information Centre. [21.10-8-p24]
- Development adjoining or opposite heritage and valued buildings to be designed to respect the appearance and significance of the heritage or valued building. [21.10-8-p24]
- 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. [21.10-8-p25]

**Policy document**

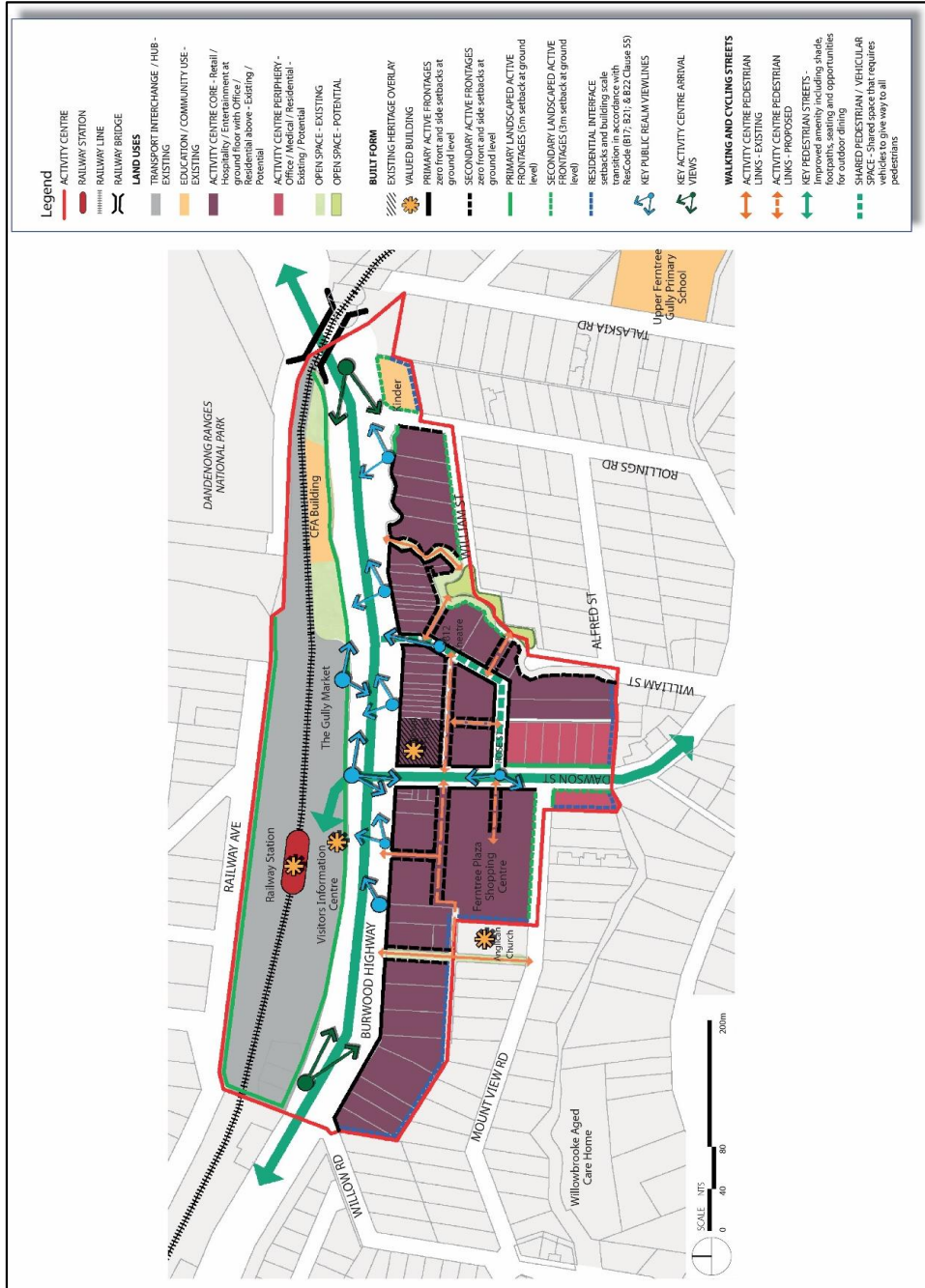
Consider as relevant:

- *Upper Gully Strategic Plan*, Knox City Council, January 2017 [21.10-8-p30]

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Upper Ferntree Gully Neighbourhood Activity Centre Plan



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**12.01-1L Protection of biodiversity****Policy application**

This policy applies to the whole municipality with specific areas referred to shown on the Environmental and Landscape Values Plan at Clause 2.04.

**Objective**

To retain and enhance native vegetation, environmental values [21.06-5-p5] including Sites of Biological Significance, in extent and ecological condition, and prevent species from becoming locally extinct.[21.03-3-p11] [21.03-3-p16] [21.03-3-p20]

**General strategies**

Protect the significance of the natural environment and respond to the environmental and natural values of the local area in an integrated and balanced manner. [21.03-3-p11.1]

Enhance the habitat, ecological and intrinsic values of native vegetation, particularly:

- Along creek valleys and linear reserves.
- In the Dandenong Foothills, parks and reserves.
- In Sites of Biological Significance.[21.03-3-p12]

Locate native vegetation offsets within Knox to compensate the local community and environment where it is possible. [21.03-3-p14]

Specify the planting of native vegetation in landscape plans, subject to constraints such as bushfire risk.[21.03-3-p15]

**Sites of Biological Significance strategies**

Maintain the diversity and genetic integrity of indigenous flora and fauna to prevent species from becoming locally extinct.[21.03-3-p20]

Protect Sites of Biological Significance for their natural values. [21.03-3-p16.1 split]

Reinforce the strategic role Sites of Biological Significance play in overall conservation management and achieving biodiversity outcomes in Knox. [21.03-3-p16.1]

Ensure development in Sites of Biological Significance retain indigenous vegetation and create habitat.[21.06-5-p8] [21.03-3-p17]

Avoid vegetation removal, development or land uses within or near Sites of Biological Significance that would:

- Fragment habitat or [21.03-3-p18]weaken habitat linkages. [21.03-3-p18]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Diminish the extent or quality of native vegetation, aquatic habitats or floodplain processes.[21.03-3-p18]
- Create noise or visual amenity impacts. [21.03-3-p19 split]
- Degrade the natural experience offered by the Site. [21.03-3-p19 split]

Encourage land management practices on land adjacent to or upstream of Sites of Biological Significance that help to buffer or support the Sites' natural values. [21.03-3-p19 split]

Avoid zoning changes in and adjacent to Sites of Biological Significance that conflict with the Sites' environmental and landscape values.[21.03-6-p6]

**Policy guidelines**

Consider as relevant:

- Prioritising the protection, management and planting of species whose category of threat of local extinction in Knox is 'Critically endangered' or 'Endangered'. [21.03-3-p21]
- Protecting habitat needed by fauna species that are threatened with extinction at the local or larger scales.[21.03-3-p22]
- Avoiding planting species or varieties that displace indigenous plants.[21.03-3-p23]
- Ensuring the provenance of indigenous replacement plants is as close as possible from the planting site, both geographically and environmentally.[21.03-3-p24]
- Facilitating adaptive approaches to biodiversity management (where appropriate), to maximise opportunities for indigenous species to adapt to and survive under climate change, in response to new science and recognised industry best-practice.[21.03-3-p25]

**Policy documents**

Consider as relevant

- *Sites of Biological Significance in Knox 2nd Edition* (Graeme S Lorimer, 2010)
- *Genetic Integrity Policy* (Knox City Council, 2015)

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**12.03-1L Creek corridors****Objective**

To protect and enhance the network of habitat and creek corridors as key public, landscape and environmental assets. [21.03-4-p6]

**Strategies**

Strengthen the creek corridor system as a network of paths, public open space, and natural systems with a sense of address. [21.03-4-p7]

Support an improved network of habitat corridors and waterways to connect sites of biological significance and other areas of indigenous vegetation. [21.03-4-p7]

Support the interaction of public and private realms along creek corridors and waterways. [21.03-4-p8]

Improve the active use of creek corridors as public spaces for social, recreational, cultural and community activities, by promoting high levels of connectivity from nearby urban areas. [21.03-4-p9]



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**12.05-2L Landscapes, boulevards and gateways****Objective**

To protect and strengthen treed character and landscape values across all areas in Knox [21.03-2-p17] including natural areas of significance, [21.06-5-p5] significant landscapes [21.03-5-p13] and the ‘Bush boulevards’, ‘Paths into the hills’ and ‘Gateways’ shown on the Bush boulevards, paths into the hills and gateways plan to this clause. [21.05-4-p12] 22.06-3-p6

**General strategies**

Protect views of the Dandenong Foothills as vegetated hillsides. [21.03-5-p14]

Protect views of the Lysterfield Valley as a pastoral landscape. [21.03-5-p15]

Protect 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. [21.03-5-p16]

Protect 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. [21.03-5-p17]

Protect the established landscape character and scenic qualities of rural and green wedge land as shown on the Strategic Framework Plan at Clause 2.04. [21.03-5-p24]

Minimise the visual dominance of development in: [21.03-5-p25]

- Rural and green wedge land. [21.03-5-p26]
- Along the Dandenong Creek Valley. [21.03-5-p27]

Create a greener and more liveable City by planting more canopy trees and vegetation in public and private spaces. [21.03-2-p17.1]

Retain vegetation where it contributes to:

- Landscape value and character along ridgelines, waterways, streetscapes and transport corridors. [21.03-2-p18]
- Significant views, vistas and local amenity values. [21.03-2-p18]

Ensure development proposals:

- Take into account the impacts of development to the health and viability of existing vegetation. [21.03-2-p19 split]
- Respond to the landscape values of the site and local area. [21.03-2-p19 split]
- Incorporate the planting of new vegetation, including canopy trees. [21.03-2-p20]

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**‘Bush boulevard’ strategies** [21.05-4-p8]

Protect existing native vegetation within road reservations. [21.05-4-p9]

Minimise crossovers and associated impacts to street trees. [21.05-4-p9]

Ensure development outside of activity centres integrates with the surrounding landscape by providing both:

- Substantial road setbacks sufficient to accommodate canopy trees.
- A natural arrangement of native canopy trees. [21.05-4-p11]

Maintain a continuous setback in activity centres that:

- Is planted with a native tree canopy and formal landscaping.
- Reflects the role and context of the activity centre.
- Supports active and pedestrian-friendly street frontages and public spaces. [21.05-4-p12]

**‘Paths into the hills’ strategies** [21.05-4-p13]

Support built form that does not dominate landscape character. [21.05-4-p14]

Protect existing native trees and understorey planting

Minimise crossovers and associated impacts to street trees. [21.05-4-p15]

Ensure development outside activity centres and high bushfire risk areas is setback and screened with a thick buffer of native vegetation and canopy trees to minimise visibility from the road. [21.05-4-p16]

**‘Gateways’ strategies** [21.05-4-p17]

Provide natural landscape treatments and public art to create a sense of arrival and departure. [21.05-4-p18]

Protect view lines to significant landscapes. [21.05-4-p19]

Protect existing native vegetation. [21.05-4-p20]

Support planting of natural arrangements of trees and shrubs. [21.05-4-p21]

Within ‘Dandenong Creek Valley Gateways’, support lower-scale built form that:

- Does not dominate landscape character. [21.05-4-p22]
- Is well setback. [21.05-4-p22]
- Is screened with canopy trees. [21.05-4-p22]
- Maintains a sense of openness along the gateway corridor. [21.05-4-p22]

Within ‘Tourist Gateways’ located at The Basin and Upper Ferntree Gully, support lower-scale built form that:

- Respects the village character. [21.05-4-p23]

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Protects the Foothills setting. [21.05-4-p23]
- Maintains public realm view lines to the Dandenong Ranges. [21.05-4-p23]

**Policy document**

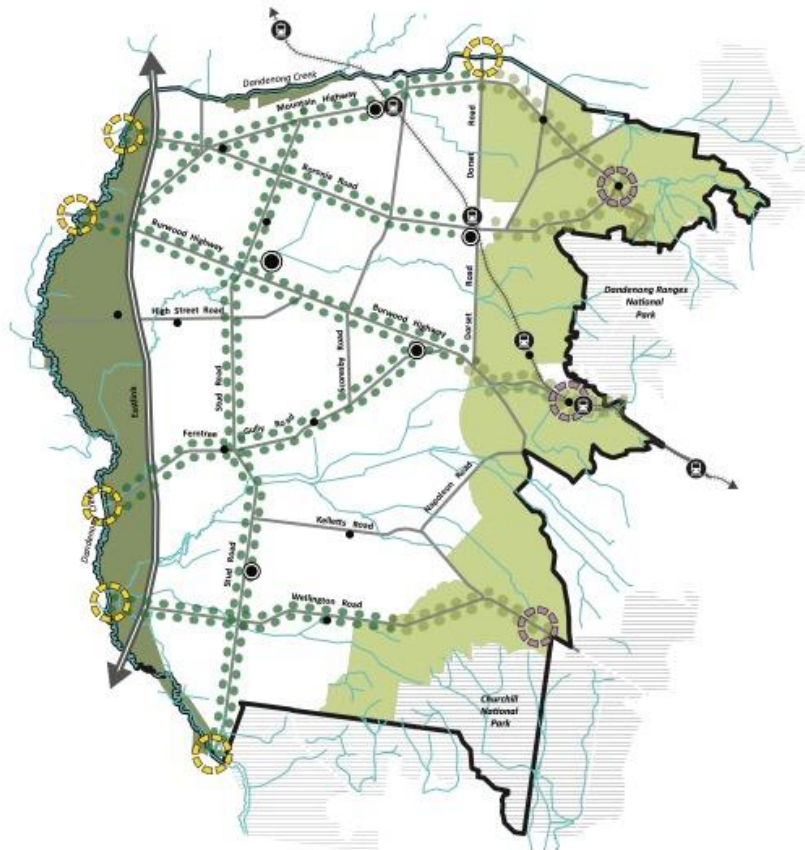
Consider as relevant:

- *Knox Urban Design Framework 2020* (Planisphere, 2003)

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Bush boulevards, paths into the hills and gateways plan



LEGEND

- RAIL CORRIDOR / TRAIN STATION
- MUNICIPAL BOUNDARY
- DECLARED ARTERIAL ROAD
- EASTLINK
- TOURIST GATEWAY
- DANDENONG CREEK VALLEY GATEWAY
- BUSH BOULEVARD
- PATHS INTO THE HILLS
- CREEK
- FOOHILLS
- DANDENONG CREEK VALLEY
- NATIONAL PARK

HIERARCHY OF ACTIVITY CENTRES:

- MAJOR ACTIVITY CENTRE
- LARGE AND MEDIUM NEIGHBOURHOOD ACTIVITY CENTRE

Not to scale

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**12.05-2L Dandenong foothills****Policy application**

This policy applies to all planning applications in the Dandenong Foothills Precincts as shown on the plan to this clause.

**Objective**

To protect the aesthetic, environmental and metropolitan landscape significance of the Dandenong Foothills which is characterised by its existing low-density character and canopy tree coverage. [21.10-1-p14] [21.10-1-p11]

**General strategies**

Provide sufficient open space within development to ensure existing canopy vegetation can be retained and new canopy vegetation can establish. [21.10-1-p10]

Maintain the continuous closed tree canopy of the Foothills and encourage additional canopy tree planting [21.10-2-p10]

Reinforce the existing subdivision pattern and lot size mix in the Neighbourhood Residential Zone to maintain the low-density residential landscapes. [21.10-1-p12]

Maintain uninterrupted viewlines of the Dandenong Foothills by requiring all buildings and works to sit below the dominant tree canopy height. [21.06-5-p10]

Protect indigenous trees and understorey vegetation. [21.10-1-p18] [21.10-2-p23] [21.10-2p23] [21.10-2-p33] [21.10-2-p39] [21.10-2-p43]

**Precinct 1 – Lysterfield Valley and Lysterfield Hills Rural Landscape strategies**

Protect rural land uses. [21.10-1-p17]

Protect the rural landscape character, the environment and the visual amenity of the open pastoral setting [21.10-2-p45 & [21.10-2-p44 merged] [21.10-1-p16]

**Precinct 1 policy guidelines**

Consider as relevant:

- Ensuring that 80 per cent of all new vegetation (both canopy trees and understorey) is indigenous. [21.10-1-p19]

**Precinct 2 – Dandenong Foothills: Lower Slope and Valley Area strategies**

Support development that is sited to protect the visual dominance of vegetation, including canopy trees and native understorey plants. [21.10-1-p21]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Provide a continuous vegetation canopy across residential lots and roads.[21.10-1-22]

Ensure development [21.09-2-p20]blends with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.[21.10-1-p23]

Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.[21.10-1-p24] [21.10-1p25]

### **Precinct 2 policy guidelines**

Consider as relevant:

- Permitting a maximum height of 7.5 metres in the precinct, with the exception of land within The Basin Neighbourhood Activity Centre and the Alchester Village Neighbourhood Activity Centre. [21.10-1-p26]
- Ensuring that 80 per cent of all new vegetation (both canopy trees and understorey) is indigenous.[21.10-2-p24]

### **Precinct 3 – Dandenong Foothills: Foothills Backdrop and Ridgeline Area strategies**

Support development that is sited to protect the visual dominance of vegetation, including canopy trees and native understorey plants [21.10-2-p26]

Provide a continuous vegetation canopy across residential lots and roads.[21.10-2-p27]

Maintain the appearance of the area as an extension of the Dandenong Ranges National Park by blending development with vegetation on the hillsides. [21.10-2-p28]

Provide effective screening and utilizes suitable colours and materials to maintain distant views and the appearance of a heavily vegetated natural hillside.[21.10-2-p29]

Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines[21.10-2-p30] Retain existing vegetation and utilizes indigenous canopy and understorey planting.[21.10-2-p31]

Locate development on sites at high points and along ridges so it is not highly visible from the valley area below.[21.10-2-p32]

[21 10-2-p32]

### **Precinct 3 policy guidelines**

Consider as relevant:

- Permitting a maximum height of 7.5 metres, except on land within The Basin Neighbourhood Activity Centre and the Alchester Village Neighbourhood Activity Centre.)[21.10-2-p35]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Ensuring that 80 per cent of all new vegetation (both canopy trees and understorey) is indigenous.[21.10-2-p34]

**Precinct 4 – The Basin Rural Landscape strategies**

Retain rural land use outside the urban growth boundary. [21.10-2-p35]

Limit development and subdivision to maintain land for rural uses and protect rural landscape qualities.[21.10-2-p36]

Support buildings and works that are sited and designed to protect rural landscape qualities[21.10-2-p37] and the visual amenity of the open pastoral setting [21.10-2-p45 & [21.10-2-p44 merged]

Protect the rural landscape character, the environment and the visual amenity of the open pastoral setting [21.10-2-p45 & [21.10-2-p44 merged] [21.10-1-p16]

**Precinct 5 – Lysterfield Urban - Rural Transition and Lysterfield Valley Contributory Area strategies**

Provide roads that are aligned to facilitate an edge to the urban area and provide public access to reserves, parkland and views. [21.10-2-p40]

Connect to adjoining development and incorporate informal street treatments supporting indigenous vegetation and rollover kerbing.[21.10-2-p40]

**Precinct 5 policy guidelines**

Consider as relevant:

- Permitting a maximum building height of 7.5 metres.[21.10-2-p41]

**Policy documents**

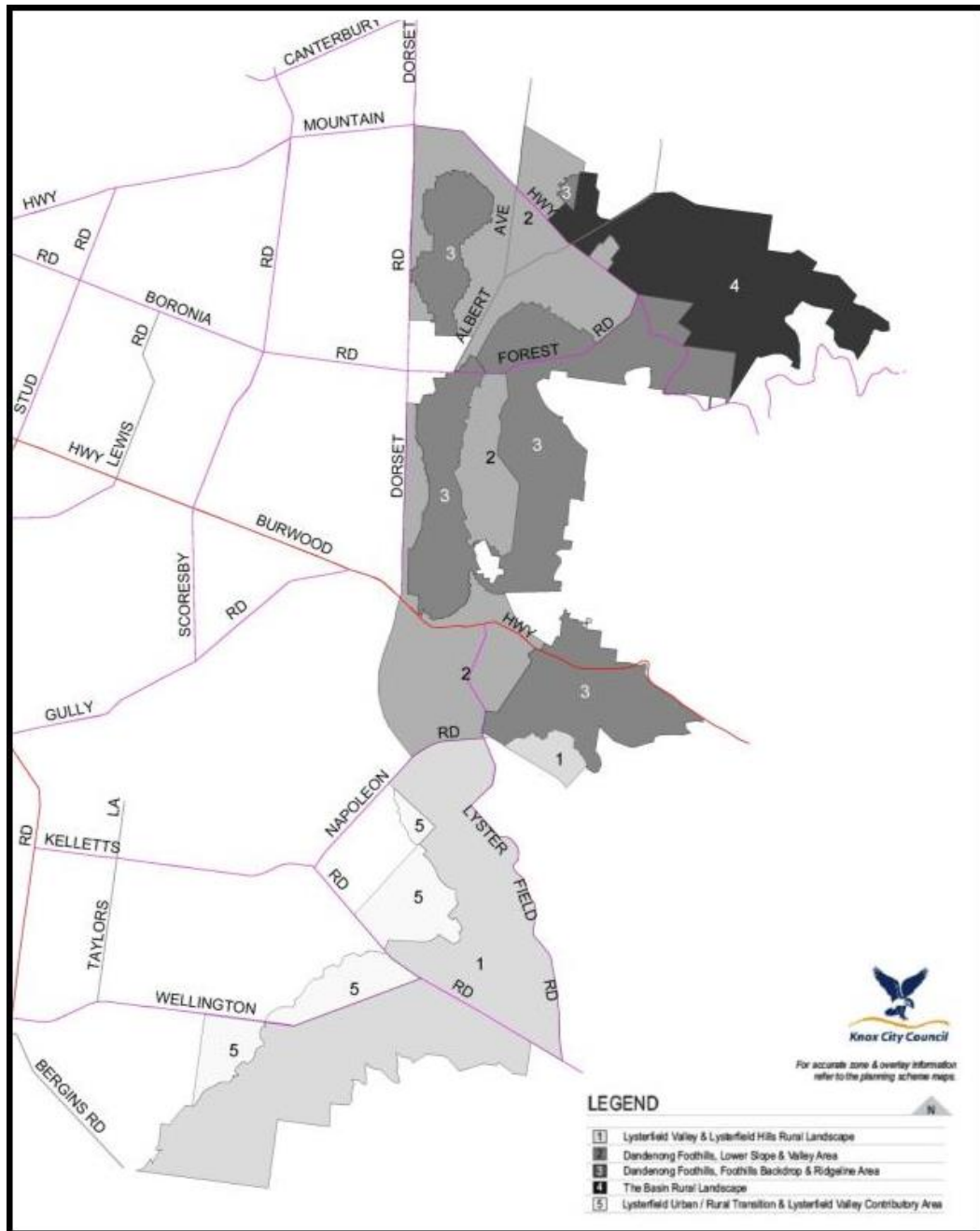
Consider as relevant:

- *Knox Urban Design Framework 2020* (Planisphere, 2003)
- *Dandenong Foothills Urban and Landscape Review* (Hansen Partnership Pty Ltd for Knox City Council, March 2006) [21.10-2-p71]
- *National Trust Register No. 355 - Lysterfield Valley and Yarra Ranges Landscape* [21.10-2-p72]

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Dandenong Foothills Precincts Plan





KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

## **13.01-1L Climate change**

### **Strategies**

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.[\[21.04-5-p7\]](#)

Limit the impact of a changing climate on people as a result of land use and development.[\[21.04-5-p10\]](#)

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**13.02-1L Bushfire planning****Strategies**

Preserve vegetation and landscape values in fire prone areas by discouraging intensification of urban development. [21.04-2-p14]

Limit new development where the extent of vegetation removal, required for bushfire management would adversely affect the environmental or landscape values of land. [21.04-2-p14]

Reduce the risk and impact of bushfire in the high-risk areas of the Foothills of the Dandenong Ranges and Lysterfield by:[21.06-5-p11]

- Limiting development, subdivision and rezoning of land for urban purposes.
- Managing bushfire risks in natural corridors and adjoining land. [21.03-4-p10]

**Policy guidelines**

Consider as relevant:

- Providing 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 in areas of high landscape and biodiversity value.[21.04-2-p15]

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

### 13.03-1L Floodplain management

#### Strategies

Support development that mitigates increased flood risk as a result of expected changes in storm and rainfall patterns from climate change.[\[21.04-5-p9\]](#)

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED****13.07-1L Land use compatibility****Strategies**

Provide suitable separation distances between the following facilities and commercial or sensitive uses:

- Lysterfield Quarry, Wellington Road in Rowville and Lysterfield.
- George Street (Boral) Quarry in Wantirna South.
- Knox Transfer Station (also commonly referred to as the Cathies Lane Transfer Station), George Street, Wantirna South. [\[21.04-3-p8\]](#)

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**13.07-1L Closed landfills****Objective**

To manage the potential for adverse impacts associated with closed landfills, including gas migration.<sup>[21.04-4-p4]</sup>

**Strategies**

Implement the Environment Protection Authority recommended buffer distances included in Landfill BPEM (or as amended) for the closed landfills at Georges Street (also commonly referred to as the Cathies Lane landfill) and Llewellyn Park, Wantirna South. <sup>[21.04-4-p5]</sup>

**Policy guidelines**

Consider as relevant:

- Section 8.2.2 (Buffer distances and encroachment) of Landfill BPEM (or as amended) where a proposed use or development encroaches into the recommended buffer distances.<sup>[21.04-4-p5]</sup>

**Policy document**

Consider as relevant:

- *Publication 788.3 – Best Practice Environmental Management: Siting, design, operation and rehabilitation of landfills* (Environment Protection Authority, August 2015).

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**13.07-1L Non-residential use and development in residential areas****Policy application**

This policy applies to all applications for the use and development of non-residential uses in residential zones. [22.03-p1]

**Objective**

To support appropriately located, attractive and well-designed non-residential uses in appropriate residential areas. [22.03-3-p4]

**Strategies**

Ensure non-residential use and development: [21.06-6-p7]

- Protects character and residential amenity from impacts of overlooking, overshadowing, excessive noise and light spill. [21.06-6-p6] [22.03-2-p2] [21.06-6-p3 split][22.03-4-p18][22.03-4-p19]
- Avoids the creation of defacto commercial precincts or activity centres not identified in Clause 2.03-1. [21.06-6-p6] 21.06-6-p3 split]
- Fulfils a demonstrated local community needs in the immediate area. [22.03-3-p1, 22.03-5p2]
- Preserves the primary function of the area for residential purposes. [22.03-3-p3]

Encourage non-residential uses to locate:

- On sites with frontages to a Road Zone, or to a connector street carrying a minimum of 3,000 vehicles per day. [22.03-4-p4]
- In and around activity centres and other commercial precincts. [22.03-2-p1][22.03-4-p5]
- Adjacent to other non-residential uses, provided the cumulative impact of the non-residential uses will not create a defacto commercial precinct. [22.03-4-p6]

Allow non-residential uses that don't meet the location strategy if the use is small scale and where its catchment will benefit local residents. [22.03-4-p8]

Locate uses with late opening hours near other compatible late-night uses. [22.03-4-p13]

Support non-residential use and development that: [22.03-4-p9]

- Respects the role and function of the road network and [22.03-3-p4] does not unreasonably impact on traffic flow of adjacent streets. [22.03-4-p10]
- Does not unreasonably reduce car parking available for local residents in the area through generating additional on-street parking demand. [22.03-4-p12]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Provides adequate onsite car parking.[22.03-3-p4]
- Does not create hazards for local pedestrian traffic.[22.03-4-p11]
- Is on or close to public transport routes.[22.03-4-p7]

Support existing non-residential uses in residential areas that provide services to the community without significant detriment to residential amenity. [22.03-3-p5]

Allow expansion of existing non-residential activities provided amenity is improved or not further detrimentally affected.[22.03-4-p17]

Design development to be sensitive to and consistent with the surrounding residential environment including character and scale, building bulk, setbacks and heights, façade treatment, building materials, colours and landscaping. [22.03-6-p5] [22.04-4-p14, p15]

Ensure that attenuation of buildings minimises noise emanating from the site as a result of the use, particularly if the use occurs at night.[22.03-5-p8] [22.03-4-p1] [22.03-4-p2]

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

### **13.07-1L Licensed premises**

#### **Objective**

To minimise adverse social and amenity impacts from licensed premises.[\[21.08-8-p5\]](#)

#### **Strategies**

Reduce the potential adverse social and amenity impacts arising from licensed premises and packed liquor outlets. [\[21.08-8-p6\]](#) [\[21.08-8-p2\]](#) [\[21.08-8-p4\]](#) [\[21.08-8-p3\]](#)

Discourage the concentration of late trading licensed venues, including packaged liquor outlets, where residential amenity is a consideration.[\[21.08-8-p6\]](#)



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.01-1L Urban design****Strategies**

Support street trading and outdoor dining to enhance street activity and public realm surveillance.[21.05-5-p12]

Ensure development maximises visibility and provides for passive surveillance to road frontages, the public realm, the exterior of buildings, creek corridors and public open space by: [21.05-5-p16] [21.05-5-p2] blended

- Maximising opportunities for passive surveillance and visual connectivity at ground and podium levels.[21.05-5-p17]
- Avoiding the use of solid fences. [21.05-5-p18]
- Designing for safe movement, good connections, clear sightlines and access.[21.05-5-p3]

Avoid blind corners and entrapment points.[21.05-5-p19]

Provide well-planted setbacks along declared arterial road frontages.[21.07-2-p35]  
[21.07-2-p36]

Support building renewal and quality built form in existing industrial and commercial areas.[21.07-2-p37]

Support opportunities to improve amenity of industrial and commercial areas for employees.[21.07-2-p38]

Improve the integration of industrial and commercial land with good transport links.[21.07-2-p39]

Support industrial development with internal arrangements that provide for efficient land use, including multi-storey development.[21.07-2-p31]

Provide opportunities for community activity and social interaction in communal or shared spaces and at interfaces between the public and private realm.[21.05-3-p21]

Design building facades to maximise visual connectivity between the public and private realms.[21.05-3-p22]

Provide accessible pedestrian links and active street frontages to adjoining public open space.[21.05-3-p27]

Provide public lighting and way finding infrastructure to create attractive and well used public spaces.[21.05-5-p4] [21.05-5-p7]

Provide attractive public space opportunities to maximise activity in activity centres in accordance with structure plans and other public spaces. [21.05-3-p20]  
[21.05-5-p5]

Encourage 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.[21.05-3-p23]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Ensure multistorey development along public spaces and creek corridors front those public areas or, where this is not possible, provide high quality, articulated facades which provide passive surveillance.[21.05-3-p26]

Support opportunities for the expression of visual art in new development. [21.05-3-p24]

Support development that reflects Aboriginal values and perspectives in the built and natural environment.[21.05-7-p15]

Create high quality, well-designed buildings that respect and strengthen the local context and landscape qualities of Knox.[21.05-3-p9]

Design development to clearly define private realm and public realm areas. [21.05-5-p6]

### **Policy guidelines**

Consider as relevant:

- Incorporating Safer Design Principles and Crime Prevention Through Environmental Design (CPTED) in development.[21.05-5-p10]
- Using articulation and materials to present visual interest and to present appropriate scale and detail to the street frontage.[21.05-3-p10]
- Including landscaping as an integral part of the overall design.[21.05-3-p11]
- Maximising the prominence of the location through scale, activation of frontages and building orientation on corner sites.[21.05-3-p12]
- Minimising the visual impact of service areas, access and parking.[21.05-3-p13]
- Designing development with a boundary or frontage to the EastLink freeway corridor 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.[21.05-3-p17]
- Protecting and enhancing the vistas to the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley.[21.05-3-p14]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.01-1L Urban design on residentially zoned land****Policy application**

This policy applies to all development on residentially zoned land<sup>[22.07 p1]</sup> except where a Design and Development Overlay or Development Plan Overlay applies.<sup>[22.07 p2]</sup>

**Objective**

To ensure that the design and scale of development is consistent with the housing types encouraged in each area and makes a positive contribution to the built form of the area. <sup>[22.07-8 p1]</sup>

**Strategies**

Provide an appropriate degree of visual interest and articulation to present an appropriate scale and detail to the street frontage and adjoining sites. <sup>[22.07-8 p2]</sup>

Design street facades with an appropriate scale, rhythm and proportion, that responds to the site's context. <sup>[22.07-8 p3]</sup>

Support opportunities for social interaction at interfaces between the public and private areas, spaces, and facilities within multi storey residential and mixed use developments. <sup>[22.07-8 p4]</sup>

Design development along public spaces and creek corridors to front those public areas. <sup>[22.07-8 p5]</sup>

Design development along main road corridors to: <sup>[22.07-8 p6]</sup>

- Emphasise views to the Dandenong Ranges. <sup>[22.07-8 p7]</sup>
- Provide opportunities for passive surveillance to the road frontage. <sup>[22.07-8 p8]</sup>
- Incorporate landscaping that contributes to the 'Bush Boulevard' character. <sup>[22.07-8 p9]</sup>

Avoid large blank walls and facades. <sup>[22.07-8 p10]</sup>

Ensure site services and car parking areas are sensitively designed and sited so as to be as visually unobtrusive as possible from the street and adjoining sites. <sup>[22.07-8 p11]</sup> <sup>[22.07-8 p12]</sup>

Provide landscape planting to screen unattractive buildings and developments. <sup>[22.07-8 p13]</sup>

Ensure elements such as security grills/screens, ramps, carpark entry doors, shading and screening structures, drain pipes, air conditioning units, lift over-runs, plant and communication equipment and other building services are integrated into the design of buildings and facades. <sup>[22.07-8 p14]</sup>

Provide large and useable open spaces to maximise solar access. <sup>[22.07-8 p15]</sup>

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Provide for the inclusion of green roofs and walls where appropriate. [22.07-8 p16]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.01-1L Urban design for residential land use and development in the Commercial 1 Zone****Policy application**

This policy applies to residential land use and development and mixed use development which includes a residential use in the Commercial 1 Zone, that is not included in:[22.06-p1]

- An Activity Centre listed in Clause 2.03-1 Settlement (Activity centres) that is not identified in the general strategies below.[22.06-p2]
- Development Plan Overlay schedule 10 (former Jenkins Orchard site, Wantirna South).[22.06-p3]
- Development Plan Overlay Schedule 6 (Scoresby Rowville Precinct).[22.06-p4]
- Design and Development Overlay Schedule 11 (Knox Private expansion)[22.06-p4]

**Objective**

To facilitate residential land use and development within commercial centres that is complementary to the role and scale of the centre and supports the commercial focus of the centre.[22.06-3-p1]

**General strategies**

Support residential land use and development that is in accordance with the preferred character for each activity centre, as listed at Table 1 to this clause.[22.06-5-p1]

Residential area	Name of centre
Local Living	Mountain Gate
	Scoresby Village
	Studfield, Wantirna South
	Wantirna Mall, Wantirna
Knox Neighbourhood	Anne Road/Kathryn Road, Knoxfield
	Boronia Road/Scoresby Road, Boronia
	Burwood Highway (west of Dorset Road/east of Westley Street), Ferntree Gully
	Cavell Street/Armin Street, Scoresby
	Knox Gardens, Wantirna South
	Knoxfield

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Manuka Drive/Loretto Avenue, Ferntree Gully  
 Mountain Highway/Kumala Road, Bayswater  
 Rowville Lakes, Rowville  
 Stud Bay (Stud Road, north of Leonard Street), Bayswater  
 Lewis Road/Coleman Road, Boronia  
 Wellington Village, Rowville

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Dandenong Foothills Burwood Highway Corridor (east of Dorset Road between Newtown Street and Forest Oak Drive), Ferntree Gully and Upper Ferntree Gully

Dorset Road/Landscape Drive, Boronia

Glenfern Road/Mason Street, Ferntree Gully

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Facilitate residential development within commercial centres that is designed and constructed to a high standard of visual appearance and makes a positive contribution to the public realm.[22.06-3-p2]

Encourage construction of residential and mixed-use developments on consolidated allotments.[22.06-5-p2]

Maintain ground floor primarily for uses associated with business and community uses to facilitate streetscape activation.[22.06-3-p7]

Avoid subdivision that further fragments land holdings.[22.06-5-p4]

Ensure residential development within commercial centres protects the landscape character of the Dandenong Foothills. [22.06-2-p6]

### **Streetscape activation strategies**

Support residential land use and development above ground level except for 2 metre maximum frontage, to provide for business and community land uses at ground level. [22.06-5-p7]

Support balconies and windows at upper levels abutting rear laneways or side streets to provide passive surveillance and streetscape activation.[22.06-5-p7]

### **Building height strategies**

Support new residential development that is appropriate to the scale of nearby buildings, streets and public spaces.[22.06-3-p3]

Support building heights that do not exceed 3 stories within Local Living Centres [22.06-5-p9]

Support building heights that do not exceed 2 to 3 storeys in Knox Neighbourhood Centres.[22.06-5-p10]

Support development that maintains the low-rise (1-2 storey) character of the surrounding area in Dandenong Foothills Centres.[22.06-5-p11]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Car parking strategies**

Support residential development that provides adequate car parking for residents and visitors.[\[22.06-3-p4\]](#)

Provide vehicle access from the laneway or right-of-way to maintain a consistent commercial frontage where access to a laneway or right-of-way is available.[\[22.06-5-p13\]](#)

**Internal amenity and equitable development strategies**

Protect the amenity of surrounding residential areas from unreasonable impacts.[\[22.06-3-p5\]](#)

Require new habitable rooms to be provided with adequate natural light.[\[22.06-5-p14\]](#)

Require new dwellings to be designed to limit noise levels from external noise sources in habitable rooms.[\[22.06-5-p15\]](#)

Require building orientation and design to have regard to the future development of adjoining sites and the ability for future development to achieve reasonable amenity.[\[22.06-5-p16\]](#)

**Policy guidelines**

Consider as relevant:

- Applying the following clauses to applications for residential use and development in the Commercial 1 Zone:[\[22.06-4-p1\]](#)
  - 55.01[\[22.06-4-p2\]](#)
  - 55.02-2 to 55.02-5[\[22.06-4-p3\]](#)
  - 55.03-6 to 55.03-7 and 55.03-9 to 55.03-10[\[22.06-4-p4\]](#)
  - 55.04-3 and 55.04-6 to 55.04-8[\[22.06-4-p5\]](#)
  - 55.04-1 and 55.04-4 to 55.04-5 in relation to adjoining dwellings in a Residential Zone[\[22.06-4-p6\]](#)
  - 55.05-1 to 55.05-4 and 55.05-6[\[22.06-4-p7\]](#)
  - 55.06-1 and 55.06-3 to 55.06-4.[\[22.06-4-p8\]](#)

**Policy documents**

Consider as relevant:

- *Knox Housing Strategy 2015* (Knox City Council, 2015)[\[22.06-6-p1\]](#)
- *Knox Land for Business Directions Plan* (Knox City Council, Urban Enterprise, December 2018) [\[22.06-6-p2\]](#)

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.01-1L Urban design in Industrial Zones and Commercial 2 Zone land****Policy application**

This policy applies to all planning applications in an Industrial Zone or Commercial 2 Zone.[\[22.02-p1\]](#)

**Objective**

To ensure the design and appearance of development in employment land:

- Attracts business investment and facilitates growth in employment.[\[22.02-3-p2\]](#)
- Enhances the surrounding streetscape and landscape character, complements adjoining built form, integrates with surrounding areas and protects the amenity of nearby land.[\[22.02-3-p3\]](#)
- Is functional to the needs of business. [\[22.02-3-p4\]](#)
- Provides a high level of amenity including landscaping access and public open space.[\[22.02-3-p4\]](#)
- Create and maintain a high standard of amenity in industrial and commercial areas. [\[21.07-2-p34\]](#)

**Subdivision strategies**

Promote subdivision designs which are functional to the needs of business. [\[22.02-3-p4\]](#)

Support large lots on main road frontages to enable landscaping and sensitive building siting.[\[22.02-4-p4\]](#)

Support smaller internal lots providing a smooth transition in size from the larger lots along the road frontages.[\[22.02-4-p5\]](#)

**Siting strategies**

Encourage buildings to be set back from roads to enhance visual amenity.[\[22.02-4-p7\]](#)

Locate industrial and commercial buildings to protect amenity of nearby residential land and land used for open space.[\[22.02-4-p8\]](#)

Locate carparking to the side or rear of lots.[\[22.02-4-p9\]](#) Locate screen plant and waste areas so they are out of public view.[\[22.02-4-p10\]](#)

Locate storage areas to the rear of the site, away from public view.[\[22.02-5-p7\]](#)

Locate reception areas and offices to the street frontage[\[22.02-5-p9\]](#) and set forward of any warehousing and/or manufacturing development.[\[22.02-4-p21\]](#)

**Architectural quality strategies**



## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Support external design treatment of large buildings that minimise the visual bulk of the buildings.[22.02-4-p19]

Incorporate design elements that add visual interest to buildings. [22.02-4-p20]

Design buildings of high quality that makes a positive contribution to the amenity of the employment land area.[22.02-4-p23]

Design car parking areas to:

- Minimise the use of impervious surfaces. [22.02-4-p22]
- Have integrated landscaping. [22.02-4-p22]
- Provide safe pedestrian paths throughout. [22.02-4-p22]

Design buildings so the front facade faces the main road frontage.[22.02-4-p24]

### Landscaping strategies

Provide landscaping in the front setback.[22.02-5-p10]

Ensure landscape plantings and treatments:[22.02-4-p11]

- Soften and screen development. [22.02-4-p12]
- Address both road frontages and road sideages. [22.02-4-p12]
- Include accessways to soften the appearance of paved surfaces where externally visible.[22.02-4-p13]

Encourage additional trees to be planted in the nature strip of adjoining road reserves.[22.02-4-p14]

Retain existing vegetation where practical.[22.02-4-p15]

Limit high fencing to unobtrusive areas of the site.[22.02-4-p16]

Provide visually permeable low fences or no fencing along the main road frontage.[22.02-4-p17]

Encourage site boundary fencing to be metal colour-coated materials and avoid exposed wire and uncoated timber.[22.02-4-p18]

### Policy guidelines

Consider as relevant:

- Setting back buildings and car parking areas:[22.02-5-p2]
  - A minimum of 20 metres from all Category 1 Zoned Roads (and their service roads).[22.02-5-p3]
  - A minimum of 7.5 metres from a Category 2 Zoned Road or lower order road.[22.02-5-p4]
  - A minimum of 7.5 metres from the Public Acquisition Overlay for the proposed Dorset Road extension.[22.02-5-p5]

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Setting back buildings adjoining a residential zone or a public use zone used for open space or recreation a minimum of 6 metres for the landscaping buffer, including carparking and services.[\[22.02-5-p6\]](#)
- Making landscaped buffers to adjacent residential land a minimum of 6 metres wide.[\[22.02-5-p11\]](#)
- Making landscaped buffers to adjacent land used for public open space or recreation purposes a minimum of 3 metres wide.[\[22.02-5-p12\]](#)

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.01-1L Signs****Objective**

To provide opportunities to identify the location, name and nature of businesses while avoiding negative impacts on significant landscapes and the amenity of the area. [22.01-1p3]

**General strategies**

Support signs that:

- Are compatible with the scale of the building, the surrounding streetscape and landscape character of the area. [21.05-8-p5 split]
- Are similar to the size and nature of other signs in the area. [21.05-8-p5 split]
- Do not create visual clutter, or adversely impact on residential amenity, including from flashing, animated and digital signs.[21.05-8-p6][22.01-4-p10] Are integrated with the building façade and site. [22.01-4-p4 split]
- That coordinate with the colour, graphic content and placement of the building and other signs on the building. [22.01-4-p4 split]

Avoid signs that visually dominate the streetscape either individually or as part of a group.[22.01-3-p5]

Support colocation and consolidation of signs on sites, including multiple occupancy sites to:

- Achieve an integrated advertising outcome.
- Reduce sign clutter and improve visual amenity outcomes.[22.01-4-p14] [22.01-4-p8] [22.01-5-p6]

Support illuminated signs:

- To be located at ground level to add vitality to a centre and create a safer environment at night.
- That are in scale with the building.
- That they do not abut a Category 3 (High Amenity) area.[22.01-4-p12]

Support major promotion signs and promotion panel signs in Major Activity Centres (except Mountain Gate). [22.01-4-p37 split]

Avoid sky signs.[22.01-4-p30]

Ensure signs on perimeter fences of a site do not dominate the streetscape.[22.01-4-p13]

Avoid signs in the form of trailers, bunting, flags and balloons.[22.01-4-p9]

Avoid signs that have an adverse visual impact on the character and operation of major transport corridors, including the EastLink freeway corridor.[22.01-4-p15]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Avoid signs that protrude above the height of building rooflines, beyond fascias, parapets or walls.[22.01-4-p11]

Encourage the concealing of supports, cabling, lighting and electricals.[22.01-4-p38]

Design lighting of signs to limit light spill beyond site boundaries.[22.01-4-p7]

### **Environmentally sensitive area strategies**

Protect significant landscapes, ‘Gateways’, ‘Bush Boulevards’ and ‘Paths into the hills’ by:

- Ensuring signs do not detract from the landscape character and amenity of these areas.[22.01-3-p3] [22.01-5-p10]
- Avoiding major promotion signs, promotion panel signs and sky signs in these areas.[22.01-3-p4]
- Ensuring signs do not dominate, inhibit or hinder views of significant landscapes. [22.01-4-p5]
- Using are non-reflective signs that complement the character of the Dandenong Foothills.[22.01-4-p6]

Ensure major promotion signs and promotion panel signs outside environmentally sensitive areas, including within the front setbacks of a site: [22.01-4-p31]

- Are not a dominant visual element in the landscape.[22.01-4-p32]
- Are not located within or adjacent to significant landscapes.[22.01-4-p33]
- Do not impact on views and vistas towards significant landscapes.[22.01-4-p34]

### **Heritage place strategies**

Design and locate signs to respect the heritage place or building to which it relates.[22.01-4-p39]

Ensure the materials, colours and finishes of signs complement the finishes of the heritage place, and are located where signs were traditionally located.[22.01-4-p40]

### **Policy guidelines:**

Consider as relevant:

- Major promotional signs should be attached directly to the wall of a building and meet all of the strategies and policy guidelines at this clause. [22.01-4-p37 split]
- In Category 1 (commercial) areas, supporting signs that add visual interest, effectively promote goods and services and enhance the commercial centre’s character and vitality.[22.01-4-p16]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- In Category 1 (commercial) and Category 2 (office and industrial) areas, restricting pole signs to one per frontage when the sign is set back from the street and contained within the site. [22.01-4-p17] [22.01-4-p18]
- In Category 2 (office and industrial) areas:
  - Locating signs within the existing building line or envelope. [22.01-4-p19]
  - Supporting signs at the upper-level façade, that are appropriate to the scale of the building. [22.01-4-p20]
  - Limiting internally illuminated, signs in size and number. [22.01-4-p21]
  - Ensuring internally illuminated signs are appropriate to the character of the area. [22.01-4-p21]
- In Category 3 (high amenity) areas:
  - Supporting low profile signs that do not impact on residential character. [22.01-4-p23]
  - Limiting promotion signs to 2 square metres. [22.01-4-p26 split]
  - Ensuring sign style and colours are consistent where more than one sign is proposed on a lot. [22.01-4-p22 split]
  - Limiting the size and number of signs on each lot. [22.01-4-p22 split]
  - Restricting internally illuminated signs to basic business details such as the name, services and operating hours. [22.01-4-p24]
  - Ensuring signs above front fence height are set back from the road reserve to be safe and allow pedestrian access. [22.01-4-p25]
- In Category 4 (sensitive) areas, ensuring signs do not dominate landscape surrounds of parkland and open space or waterways by:
  - Limiting the number of signs on buildings facing these areas. [22.01-4-p28 split]
  - Ensuring the sign is appropriate to the scale of the building. [22.01-4-p28 split]
  - Limiting visibility of the sign from areas of natural and environmental significance. [22.01-4-p27]
  - Orienting signs to face away from areas if they are not related to the function of the area. [22.01-4-p29]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.01-2L Accessible design****Policy application**

This policy applies to all development on residentially zoned land [22.07 p1] except where a Design and Development Overlay or Development Plan Overlay applies. [22.07 p2]

**Strategy**

Support development that meets the needs of and is accessible to all groups within the community. [22.07-1-p9]

Ensure the design of development on residentially zoned land considers the needs of people with limited mobility. [22.07-7 p1]

**Policy Guidelines**

Consider as relevant:

- Providing a clear and accessible path from the street to the front door. [22.07-7 p2]
- Ensuring that dwellings with ground floor level entrances are visitable by people with limited mobility. [22.07-7 p3]
- Ensuring that the entries of all dwellings are visible from the street. [22.07-7 p4]
- Providing wide and sheltered step-free entries. [22.07-7 p5]
- Providing at least one dwelling with a bedroom, kitchen, bath or shower, and a toilet and wash basin on the same level as the entrance to the dwelling in developments of three or more dwellings. [22.07-7 p6]

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

## **15.01-3L Subdivision design**

### **Strategy**

Ensure new subdivisions contribute to the provision or improvement of public open space.<sup>[21.07-6-p13]</sup>

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.01-4L Healthy and liveable neighbourhoods****Strategies**

Facilitate liveable neighbourhoods that:[21.07-5-p1]

- Are safe with good access and mobility. [21.07-5-p2]
- Have a sense of place or identity. [21.07-5-p3]
- Are attractive with a green and leafy environment. [21.07-5-p4]
- Are vibrant with a range of shops and services. [21.07-5-p5]
- Have access to health, education, recreational and cultural facilities. [21.07-5-p6]
- Have diverse and affordable housing options. [21.07-5-p7]
- Have local and good access to employment opportunities. [21.07-5-p8]
- Have convenient and efficient public and active transport options. [21.07-5-p9]

Maximise walkability within Strategic Investigation Sites and on other large development sites. [21.08-2-p16]

Support provision of private or shared garden space, including roof top and vertical gardens, to allow for urban agriculture and healthy food production in larger residential and mixed use developments and around health, education and community uses. [21.08-2-p19]

Ensure land use and development responds to the social needs of the community, including health and wellbeing. [21.08-9-p4]

Minimise the social impacts from use and development on Strategic Investigation Sites, large residential developments and other applications where the form and scale of development has not been anticipated by the planning scheme by assessing the likely positive and negative impacts to the community. [21.08-6-p3]



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.01-5L Neighbourhood character****Policy application**

This policy applies to development on residentially zoned land shown on the Housing Framework Plan that forms part of Clause 02.03<sup>[22.07-p1]</sup> unless the land is in a Design and Development Overlay or Development Plan Overlay. <sup>[22.07-p2]</sup>

**Municipal-wide objective**

To facilitate development that responds to the desired future character of the area and <sup>[22.07-2-p2]</sup> creates a strong sense of place.<sup>[21.06-4-p11] [21.06-4-p12]</sup>

**Municipal-wide strategies**

Enhance the unifying ‘green and leafy’ landscape character of Knox. <sup>[22.07-2-p1]</sup>

Support development that makes a positive contribution to the area’s built form. <sup>[22.07-2-p8]</sup>

Support <sup>[21.06-4-p12]</sup>innovative, accessible and site responsive development.<sup>[21.06-4-p13]</sup>

Provide no, low or transparent front fencing. <sup>[22.07-3-p22] [22.07-4-p22] [22.07-5-p19] [22.07-6-p23]</sup>

Minimise the amount of paving in front yards and driveways. <sup>[22.07-3-p19] [22.07-4-p19] [22.07-5-p16] [22.07-6-p19]</sup>

Provide single crossovers for driveways. <sup>[22.07-3-p18] [22.07-4-p17] [22.07-5-p15] [22.07-6-p18]</sup>

Provide significantly sets back first floor levels from the ground floor level. <sup>[22.07-3-p21] [22.07-4-p21] [22.07-5-p17] [22.07-6-p20]</sup>

Retain existing canopy trees wherever possible. <sup>[22.07-3-p15] [22.07-4-p14] [22.07-5-p12] [22.07-6-p15]</sup>

Preserve natural landscape features where possible.<sup>[21.06-5-p7]</sup>

**Bush suburban objective**

To protect the areas distinctive and significant environmental and biological values. <sup>[22.07-3-p1]</sup>

**Bush suburban strategies**

Maintain the low-scale character of the neighbourhood. <sup>[22.07-3-p4]</sup>

Retain significant indigenous and native vegetation. <sup>[22.07-3-p4]</sup>

Retain understorey planting wherever possible <sup>[22.07-3-p15]</sup>

Encourage the planting of indigenous canopy trees. <sup>[22.07-3-p8]</sup>

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Maintain the continuity of vegetation and landscape character around and in front of dwellings. [22.07-3-p9]

Support development that is subservient to the area's landscape-dominant character [22.07-3-p5] by avoiding:

- Buildings being prominent when viewed from the street. [22.07-3-p10]
- The loss of front and rear garden space. [22.07-3-p11]
- Car storage facilities that are dominant when viewed from the street. [22.07-3-p12]

Design buildings to be nestled and tucked into the landscape. [22.07-3-p13]

Accommodate landscaping, including canopy trees in front and rear gardens. [22.07-3-p14]

Locate carports and garages behind the line of the dwelling or in the rear yard. [22.07-3-p19]

Support pitched, hipped or gabled roof forms. [22.07-3-p20]

### **Knox neighbourhood objective**

To ensure development retains the valued characteristics of these areas, which include:

- A sense of open space, fresh air, trees and large backyards. [22.07-4-p1]
- Low-scale neighbourhoods. [22.07-4-p3]
- The retention of front and back yards [22.07-4-p4 split]
- A garden setting that includes canopy trees. [22.07-4-p4 split]

### **Knox neighbourhood strategies**

Retain and enhance the streetscape through the planting of appropriate trees on private land. [22.07-4-p7]

Avoid the dominance of buildings from the street. [22.07-4-p8]

Avoid the loss of front and rear garden space. [22.07-4-p9]

Avoid the dominance of car storage facilities from the street. [22.07-4-p10]

Retain large backyards for landscaping and open space. [22.07-4-p11]

Design buildings to reflect the prevailing scale of buildings in the street. [22.07-4-p12]

Accommodate landscaping including canopy trees in front and rear gardens. [22.07-4-p13]

Locate carports and garages behind the line of the dwelling or in the rear yard. [22.07-4-p18]

Support pitched, hipped or gabled roof forms. [22.07-4-p20]

Retain understorey planting, wherever possible. [22.07-4-p14]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Ensure that in developments of three or more dwellings the rear dwelling to be single storey in height. [22.07-4-p16]

**Local living objective**

To improve the ‘village feel’ of Local Living Areas as shown in the table at Clause 2.03-6 and on the Housing Plan at clause 2.04. [22.07-5-p1]

**Local living strategies**

Support high quality, innovative architectural design [22.07-5-p8 split]

Facilitate new styles of housing that appropriately integrate within existing streetscapes. [22.07-5-p11]

Retain understorey planting, wherever possible. [22.07-5-p12]

Locate carports and garages behind the line of the dwelling or in the rear yard. [22.07-5-p14]

Ensure that in developments of three or more dwellings the rear dwelling is single storey in height. [22.07-5-p18]

**Activity Areas objective**

To facilitate more intensive residential development that is architecturally and functionally well designed, while retaining the ‘green and leafy’ character when viewed from the street. [22.07-6-p4] [22.07-6-p5]

**Activity Areas strategies**

Establish new styles of housing within existing streetscapes. [22.07-6-p11]

Establish consistent street setbacks as part of the future character of the area. [22.07-6-p12]

Design buildings to maximise key views to the Dandenong Ranges, other local landmarks and open space. [22.07-6-p13]

Provide wide, upper floor balconies fronting the street and any adjoining public open space to maximise passive surveillance. [22.07-6-p21]

Ensure that developments of three or more dwellings provide a mix of dwelling sizes (number of bedrooms). [22.07-6-p22]

Ensure at least one dwelling in developments of three or more dwellings contains a bedroom, kitchen, bath or shower, and a toilet and wash basin at ground floor level. [22.07-6-p22]

Minimise the appearance of site services to adjoining public and private areas. [22.07-6-p10]

Locate carports and garages behind the line of or underneath the dwelling or in the rear yard. [22.07-6-p17]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.02-1L Urban heat island reduction****Strategies**

Promote greater use of vegetation, including canopy trees and surface grasses, green roofs and other drought-tolerant green infrastructure [21.04-5-p7]

Minimise the occurrence of urban heating by:

- Using materials, colours and surfaces that are heat-reflective..
- Minimising sealed surfaces.[21.04-5-p8]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**15.02-1L Environmentally sustainable development****Policy application**

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy.

**Objective**

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

**Strategies**

Achieve Best Practice environmentally sustainable development that:

- Is relevant to the type and scale of the development.
- Responds to site opportunities and constraints.
- Utilises a combination of locally available techniques, methodologies, and systems that have been demonstrated to achieve optimum ESD outcomes.
- Encompass the full life of the build.

**Energy performance**

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

**Integrated water management**

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

**Indoor environment quality**

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Minimise noise levels and noise transfer within and between buildings and associated external areas.

**Transport**

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

**Waste management**

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

**Urban ecology**

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

**Policy guidelines**

Consider as relevant the following:

**Residential**

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 2 – 9 additional dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 500sqm and 1,000sqm.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.
- A building used for accommodation other than dwellings with a gross floor area of more than 1,000 sqm.

**Non-residential**

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- A non-residential building with a gross floor area between 500sqm and 2,000sqm.
- An extension to an existing non-residential building creating between 500sqm to 2,000sqm of additional gross floor area (excluding outbuildings).

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- A non-residential building with a gross floor area of more than 2,000sqm.
- An extension to an existing non-residential building creating more than 2,000sqm of additional gross floor area (excluding outbuildings).

**Mixed use**

Applicable assessments for the residential and non-residential components of the development.

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better Practice Guide* (Sustainability Victoria, 2018).

In determining an application, the responsible authority will consider as appropriate:

- Whether an ESD plan or framework has previously been approved by the responsible authority

**Commencement**

This policy does not apply to applications received by the responsible authority before the gazettal date of this clause.

**Expiry**

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

This policy will expire when it is superseded by a equivalent provision of the Victoria Planning Provisions.



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**16.02-1L Location of Residential Development****Objective**

To support a scaled approach to residential development that is consistent with preferred dwelling typologies for each area [21.06-2-p13] as shown on the Housing Framework Plan that forms part of this clause. [21.06-2-p13]

**Municipal-wide strategies**

Support sustainable urban growth by directing housing to preferred locations. [22.07-2-p3]

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. [21.06-3-p10]

Support more intensive development in areas where there is access to frequent and reliable public transport services, shopping, employment and community facilities. [22.07-2-p5]

Prevent urban consolidation in areas of environmental, biological and landscape significance, recognising these values outweigh the need for urban consolidation in these areas. [22.07-1-p11]

Support social housing, particularly in Activity Centres, Strategic Investigation Sites, Council owned sites and other large-scale sites. [21.06-3-p12] [21.06-3-p13]

Provide residential development that allows people to age-in-place [21.06-3-p16] by supporting:

- Smaller scale dwellings that cater for older people. [21.06-3-p17]
- New residential aged care facilities, except in Bush Suburban areas within the Dandenong Foothills or in a Site of Biological Significance. [21.06-3-p17]
- The diversification of existing aged care facilities to provide a range of housing and care levels on-site. [21.06-3-p18]

**Bush suburban strategies**

Direct urban growth away from Bush Suburban areas. [21.06-2-p14]

Support detached dwellings and dual occupancies. [22.07-3-p6]

Avoid the development of villa units, townhouses, apartments. [21.06-3-p14]

**Knox neighbourhood strategies**

Direct urban growth away from Knox Neighbourhood areas. [21.06-2-p14]

Support detached dwellings and dual occupancies. [22.07-4-p5]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Support villa unit developments (more than two dwellings) on lots greater than 1,000 square metres. [22.07-4-p5]

Avoid the development of townhouses and apartments. [21.06-3-p15]

**Local Living strategies**

Direct housing growth to Local Living areas.[21.06-2-p15]

Support developments of three or more dwellings that include a mix of sizes, including one-and two-bedroom dwellings.[21.06-3-p11]

Support quality designed detached houses, dual occupancies, villa units and townhouses. [22.07-5-p3]

Support a diversity of housing stock. [22.07-5-p8 split]

Encourage development of smaller dwellings (one and two bedrooms).

**Activity Area strategies**

Direct housing growth to Activity areas.[21.06-2-p15]

Support developments of three or more dwellings that include a mix of sizes, including one-and two-bedroom dwellings.[21.06-3-p11]

Encourage villa units, townhouses and apartments. [22.07-6-p6]

Support a diversity of housing stock. [22.07-6-p9 split]

Encourage development of smaller dwellings (one and two bedrooms). [22.07-6-p9 split]

**Strategic Investigation site strategies**

Support residential development where appropriate (in whole or in part).[21.06-2-p16]

Support residential development on large sites within a Design and Development Overlay or a Development Plan Overlay[21.06-2-p18]

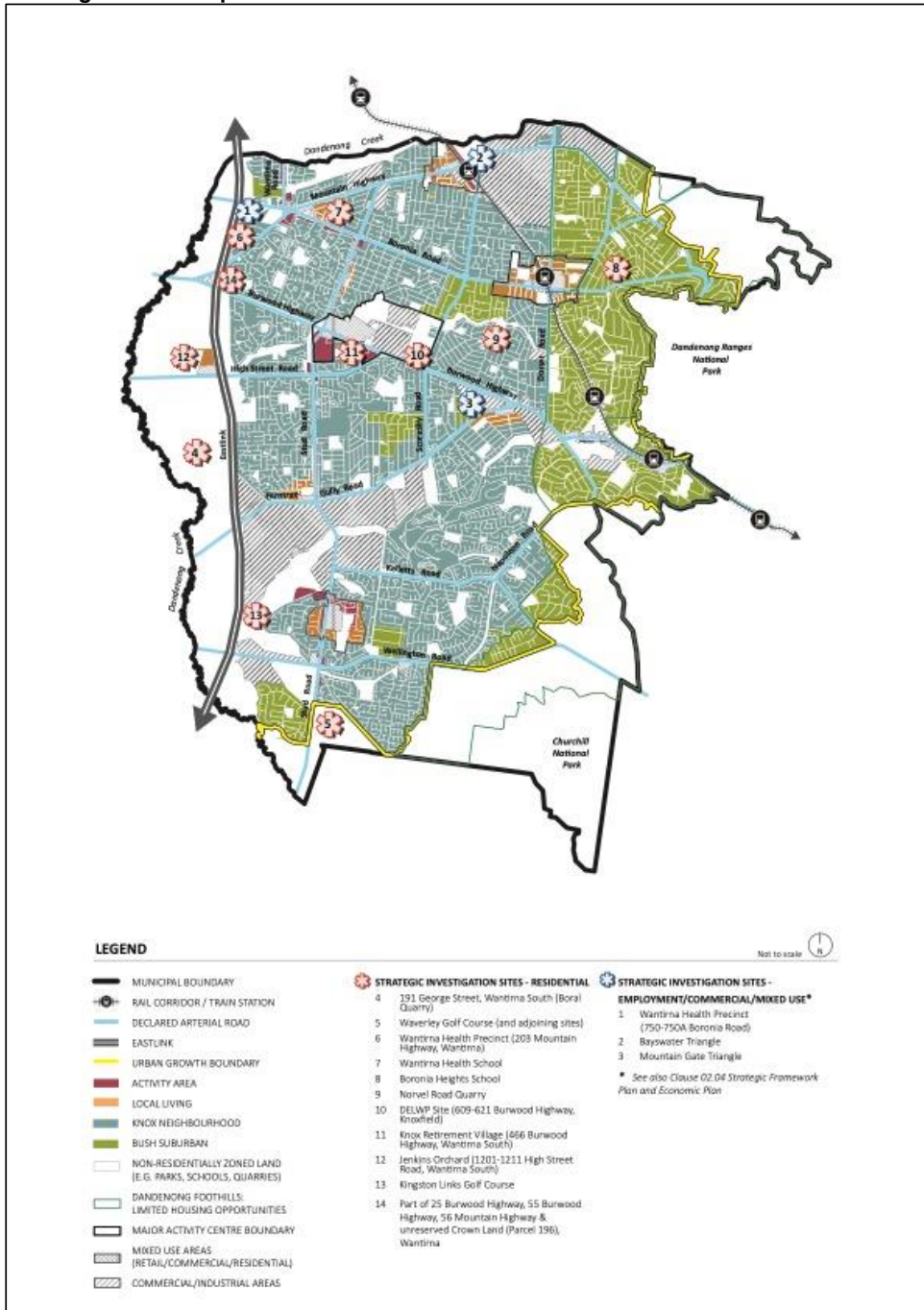
Support residential development within the Wantirna Health Precinct which complements the health, education and community and other employment generating activities of the precinct. [21.06-2-p19 split]

Provide accessible housing options in the Wantirna Health Precinct.[21.06-2-p19 split]

KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Housing Framework plan



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**16.01-7L Residential aged care facilities****Objective**

To facilitate development of specialised housing for aged persons that provides a range of on-site services to residents, or can be adapted to do so over time, [22.07-9-p1] that is designed to minimise impacts on the surrounding area. [22.07-9-p2]

**Strategies**

Provide a variety of communal public and private open spaces that [22.07-9-p3] are designed to support a variety of events and activities and facilitate informal social interaction and link with the surrounding open space network. [22.07-9-p3]

Connect open spaces and paths on site with key destination points off site, such as public transport stops and local shops. [22.07-9-p4]

Integrate the development with the surrounding neighbourhood by providing [22.07-9-p5] lower scale buildings fronting the street and other public spaces. [22.07-9-p5]

Include accessible paths that link on-site facilities and services. [22.07-9-p6]

Design paths to be non-slip, wide enough to allow different users to safely use the path at different speeds and have dropped kerbs to road level. [22.07-9-p6]

Provide seating and shade at regular intervals along paths. [22.07-9-p7]

Provide affordable housing options in the development, including social housing. [22.07-9-p8]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**17.01-1L Diversified economy****Objective**

To create a strong and sustainable local economy and facilitate local employment opportunities[21.07-2-p18] and investment.

**General strategies**

Support land use and development in ‘Significant Business Locations’ shown on the Strategic Framework Plan at clause 2.04 commensurate with their role and function as shown in the table to Clause 2.03-7. [21.07-2-p40] 21.07-2-p20]

- Scoresby-Rowville-Knoxfield. [21.07-2-p40]
- Bayswater Business Precinct/Bayswater Activity Centre. [21.07-2-p40]
- Knox Central Activity Centre. [21.07-2-p40]
- Burwood Highway East Corridor. [21.07-2-p40]
- Wantirna Health Precinct.[21.07-2-p40]

Facilitate in core employment areas and the Wantirna Health Precinct, businesses that focus on Knox’s propulsive industry sectors, including:

- Advanced and high value manufacturing. [21.07-2-p19]
- Health care and social services. [21.07-2-p19]
- Construction. [21.07-2-p19]
- Wholesale trade. [21.07-2-p19]
- Professional services. [21.07-2-p19]

Discourage the rezoning or use of industrial and commercial land for uses that have low local employment and low local economic output outcomes.[21.07-2-p17]

Encourage collaboration, innovation and ideas sharing by supporting the formation of industry clusters and business networks. [21.07-2-p19]

Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.[21.07-2-p22]

Facilitate infill development of vacant commercial and industrial sites [21.07-2-p30 split]

Support new and ongoing employment opportunities through efficient development of underutilised land.[21.07-2-p23], including the consolidation and redevelopment of under-utilised sites in industrial and commercial areas. [21.07-2-p30 split]

Discourage the creation of smaller lots in employment zoned land. [21.07-2-p14]

Encourage renewal of employment locations to attract new business investment and employees.[21.07-2-p8]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Support tourism opportunities for activity centres located at gateways to the Dandenong Ranges.[21.07-2-p26]

Support industry sectors that provide for an aging community.[21.07-2-p27]

Avoid the alternative use of economically viable extractive industry sites.[21.07-2-p25]

Strengthen smaller industrial businesses and provide local services and business opportunities to communities in Local employment land areas.[Land for business, p65]

Support a mix of employment and other land uses within Local employment land and other employment locations outside Core employment land areas. [21.07 Strategy 2.2, 22.02-4p2]

### **Scoresby-Rowville-Knoxfield strategies**

Support the diversification and attraction of innovative, adaptive and knowledge-based businesses that are aligned with key propulsive industries.[21.07-2-p43] [22.02-3-p5] Facilitate development as a high amenity employment destination of state significance. [21.07-2-p48]

Facilitate development that provides high amenity and lifestyle options.[21.07-2-p41]

Support the transition from larger format sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors. [21.07-2-p48]

Discourage non-employment uses within ‘Core Employment Land Areas’. [21.07-2-p48]

Discourage restricted retail use except in Commercial 1 Zone. [21.07-2-p48]

Support delivery of the future Rowville rail link, to improve accessibility to the location, improve sustainability and provide development opportunities for businesses. [21.07-2-p48]

Support a centrally located neighbourhood centre to service the needs of businesses and employees that responds positively to surrounding natural features. [21.07-2-p48]

Support development which maintains high standards of built form and open space design and landscaping to enhance the high amenity standards of this location. [21.07-2-p48]

Maximise opportunities to integrate development with surrounding open space and natural areas to ensure environmental and heritage character, views and vistas are maintained. [21.07-2-p48]

### **Knox Central Activity Centre strategies**

Support development and investment as a major commercial and employment focus for the municipality and as part of a diverse precinct serving a regional base.[21.07-2-p49]

Support a diverse range of mixed uses within industrial, commercial and mixed use zones to reflect the regional role of the activity centre. [21.07-2-p49]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Improve integration of employment generating uses with residential uses, open space and the retail core of the activity centre. [21.07-2-p49]

Support a Burwood Highway tram extension, to improve accessibility for the location, improve sustainability and provide development opportunities for businesses. [21.07-2-p49]

### **Bayswater Business Precinct - Bayswater Activity Centre strategies**

Support the diversification and attraction of innovative, adaptive and knowledge based businesses that are aligned with the key propulsive industries. [21.07-2-p43]

Improve integration and connection between the Bayswater Business Precinct and the Bayswater Activity Centre. [21.07-2-p45]

Facilitate the development of this location as a key employment destination of state significance. [21.07-2-p50]

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. [21.07-2-p50]

Support industrial uses that reinforce the importance of this precinct to the production economy in Knox. [21.07-2-p50]

Discourage non- employment uses within ‘Core Employment Land Areas’. [21.07-2-p50]

Discourage restricted retail use except in Commercial 1 zoned land. [21.07-2-p50]

Improve integration of employment generating uses with residential uses, open space and the Bayswater Activity Centre. [21.07-2-p50]

### **Burwood Highway East Corridor strategies**

Support development to strengthen its role as a Significant Business Location. [21.07-2-p47] [21.07-2-p51]

Support restricted retail uses along Burwood Highway. [21.07-2-p51]

Support restricted retail development on main road locations in commercial zones. [21.07-2-p21]

Integrate employment generating uses with open space, residential uses, the Mountain Gate Activity Centre and neighbourhood centres. [21.07-2-p51]

Improve the quality of urban design for the precinct to support its transition to a strategic business expansion area [21.07-2-p51]

Support for the Dorset Road extension. [21.07-2-p51]

### **Wantirna Health Precinct strategies**

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Support the diversification and attraction of innovative, adaptive and knowledge based businesses that are aligned with the key propulsive industries. [21.07-2-p43]

Support development that focuses on health, education and community and other complementary employment generating uses. [21.07-2-p46]

Support collaborative investment and strategic planning for the precinct to build on its importance as a State significant health precinct. [21.07-2-p52]

Facilitate employment generating uses that support and strengthen the health, education and community sectors. [21.07-2-p52]

Support employment-generating uses on all sites to create an integrated health-based precinct. [21.07-2-p52]

Ensure residential developments are integrated with employment generating uses. [21.07-2-p52]

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. [21.07-2-p52]

Improve integration of employment generating uses with open space, residential uses and the Wantirna Mall Neighbourhood Activity Centre. [21.07-2-p52]

Allow for non-residential uses within residential areas that support major health providers in the precinct where the amenity will not be compromised. [21.07-2-p52]

Support development which creates high standards of built form and landscaping design and amenity standards. [21.07-2-p52]

### **Core Employment Land Areas Strategies**

Maintain 'Core Employment Land Areas' for industry and employment generating uses. [22.02-3-p1]

Support high generating employment and high economic output uses, including Knox's key propulsive industries by only facilitating uses in these areas that directly support the employment and production economy role of the Significant Business Location. [21.07-2-p28]

Discourage all other uses unless the use fronts a main road, and does not detrimentally impact upon any existing uses or development, including main road access and exposure requirements [21.07-2-p28]

### **Local Employment Land Areas Strategies**

Facilitate a mix of employment and other land uses that are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses. [21.07-2-p29]

### **Strategic Investigation Site Strategies**

Support development with a business land focus or business land component. [21.07-2-p32]



KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

**Policy document**

Consider as relevant:

- *Knox Land for Business Directions Plan* (December 2018, Knox City Council)

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**18.01-1L Land use and transport planning****Objective**

To provide for the transport needs of the existing and future population in an integrated and sustainable manner.[\[21.09-2-p12\]](#)

**Strategies**

Consolidate commercial and retail activities into areas close to railway stations and other reliable public transport nodes.[\[21.09-2-p13\]](#)

Ensure that the redevelopment of shopping centres and Strategic Investigation Sites integrates public transport facilities.[\[21.09-2-p14\]](#)

Improve transport infrastructure to meet existing and future transport needs of the community, including access to business locations.[\[21.09-2-p15\]](#)

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**18.02-1L Sustainable personal transport****Objective**

To encourage development that contributes towards an active, safe and accessible transport network.[21.09-2-p16]

**Strategies**

Ensure development provides footpaths and cycle paths to complement the existing path network and improve safety, connectivity and accessibility for people of all abilities. [21.09-2-p17]

Improve pedestrian infrastructure and prioritise pedestrian movements. [21.09-2-p18 split]

Minimise new vehicle crossovers to prioritise pedestrian movement.[21.09-2-p18 split]

Enhance pedestrian accessibility, mobility and amenity to and around public transport facilities to encourage the use of public transport.[21.09-2-p19]

Provide access for people with limited mobility in all streets in activity centres, Strategic Investigation Sites shown on the Strategic Framework Plan at clause 2.04 and public and commercial buildings.[21.09-2-p20] [21.09-2-p21]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**19.02-1L Health precincts****Strategies**

Support the co-location of primary, secondary and tertiary health services and human services, particularly in the Wantirna Health Precinct. [21.08-5-p10]

Establish new medical and health facilities in and around activity centres and close to public transport.[21.08-5-p10]

Facilitate the development of the Wantirna Health Precinct with a focus on health, education and other community uses.[21.08-5-p12]

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

## **19.02-2L Education precincts**

### **Strategies**

Support the retention and expansion of education and training facilities, including lifelong learning opportunities, in accessible locations across the municipality to service the needs of residents and workers.[\[21.08-5-p11\]](#)

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**19.02-4L Social and cultural infrastructure****Strategies**

Support community facilities that are co-located, integrated and/or multipurpose to service a range of activities. [21.08-5-p8]

Support accessible community facility hubs as focal points for community activity. [21.08-5-p8]

Provide active, secure and safe public realm treatments to community facilities. [21.08-4-p11]

Develop arts and cultural facilities and assets that are distinctive to local areas. [21.05-2-p10]

Direct community facilities and services to:

- Visible, accessible places located near nodes of activity and public transport routes, particularly those providing essential services such as education, employment, and health care. [21.08-4-p9]
- Knox Central Activity Centre or the Wantirna Health Precinct if they have a municipal or regional catchment. [21.08-4-p10]

Deliver a range of community infrastructure and services that serve individuals and families throughout their life cycle. [21.08-4-p12]

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

## **19.03-2L Infrastructure design and provision**

### **Strategies**

Ensure that infrastructure is able to accommodate existing and new development and contributes positively to urban amenity.[\[21.09-3-p6\]](#)

Maintain the efficiency of existing infrastructure by requiring the upgrade and maintenance of infrastructure as a result of new development.[\[21.09-3p7\]](#)

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**19.03-3L Integrated water management****Strategy**

Require development to be able to accommodate storm runoff. [21.09-4-p19]

Ensure development can accommodate overland flowpaths.[21.09-4-p20]

Support innovative design approaches for the provision, use and management of water infrastructure, including water sensitive urban design and integrated water management. [21.09-4-p14]

Support the use of technologies and best practice that minimise water consumption, including the installation of water saving devices in new development.[21.09-4-p14]

Support development that harnesses and utilises stormwater as a resource, including the installation of water tanks plumbed directly to households in all new development.[21.09-4-p15]

Support development that recycles water, including on-site treatment and fit-for-purpose reuse of grey water or wastewater.[21.09-4-p16]

Support development that achieves a 'no net increase' in the rate, volume and pollutant load of stormwater entering the municipal drainage system and waterways. [21.09-4-p22]

Minimise the amount of impervious surfaces on development sites.[21.09-4-p23]

Support development in high value catchment areas that protect and rehabilitate waterways towards pre-development characteristics of the original ecosystem.[21.09-4-p25]

**Policy guidelines**

Consider as relevant:

- Designing on site detention of stormwater to help accommodate run off where there is a change in flows. [21.09-4-p19 split]
- Ensuring contribution to the improvement of infrastructure offsite where storm runoff cannot be accommodated. [21.09-4-p19 split]
- Preparing a Stormwater Management Plans for development of sites larger than one hectare and smaller sites.[21.08-4-p24]



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**.

**LYSTERFIELD VALLEY AND LYSTERFIELD HILLS RURAL LANDSCAPE****1.0 Statement of nature and key elements of landscape**

The National Trust Classification Report (L355 2/3/1981) describes the character of the Lysterfield Valley as follows:

*“Lysterfield Valley is 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. For many visitors the Lysterfield Valley forms the major “gateway” to the Dandenongs from the metropolitan area. The excellent views of this landscape from Glenfern Road and Mount Morton highlight its importance as a buffer between urban and rural areas and as a visual transition between the metropolitan suburbia and the elevated and forested slopes of the Dandenongs.*

*Extensive clearing of native vegetation in the past has exposed the bold hills and steep slopes of the Valley landform particularly in the east.*

*The major attraction of this landscape is its simplicity of colour, shape and texture in contrast to the forested areas to the south and south-east, the suburban development to the west and the forest residential character of Belgrave.”*

*The area is of significance according to this report “due to its attractive landscape character and its importance as a buffer between Metropolitan Melbourne and the Dandenong Ranges”.*

The landscape is centred on the enclosed Monbulk Creek Valley. Monbulk Creek Valley is where the urban area has given way to rural, and no indication exists of the proximity of the suburbs. Views within the valley are of rolling rural landscapes that are mainly pastoral. Hills on either side of the valley are bare or very lightly treed, with this openness contrasting with the treed slopes of the Dandenong Ranges. The character of this landscape is unique and is particularly sensitive to further subdivision and development.

**2.0 Landscape character objective to be achieved**

To protect the broad scale pastoral landscape character and the open, bold hillsides of the Lysterfield Valley.

To retain vegetation that contributes to the landscape qualities of the area.

To protect and enhance the scenic, visual, cultural and environmental values of the Lysterfield Valley, including the contrast between this area and the forested slopes of the Dandenong Ranges.

To conserve the flora and fauna and associated ecological processes that contribute to the landscape significance of the Lysterfield Valley.

To ensure that development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on the Lysterfield Valley and the key characteristics of the Valley’s landscape, having regard to bushfire risk.

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**3.0 Permit requirement****Buildings and works**

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling if all of the following apply:

- There is only one dwelling on the lot.
- The height of the building or works is less than 7.5 metres.
- Any proposed excavation or filling is less than one metre in depth.
- Any excavation or filling is not occurring within the Tree Protection Zone (TPZ) of vegetation that would otherwise require a permit for its removal, destruction or lopping under this overlay. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials in colours that blend with the landscape.

**Fences**

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50 per cent transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.

**Vegetation**

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- Monterey (Radiata) Pine (*Pinus radiata*). This exemption does not apply where the tree is part of a row of three (3) or more trees.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree which overhangs the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal or lopping of that part of the tree which is

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

overhanging the building provided the removal or lopping is in accordance with the Australian Standard@ AS 4373 – 2007, ‘Pruning of amenity trees’.

- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
  - Pruning or lopping of the trunk of a tree or shrub.
  - Vegetation within a road or railway reserve.

### Extraction of stone

A permit is not required to construct or carry out works associated with extraction of stone in accordance with a Licence issued under the *Extractive Industries Development Act 1995* and/or the *Extractive Industries (Lysterfield) Act 1986*.

## 4.0 Application requirements [all translated from 21.10-1 Dandenong Foothills]

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and design response for new buildings and works. [21.10-1]

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate: [21.10-1]

- The built form, scale, design and use of surrounding development. [21.10-1]
- Solar access to the site and surrounding properties. [21.10-1]
- Identified areas of environmental significance. [21.10-1]
- Open space. [21.10-1]
- Views to and from the site. [21.10-1]
- Location of significant trees and vegetation. [21.10-1]
- Drainage. [21.10-1]
- Street frontage features such as poles, street trees and kerb crossings. [21.10-1]
- Any contaminated soils and filled areas, where known. [21.10-1]
- Any other notable features or characteristics of the site. [21.10-1]

The design response should explain how the proposed design: [21.10-1]

- Derives from and responds to the site analysis; and [21.10-1]

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

- Meets the objectives, strategies and requirements of this clause. [21.10-1]

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape. [21.10-1]

## 5.0 Decision guidelines

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

### Landscape character

- Whether the proposed development will impact upon the views of the valley from the surrounding area, particularly the Dandenong Ranges and significant ridgelines.
- Whether the proposal promotes low intensity development which is sympathetic to the landscape qualities of the area.
- Whether development above the 115 metre AHD contour is appropriate.
- Whether the proposed development and proposed landscaping are compatible with a rural area.
- Whether the proposed development and proposed landscaping will ensure that identified landscape qualities are preserved.
- Whether all power and communications cables will be placed underground.

### Land management

- Whether the proposed development will contribute to and support appropriate land management.

### Finishes

- Whether the proposed development will utilise non-reflective materials maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

### Vegetation

- Whether 80 per cent of all new vegetation (both canopy trees and understorey) is indigenous. [21.10-103S6P1] [21.10-103S10P2] [21.10-103S15P3]
- Whether vegetation will be retained and planting used to screen buildings.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether noxious and environmental weeds will be removed.

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Whether the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome does not increase bushfire risk and considers ongoing bushfire protection measures.

**Building on slopes**

- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.

**Fences**

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

**Table 1 – Species exempt from permit under Part 3.0 above**

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Botanical name	Common name
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i> ), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracanthus species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE 2 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO2**.

**DANDENONG FOOTHILLS: FOOTHILLS BACKDROP AND RIDGELINE AREA****1.0 Statement of nature and key elements of landscape**

The Dandenong Foothills appear as treed slopes rising above the suburbs. The Dandenong Foothills are recognised as a scenic backdrop of metropolitan significance, forming part of the slopes of the Dandenong Ranges. The western face of the Dandenong Ranges is recognised by the National Trust as a significant landscape. As a green edge containing the growth of the suburbs, the Dandenongs and their foothills have an iconic significance for Melbourne, and are essential to the image of the City of Knox as a city in a unique landscape setting. The key elements of this landscape are:

- The visual dominance of vegetation including large native trees and understorey plants and the often continuous flow of vegetation across residential blocks and roadways.
- The way in which the majority of development blends in with the vegetation and the hillsides appear to be tree covered even when developed with houses.
- Houses tucked into the hilly landscape with colours that blend with the landscape.
- The gently sloping and hilly terrain.
- Visual intrusion on views of the Dandenongs and their foothills from inappropriate development.

Special care needs to be taken to ensure that development is sited and designed to maintain the landscape character of the area and near and distant view lines. The landscape character of this area depends on the protection of indigenous vegetation (both canopy and understorey), and limiting the visibility of buildings, roads, signs and public realm lighting.

**2.0 Landscape character objective to be achieved**

To protect and enhance the visual, natural and cultural heritage values of the foothills landscape.

To protect landscapes from visual intrusion due to the inappropriate siting, design or materials of buildings and works.

To encourage siting, design and landscaping of buildings and works that responds to the landscape significance and character of the area and responds to bushfire risk.

To protect the appearance of the foothills of the Dandenong Ranges, particularly when viewed from the west, as treed slopes rising above the suburbs.

To maintain vegetation as a key element of the foothills landscape and encourage retention and regeneration of native vegetation to protect wildlife habitats.

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**3.0 Permit requirement****Buildings and works**

A permit is not required to construct a building or construct or carry out works at 2 Clematis Avenue and 8 The Glade, Ferntree Gully, that are generally in accordance with the Ferntree Gully Cemetery Extension Design Development Plan, November 1999.

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling if:

- There is only one dwelling on the lot.
- The height of the building or works is less than 7.5 metres.
- Proposed excavation or filling is less than one metre in depth.
- Excavation or filling is not occurring within the Tree Protection Zone (TPZ) of vegetation that would require a permit for its removal, destruction or lopping under this clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials in colours that blend with the landscape.

**Fences**

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50% transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.

**Vegetation**

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

which is overhanging the building consistent with the Australian Standard AS 4373 – 2007, ‘Pruning of amenity trees’.

- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
  - Pruning or lopping of the trunk of a tree or shrub.
  - Vegetation within a road or railway reserve.

#### 4.0 Application requirements [all translated from 21.10-1 Dandenong Foothills]

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and design response for new buildings and works. [21.10-1]

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate: [21.10-1]

- The built form, scale, design and use of surrounding development. [21.10-1]
- Solar access to the site and surrounding properties. [21.10-1]
- Identified areas of environmental significance. [21.10-1]
- Open space. [21.10-1]
- Views to and from the site. [21.10-1]
- Location of significant trees and vegetation. [21.10-1]
- Drainage. [21.10-1]
- Street frontage features such as poles, street trees and kerb crossings. [21.10-1]
- Any contaminated soils and filled areas, where known. [21.10-1]
- Any other notable features or characteristics of the site. [21.10-1]

The design response should explain how the proposed design: [21.10-1]

- Derives from and responds to the site analysis; and [21.10-1]
- Meets the objectives, strategies and requirements of this clause. [21.10-1]

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape. [21.10-1]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**5.0 Decision guidelines**

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

**Landscape character**

- Whether the proposed development will impact upon views within the foothills area and on more distant views across the city and suburbs to the foothills of the Dandenongs.
- Whether the proposed development penetrates the tree canopy and ridgelines.
- Whether the proposed development is of a high standard of architectural and landscape design that is sympathetic to nearby rural and natural landscapes.

**Finishes**

- Whether the proposed development will utilise non-reflective materials maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

**Height**

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on key elements of the landscape and the landscape character objectives. [21.10-103S24P5]

**Landscaping**

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

**Vegetation**

- Whether 80 per cent of all new vegetation (both canopy trees and understorey) is indigenous. [21.10-103S6P1] [21.10-103S10P2] [21.10-103S15P3]
- Whether vegetation will be retained and planting used to screen buildings.
- Whether fragmentation of the tree canopy will be minimised.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether noxious and environmental weeds will be removed.
- Whether the planting of noxious and environmental weeds will be avoided.

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome does not increase bushfire risk and considers ongoing bushfire protection measures.

**Building on slopes**

- Whether building on slopes greater than 20% is appropriate.
- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.

**Fences**

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

**Reference document**

Ferntree Gully Cemetery Extension Design Development Plan, Knox Landscape Services, November 1999

**Table 1 – Species exempt from permit under Part 3.0 above**

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Botanical name	Common name
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i> ), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leafed Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE 3 TO Clause 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO3**.

**DANDENONG FOOTHILLS: LOWER SLOPE AND VALLEY AREA****1.0 Statement of nature and key elements of landscape**

The Dandenong Foothills area is a visually sensitive area due to its proximity to slopes of the Dandenong Ranges which are recognised by the National Trust as a significant landscape.

The key elements of this landscape are:

- Areas of mature street trees and contributory gardens.
- Significant views to the Dandenong Ranges and important local views.
- The visual dominance of vegetation in many areas.
- The gently sloping terrain.
- The area's role as an extension of the Dandenong Ranges.
- The sparse nature of development in some parts of this area at the threshold with the Foothills backdrop, ridgeline and rural areas.

Special care needs to be taken to ensure that development is sited and designed to maintain the landscape character of the area, protecting view lines and retaining and planting vegetation to ensure a vegetated character is maintained and enhanced.

**2.0 Landscape character objective to be achieved**

To recognise the environmental and visual sensitivity of residential areas at the foothills of the Dandenong Ranges.

To ensure that development is compatible with the scale and character of existing development.

To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any remnant vegetation, and responds to bushfire risk.

To maintain vegetation as a key element of the foothills landscape.

**3.0 Permit requirement****Buildings and works**

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling if:

- There is only one dwelling on the lot.

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- The height of the building or works is less than 7.5 metres.
- Proposed excavation or filling is less than 1 metre in depth.
- Excavation or filling is not occurring within the Tree Protection Zone (TPZ) of vegetation that would require a permit for its removal, destruction or lopping under this clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is at 1.4 metres above ground.
- The external surfaces, including roofs or all buildings (but excluding solar panels), of all buildings are finished and maintained in non-reflective materials in colours that blend with the landscape.

**Fences**

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50 per cent transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.

**Vegetation**

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard@ AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
  - Pruning or lopping of the trunk of a tree or shrub.
  - Vegetation within a road or railway reserve.

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**4.0 Application requirements** [all translated from 21.10-1 Dandenong Foothills]

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and design response for new buildings and works. [21.10-1]

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate: [21.10-1]

- The built form, scale, design and use of surrounding development. [21.10-1]
- Solar access to the site and surrounding properties. [21.10-1]
- Identified areas of environmental significance. [21.10-1]
- Open space. [21.10-1]
- Views to and from the site. [21.10-1]
- Location of significant trees and vegetation. [21.10-1]
- Drainage. [21.10-1]
- Street frontage features such as poles, street trees and kerb crossings. [21.10-1]
- Any contaminated soils and filled areas, where known. [21.10-1]
- Any other notable features or characteristics of the site. [21.10-1]

The design response should explain how the proposed design: [21.10-1]

- Derives from and responds to the site analysis; and [21.10-1]
- Meets the objectives, strategies and requirements of this clause. [21.10-1]

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape. [21.10-1]

**5.0 Decision guidelines**

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

**Landscape character**

- Whether the proposed development will impact upon local views within the foothills and upon more distant views across the city and suburbs to the foothills of the Dandenongs.
- Whether the proposed development penetrates the tree canopy and protrudes above ridgelines.
- Whether the proposed development is of a high standard of architectural and landscape design that is sympathetic to nearby rural and natural landscapes.

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Finishes**

- Whether the proposed development will utilise non-reflective materials maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

**Height**

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on key elements of the landscape and the landscape character objectives. [21.10-103S24P5]

**Landscaping**

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

**Vegetation**

- Whether 80 per cent of all new vegetation (both canopy trees and understorey) is indigenous. [21.10-103S6P1] [21.10-103S10P2] [21.10-103S15P3]
- Whether the existing high canopy trees will be retained.
- Whether buildings will be below the predominant tree canopy height.
- Whether vegetation will be retained and planting used to screen buildings.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether habitats for native fauna, including wildlife corridors, will be identified and protected, and strengthened or created.
- Whether noxious and environmental weeds will be removed.
- Whether the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome does not increase bushfire risk and considers ongoing bushfire protection measures.



## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**Building on slopes**

- Whether building on slopes greater than 20% is appropriate.
- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.

**Fences**

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

**Table 1 – Species exempt from permit under Part 3.0 above**

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i> ), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Botanical name	Common name
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE 4 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO4**.

**THE BASIN RURAL LANDSCAPE****1.0 Statement of nature and key elements of landscape**

The Basin Rural Landscape is centred on the area north of the intersection of Mountain Highway and Basin-Olinda Road. The landscape is a pastoral landscape of rolling green hills, containing indigenous and exotic rural trees, creeks and the close backdrop of the heavily vegetated hills of the Dandenong Ranges National Park and the Doongalla State Forest.

Special care needs to be taken to ensure that development is sited and designed so as to maintain the landscape character of the area and the distinctive views of this pastoral landscape surrounded by bush.

This landscape is particularly sensitive to further subdivision and development.

**2.0 Landscape character objective to be achieved**

To recognise the environmental and visual sensitivity of this rural area at the foot of the Dandenong Ranges.

To ensure that development is compatible with the scale and character of existing development.

To ensure that development is sensitive to the natural characteristics of the land including slope, terrain, creeks and any remnant vegetation, and responds to bushfire risk.

To protect the pastoral landscape character of The Basin.

To retain vegetation that contributes to the landscape qualities of the area.

To protect and enhance the scenic, visual, cultural and environmental values of The Basin.

To conserve the flora that contribute to the significance of the The Basin Rural Landscape.

To ensure that any new development is located and designed to avoid inappropriate visual intrusion or other detrimental effects on the rural area of The Basin and the key characteristics of this landscape.

**3.0 Permit requirement****Fences**

A permit is required to construct a fence unless the fence is of post and wire construction, is 1.2 metres in height or less and is more than 75% open construction.

**Vegetation**

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- Monterey (Radiata) Pine (*Pinus radiata*). This exemption does not apply where the tree is part of a row of three (3) or more trees.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard@ AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
  - Pruning or lopping of the trunk of a tree or shrub.
  - Vegetation within a road or railway reserve.

#### 4.0 Application requirements [all translated from 21.10-1 Dandenong Foothills]

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and design response for new buildings and works. [21.10-1]

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate: [21.10-1]

- The built form, scale, design and use of surrounding development. [21.10-1]
- Solar access to the site and surrounding properties. [21.10-1]
- Identified areas of environmental significance. [21.10-1]
- Open space. [21.10-1]
- Views to and from the site. [21.10-1]
- Location of significant trees and vegetation. [21.10-1]
- Drainage. [21.10-1]
- Street frontage features such as poles, street trees and kerb crossovers. [21.10-1]
- Any contaminated soils and filled areas, where known. [21.10-1]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Any other notable features or characteristics of the site. [21.10-1]

The design response should explain how the proposed design: [21.10-1]

- Derives from and responds to the site analysis; and [21.10-1]
- Meets the objectives, strategies and requirements of this clause. [21.10-1]

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape. [21.10-1]

## 5.0 Decision guidelines

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

### Landscape character

- Whether the proposed development impacts upon the views of the valley from the surrounding area, particularly the Dandenong Ranges and significant ridgelines.
- Whether the proposal promotes low intensity development which is sympathetic to the landscape qualities of the area.
- Whether the development is harmonious with a rural area and ensures identified landscape qualities are preserved.
- Whether the scale, shape, bulk, design and external finishes of any building or works impacts upon the landscape qualities of the area.

### Land management

- Whether the proposal will contribute to and support appropriate land management, including:
  - Limiting the impact of stock on creek corridors.
  - Limiting the impacts of introduced plants and animals on native flora and fauna.

### Finishes

- Whether the proposed development will utilise non-reflective materials maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

### Vegetation

- Whether vegetation will be retained and planting used to screen buildings.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether noxious and environmental weeds will be removed.

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Whether the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome does not increase bushfire risk and considers ongoing bushfire protection measures.

**Building on slopes**

- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.

**Fences**

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

**Table 1 – Species exempt from permit under Part 3.0 above**

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus</i> )	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Botanical name	Common name
<i>rotundifolia</i> ), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracanthus species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE 5 TO clause 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO5**.

**LYSTERFIELD URBAN/RURAL TRANSITION AND LYSTERFIELD VALLEY CONTRIBUTORY AREA****1.0 Statement of nature and key elements of landscape**

The National Trust Classification Report (L355 2/3/1981) describes the character of the Lysterfield Valley as follows:

*“Lysterfield Valley is 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. For many visitors the Lysterfield Valley forms the major “gateway” to the Dandenongs from the metropolitan area. The excellent views of this landscape from Glenfern Road and Mount Morton highlight its importance as a buffer between urban and rural areas and as a visual transition between the metropolitan suburbia and the elevated and forested slopes of the Dandenongs.*

*Extensive clearing of native vegetation in the past has exposed the bold hills and steep slopes of the Valley landform particularly in the east.*

*The major attraction of this landscape is its simplicity of colour, shape and texture in contrast to the forested areas to the south and south-east, the suburban development to the west and the forest residential character of Belgrave.”*

The area is of significance according to this report “due to its attractive landscape character and its importance as a buffer between Metropolitan Melbourne and the Dandenong Ranges”.

**2.0 Landscape character objective to be achieved**

To recognise the environmental and visual sensitivity of residential areas at the edge of the Lysterfield Valley and Lysterfield Hills.

To ensure that development is compatible with the scale of development and landscape character of the Lysterfield Valley and Lysterfield Hills

To ensure that development is sensitive to the natural characteristics of the land including slope, terrain and any remnant vegetation, and responds to bushfire risk.

To ensure that development recognises local views and minimises impact on views of the Dandenong Ranges, Lysterfield Valley, Lysterfield Hills and significant ridgelines.

**3.0 Permit requirement****Buildings and works**

A permit is not required to extend an existing dwelling or construct buildings and works ancillary to a dwelling if:



## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- There is only one dwelling on the lot.
- The height of the building or works is less than 7.5 metres.
- Proposed excavation or filling is less than 1 metre in depth.
- Excavation or filling is not occurring within the Tree Protection Zone (TPZ) of vegetation that would require a permit for its removal, destruction or lopping under this clause. The radius of the TPZ is calculated for each tree by multiplying its trunk diameter x 12. The measurement of the trunk diameter is 1.4 metres above ground.
- The external surfaces, including roofs and walls (but excluding solar panels) of all buildings are finished and maintained in non-reflective materials coloured in muted tones.

**Fences**

A permit is required to construct:

- A front fence, unless the fence is 1.2 metres in height or less and is more than 50 per cent transparent.
- A side fence between a building and the street, unless the fence is 1.2 metres in height or less.

**Vegetation**

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard@ AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
  - Pruning or lopping of the trunk of a tree or shrub.

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

- Vegetation within a road or railway reserve.

#### 4.0 Application requirements [all translated from 21.10-1 Dandenong Foothills]

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and design response for new buildings and works. [21.10-1]

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate: [21.10-1]

- The built form, scale, design and use of surrounding development. [21.10-1]
- Solar access to the site and surrounding properties. [21.10-1]
- Identified areas of environmental significance. [21.10-1]
- Open space. [21.10-1]
- Views to and from the site. [21.10-1]
- Location of significant trees and vegetation. [21.10-1]
- Drainage. [21.10-1]
- Street frontage features such as poles, street trees and kerb crossovers. [21.10-1]
- Any contaminated soils and filled areas, where known. [21.10-1]
- Any other notable features or characteristics of the site. [21.10-1]

The design response should explain how the proposed design: [21.10-1]

- Derives from and responds to the site analysis; and [21.10-1]
- Meets the objectives, strategies and requirements of this clause. [21.10-1]

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape. [21.10-1]

#### 5.0 Decision guidelines

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

##### Landscape character

- Whether the proposed development will impact upon local views and views of the Dandenong Ranges, Lysterfield Valley, Lysterfield Hills, and significant ridgelines.
- Whether the proposal promotes low intensity development which is sympathetic to the landscape qualities of the area.

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Whether larger lots are utilised when subdividing to create an appropriate transition between the Lysterfield Hills and Lysterfield Valley and the balance of the urban area.
- Whether larger lots are utilised when subdividing where there are steep slopes to increase the area available for planting to screen development and limit visual impact.
- Whether the scale, shape, bulk, design and external finishes of any building or works will impact upon the landscape qualities of the area.
- Whether street layouts follow the contours.
- Whether the alignment of roads to provide an edge to the urban area and public access to reserves, parkland and views.
- Whether development is oriented to bush and rural/pastoral spaces, rather than lining these boundaries with back fences.
- Whether the site coverage of buildings and paved areas allows adequate space for planting and retaining trees.
- Whether informal street treatments have been used to incorporate indigenous vegetation and rollover kerbing.

**Finishes**

- Whether the proposed development will utilise non-reflective materials maintained in muted colours that blend with the landscape on external surfaces, including roofs of all buildings but excluding solar panels, to reduce its visual impact.

**Height**

- Whether buildings exceeding a height of 7.5 metres will have a detrimental impact on key elements of the landscape and the landscape character objectives. [21.10-103S24P5]

**Landscaping**

- Whether sufficient provision has been made for the planting of canopy trees and other vegetation, to meet the landscape character objectives.
- Whether in areas subject to bushfire risks, that sufficient provision has been made to achieve landscape character objectives having regard to vegetation management requirements.

**Vegetation**

- Whether vegetation will be retained and planting used, preferably indigenous or native, to screen buildings.
- Whether creek corridors will be revegetated using indigenous plants.
- Whether noxious and environmental weeds will be removed.

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Whether the planting of noxious and environmental weeds will be avoided.
- Whether adequate tree protection areas have been provided to protect retained vegetation from buildings or works (including paving), services and other infrastructure, unless demonstrated that there is no adverse effect to the tree's health to ensure its continuing contribution to landscape character.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome does not increase bushfire risk and considers ongoing bushfire protection measures.

**Building on slopes**

- Whether building on slopes greater than 20% is appropriate.
- Whether the siting and design of development will follow the topography, avoid the need for earthworks and integrate with the landscape features of the area.
- Whether buildings will be sited on relatively low-lying positions.
- Whether buildings will be dispersed to allow trees to be planted among them.

**Fences**

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area.

**Table 1 – Species exempt from permit under Part 3.0 above**

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Botanical name	Common name
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i> ), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus pinaster</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Pyracantha species</i>	Firethorns
<i>Salix species</i>	Willows
<i>Viburnum tinus</i>	Laurustinus

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE 6 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO6**.

**DANDENONG FOOTHILLS – FORMER FERNTREE GULLY QUARRY****1.0 Statement of nature and key elements of landscape**

The Dandenong Foothills appear as treed slopes rising above the suburbs. The Dandenong Foothills are recognised as a scenic backdrop of metropolitan significance, forming part of the slopes of the Dandenong Ranges. As a green edge containing the growth of the suburbs, the Dandenongs and their foothills have an iconic significance for Melbourne, and are essential to the image of the City of Knox as a city in a unique landscape setting.

The former Ferntree Gully Quarry is located against the scenic backdrop of the Dandenong Foothills and abuts the Dandenong Ranges National Park. It has been substantially cleared of vegetation and its topography altered as a result of over 100 years of quarrying. The quarry has ceased operating and the area covered by this overlay is considered appropriate for residential development. It is important that any development is respectful of and contributes to the site's landscape setting.

The key elements of this landscape are:

- The visual dominance of vegetation including large native trees and understorey plants and the often continuous flow of vegetation across residential blocks and roadways.
- The way in which the majority of development blends in with the vegetation and the hillsides appear to be tree covered even when developed with houses.
- Houses tucked into the hilly landscape with colours that blend with the landscape.
- The gently sloping and hilly terrain.
- Interruption of the former quarry site to the landscape setting of the foothills in terms of continuous flow of treed slopes rising above the suburbs.
- Visual intrusion on views of the Dandenongs and their foothills from inappropriate development.

Special care needs to be taken to ensure that development is sited and designed so as to re-establish the closed canopy on the site to ensure a consistent western face to the Dandenong Foothills, and maintain the landscape character of the surrounding area and near and distant view lines. The landscape character of this area depends on protection and rejuvenation of indigenous vegetation (both canopy and understorey), and limiting the visibility of buildings, roads and lighting.

Special care also needs to be taken to ensure buildings and works including fencing are in sympathy with the landscape characteristics of the site and surrounding area.

**2.0 Landscape character objective to be achieved**

10/09/201  
-

- To protect and enhance the visual, natural and cultural heritage values of the foothills landscape.

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- To protect landscapes from visual intrusion due to the inappropriate siting, design or materials of buildings and works and advertising signs.
- To encourage siting, design and landscaping of buildings and works, including fencing, that responds to the landscape significance of the site and the surrounding area.
- To re-establish the site with canopy trees to achieve the appearance of this part of the foothills of the Dandenong Ranges, particularly when viewed from the west, as treed slopes rising above the suburbs, in a manner that does not adversely increase the risks associated with the spread of bushfire through the landscape.
- To ensure that vegetation remains a key element of the foothills landscape.

### 3.0 Permit requirement

10/09/201

#### Vegetation

A permit is required to remove, destroy or lop a tree if it has a height of 5 metres or more or a trunk girth greater than 0.5 metre when measured at a height of 0.5 metres above adjacent ground level (on sloping ground to be taken on the uphill side of the tree base) or immediately above the ground for multi-stemmed trees. This does not apply to a tree that is:

- Listed in Table 1 of this schedule.
- Dead. This exemption does not apply to standing dead tree with a trunk girth of 0.4 metre or more at a height of 1.3 metres above ground level.
- A tree with its trunk within two metres of the main roof structure of an existing building used for accommodation (excluding a fence).
- A tree overhanging the roof of a building used for Accommodation, excluding outbuildings and works normal to a dwelling. This exemption only allows the removal, destruction or lopping of that part of the tree which is overhanging the building consistent with the Australian Standard@ AS 4373 – 2007, ‘Pruning of amenity trees’.
- The minimum amount necessary to maintain a Minor utility installation in accordance with a current signed Memorandum of Understanding between Knox City Council and the relevant service provider.
- For maintenance pruning only and no more than 1/3 of the foliage of any branch is removed from any individual plant. This exemption does not apply to:
  - Pruning or lopping of the trunk of a tree or shrub.
  - Vegetation within a road or railway reserve.

#### Fences

A permit is required to construct a fence if it is a side or rear fence more than 1.5 metres high that is not effectively screened by landscaping, and it is not constructed of non-reflective materials and finished in muted colours.

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**4.0 Application requirements** [all translated from 21.10-1 Dandenong Foothills]

-/-/-

The following application requirements apply to an application for a permit under Clause 42.03, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis and design response for new buildings and works. [21.10-1]

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate: [21.10-1]

- The built form, scale, design and use of surrounding development. [21.10-1]
- Solar access to the site and surrounding properties. [21.10-1]
- Identified areas of environmental significance. [21.10-1]
- Open space. [21.10-1]
- Views to and from the site. [21.10-1]
- Location of significant trees and vegetation. [21.10-1]
- Drainage. [21.10-1]
- Street frontage features such as poles, street trees and kerb crossovers. [21.10-1]
- Any contaminated soils and filled areas, where known. [21.10-1]
- Any other notable features or characteristics of the site. [21.10-1]

The design response should explain how the proposed design: [21.10-1]

- Derives from and responds to the site analysis; and [21.10-1]
- Meets the objectives, strategies and requirements of this clause. [21.10-1]

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape. [21.10-1]

**5.0 Decision guidelines**

14/12/2017

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

**Landscape character**

- The impact of the development on views within the foothills area and the impact of the development on more distant views across the city and suburbs to the foothills of the Dandenongs.
- Whether the development incorporates high standards of architectural and landscape design that respects and contributes to the nearby natural landscapes.

**Finishes**

- Requiring the use of non-reflective materials and muted colours that blend with the landscape on external surfaces, including water tanks and roofs of all



## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

buildings, but excluding solar panels, to reduce the visual impact of the development on the surrounding area and views of the Dandenongs and their foothills.

### Vegetation

- Promotion of a continuous canopy of indigenous canopy trees that ensure any development on the site blends in with the surrounding natural landscape.
- Providing for the retention of existing canopy trees and keeping buildings below the predominant and expected tree canopy height.
- Retention and protection of indigenous trees and understorey vegetation and requiring a minimum of 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous species.
- Use of planting to promote a continuous flow of native vegetation across residential blocks.
- Protection of habitat for native fauna, and the creation and enhancement of wildlife corridors.
- Promoting the removal of noxious and environmental weeds and avoiding use of invasive exotics.
- Whether buildings and works, including power and communication cables inside tree protection areas of existing vegetation, are designed and constructed to provide for the long-term health and retention of existing vegetation and proposed planting.
- Whether any vegetation to be retained, removed, destroyed or lopped addresses the risk of bushfire to life and property.
- Where an area is subject to high bushfire risk, whether the vegetation outcome does not increase bushfire risk and considers ongoing bushfire protection measures.

### Fences

- Whether the height, materials, construction and colour of fences respond to and maintain the landscape character of the area and avoid visual intrusion. Open construction techniques should be used to maintain near and distant views.

**Table 1 – Species exempt from permit under Part 3.0 above**

Botanical name	Common name
<i>Acacia baileyana</i>	Cootamundra Wattle
<i>Acacia decurrens</i>	Early Black Wattle
<i>Acacia elata</i>	Cedar Wattle
<i>Acacia floribunda</i>	White Sallow Wattle
<i>Acacia longifolia subsp. longifolia</i>	Sallow Wattle
<i>Acer negundo</i>	Box Elder

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Botanical name	Common name
<i>Acer pseudoplatanus</i>	Sycamore
<i>Arbutus unedo</i>	Strawberry Tree
<i>Chamaecytisus palmensis</i>	Tagasate; Tree Lucerne
<i>Coprosma repens</i>	Mirror Bush
<i>Coprosma robusta</i>	Karamu
<i>Cotoneaster species</i>	Cotoneaster
<i>Eriobotrya japonica</i>	Loquat
<i>Fraxinus angustifolia</i> (also known as <i>Fraxinus oxycarpa</i> or <i>Fraxinus rotundifolia</i> ), excluding the cultivar 'Raywood' subsp. <i>angustifolia</i>	Desert Ash, Caucasian Ash or Narrow-leaved Ash (excluding Claret Ash)
<i>Hakea salicifolia</i>	Willow-leaf Hakea
<i>Ilex aquifolium</i>	English Holly
<i>Ligustrum species</i>	Privets
<i>Malus species</i>	Apple
<i>Melaleuca armillaris</i>	Bracelet Honey Myrtle
<i>Paraserianthes lophantha</i>	Cape Wattle
<i>Pinus nigra</i>	Maritime Pine
<i>Pinus radiata</i>	Monterey (Radiata) Pine
<i>Pittosporum undulatum</i>	Sweet Pittosporum
<i>Populus tremuloides</i>	Quaking Aspen
<i>Prunus cerasifera</i>	Cherry-plum
<i>Prunus laurocerasus</i>	Cherry Laurel
<i>Prunus lusitanica</i>	Portugal Laurel
<i>Prunus species</i>	Apricot
<i>Prunus species</i>	Nectarine
<i>Prunus species</i>	Peach
<i>Prunus species</i>	Plum
<i>Ricinus communis</i>	Caster Oil Plant
<i>Salix species</i>	Willows

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO3**.

LYSTERFIELD URBAN/RURAL TRANSITION AND LYSTERFIELD VALLEY CONTRIBUTORY AREA

**1.0 Design objectives**

To ensure that residential development reflects the existing subdivision character of the area.

To ensure that lots are large enough to accommodate development, while retaining natural or established vegetation cover and providing substantial areas for planting and revegetation to occur.

To minimise site coverage and impervious surface cover to protect environmental values and minimise the visual dominance of development.

**2.0 Buildings and works**

A permit is not required to construct a building or to construct or carry out works if the following requirements are met:

- The site area covered by buildings must not exceed 40 per cent.
- The site area covered by buildings and impervious surfaces must not exceed 60 per cent.

A permit cannot be granted to construct a building or construct or carry out works which are not in accordance with these requirements.

**Meaning of terms**

For the purpose of this clause 'site area covered by buildings' includes dwellings and other buildings, outbuildings, verandahs, porches and balconies. It does not include eaves (up to 600 millimetre width), swimming pools, retaining walls, open pergolas, one water tank, fences or service facilities.

For the purpose of this clause 'impervious surfaces' includes all site area covered by buildings, as well as areas covered by concrete, paving, crushed rock, Lilydale toppings (or similar), decks, shadesails, retractable awnings and swimming pools

**3.0 Subdivision**

Land in the Neighbourhood Residential Zone must not be subdivided into lots less than 1000 square metres.

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

A permit cannot be granted to subdivide land which is not in accordance with this requirement unless:

- the subdivision is in accordance with a permit that was granted on or before 31 October 2006 for development of more than one dwelling (not a dependent person's unit) on a lot; or
- the subdivision includes common property, and the total reduction in the size of lots in the subdivision does not exceed the area of the common property.

**4.0 Signs**

None specified

**5.0 Application requirements** [all translated from 21.10-1 Dandenong Foothills]

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:

- A site analysis and design response for new buildings and works. [21.10-1]

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate: [21.10-1]

- The built form, scale, design and use of surrounding development. [21.10-1]
- Solar access to the site and surrounding properties. [21.10-1]
- Identified areas of environmental significance. [21.10-1]
- Open space. [21.10-1]
- Views to and from the site. [21.10-1]
- Location of significant trees and vegetation. [21.10-1]
- Drainage. [21.10-1]
- Street frontage features such as poles, street trees and kerb crossovers. [21.10-1]
- Any contaminated soils and filled areas, where known. [21.10-1]
- Any other notable features or characteristics of the site. [21.10-1]

The design response should explain how the proposed design: [21.10-1]

- Derives from and responds to the site analysis; and [21.10-1]
- Meets the objectives, strategies and requirements of this clause. [21.10-1]

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape. [21.10-1]

**6.0 Decision guidelines**

None specified

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE TO CLAUSE 52.28 GAMING**

23/01/202

**1.0 Objectives**

To ensure that gaming premises are located, designed and operated to minimise negative social and economic impacts, and adverse impacts on the amenity of the surrounding area. [22.05-2p1]

To discourage new gaming machines in relatively disadvantaged suburbs as defined by the Socio-Economic Indicators for Areas (SEIFA) Index of Relative Socio-Economic Disadvantage. [22.05-2p2]

To encourage gaming machines in locations where they are accessible but not convenient. [22.05-2p3]

To ensure a net community benefit from the use of gaming machines. [22.05-2p4]

**2.0 Prohibition of a gaming machine in a shopping complex**

30/07/20

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

**Table 1**

<b>Name of shopping complex and locality</b>	<b>Land description</b>
Stud Park Shopping Centre, Rowville	Land on the southeast corner of Stud Road and Fulham Road, Rowville
Wantirna Mall Shopping Centre, Wantirna	Land on the southwest corner of Thaxted Parade and Mountain Highway, Wantirna
Westfield Knox Shopping Centre, Wantirna South	Land on the northeast corner of Burwood Highway and Stud Road, Wantirna South, excluding land known as 1 Capital City Boulevard, Wantirna South
Mountain Gate Shopping Centre, Ferntree Gully	Land on the south side of Ferntree Gully Road and north of Adele Avenue, on the east and west sides of Mountaingate Drive, Ferntree Gully
Scoresby Village Shopping Centre, Scoresby	Land on the north side of Ferntree Gully Road, west of Stud Road, Scoresby
Studfield Shopping Centre, Studfield	Land bounded by Stud Road, Coleman Road, Tate Avenue and Somerset Street, Studfield
Wellington Village Shopping Centre, Rowville	Land at the southwest corner of Wellington Road and Gearon Avenue, Rowville
Boronia Junction Shopping Centre, Boronia	Land at 121 Boronia Road, Boronia
Boronia Village Shopping Centre, Boronia	Land at 159 and 163 Boronia Road, Boronia

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Ferntree Plaza, Upper Ferntree Gully	Land at 1202 Burwood Highway, Upper Ferntree Gully
Harcrest Shopping Village, Wantirna South	Land at 5 Harcrest Boulevard, Wantirna South
Hill View Shopping Centre	Land at 1009 and 1015 Burwood Highway, Ferntree Gully
Mountain High Shopping Centre	Land at 7-13 High Street, Bayswater
Rowville Lakes Village, Rowville	Land at 150 Kelletts Road, Rowville
The Mall Boronia, Boronia	Land on the southwest corner of Chandler Road and Floriston Road, Boronia (known as 50 Dorset Square, Boronia)
'The Orchards', Wantirna South	Commercial 1 zoned land on the north side of High Street Road, Wantirna South, west of Eastlink (known as 1201-1211 High Street Road, Wantirna South)
Village Court Shopping Centre, Ferntree Gully	Land at 101 Station Street, Ferntree Gully

### 3.0 Prohibition of a gaming machine in a strip shopping centre

A gaming machine as specified in Clause 52.28-5 is prohibited in a strip shopping centre specified in Table 2 below.

**Table 2**

Name of strip shopping centre and locality	Land description
None specified	None specified

### 4.0 Locations for gaming machines

30/07/20

Gaming venues and machines should be located:

- Where there are existing non-gaming entertainment and recreation facilities that operate similar hours to the proposal. [22.05-3p3]
- On the periphery of an Activity centre, outside the main shopping, transport, community and civic function of the centre. [22.05-3p4]
- On sites where the proposal is its own destination. [22.05-3p5]
- Outside suburbs with a low socio-economic disadvantage to suburbs of higher advantage as defined by the SEIFA Index of Relative Socio-Economic Disadvantage. [22.05-3p6]
- Where the density of gaming machines per 1000 adults, within a 2.5 kilometre radius of the venue, is greater than the metropolitan Melbourne average. [22.05-3p15]

### 5.0 Venues for gaming machines

30/07/20

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

Gaming machines should be located:

- In venues used primarily for non-gaming entertainment and recreation purposes that operate similar hours, including hotels, clubs, cinemas, restaurants, bars and indoor recreation facilities. [22.05-3p8]
- In venues where gaming machines are able to be physically and visually separated from non-gaming uses. [22.05-3p9]
- In venues where there are already existing gaming machines, rather than in new venues. [22.05-3p10 split]
- In venues that are outside areas where the level of expenditure (player losses) per machine is higher than the metropolitan Melbourne average. [22.05-3p10 split]
- So they so they are not a prominent feature of the venue. [22.05-3p11]
- In venues where there is not likely to be significant adverse amenity impacts on the adjoining and nearby land uses through operating hours, traffic, noise, car parking, safety or security. [22.05-3p13]
- In venues where the gaming floor area is more than 25 per cent of the gross floor area accessible by the public. [22.05-3p14]
- More than 400 metres away from:
  - Places of high pedestrian activity, including shops, railway stations and prohibited shopping strips and centres. [22.05-3p17]
  - A social support agency, gamblers help centre or problem gambling service. [22.05-3p18]
  - Any Statistical Area 1 (SA1), that is in the 10 per cent most disadvantaged of all SA1 areas in Knox, as defined by the SEIFA Index of Relative Socio-Economic Disadvantage. [22.05-3p19]

30/07/20

### Application requirements

The following application requirements apply to an application for a permit under Clause 52.28, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Site and Context Analysis including: [22.05-4p1]
  - A description of the proposal, including operating hours and compliance with any relevant gaming regulations. [22.05-4p1]
  - Detailed plans that show the location of all existing and proposed gaming machines and areas, entertainment and recreation facilities at the venue and within the surrounding suburbs. [22.05-4p1]

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

- Distances to shopping complexes, strip shopping centres, public transport, shops, community facilities and social support services (including welfare, gambling, counselling and material and financial aid services). [22.05-4p1]
- Pedestrian counts taken on different days and at a variety of times, where large numbers of pedestrians are likely to pass the venue on a daily basis. [22.05-4p1]
- A Social and Economic Impact Assessment prepared by suitably qualified and experienced person, that includes: [22.05-4p1]
  - A summary of the economic and social impacts of the proposal on the wellbeing of the community, including the location of these impacts. [22.05-4p1]
  - The nature and extent of community benefits expected from the proposal and how the benefits are to be secured and distributed to the broader local community. [22.05-4p1]
  - An analysis of the demographic and socio-economic profile of the municipality and the projected patron catchment area (2.5 kilometre radius) of the venue. This analysis should include: [22.05-4p1]
  - *The latest SEIFA Index of Relative Socio-Economic Disadvantage.* [22.05-4p1]
  - *The relative socio-economic disadvantage of the local neighbourhood, suburb and venue catchment area and potential vulnerability to problem gambling.* [22.05-4p1]
  - *The projected growth, housing affordability and housing stress, income levels, unemployment rates, educational retention and attainment levels, and the percentage of social security recipients of the neighbourhood, suburb and venue catchment area.* [22.05-4p1]
  - The number of existing and proposed gaming machines and forecast gaming expenditure compared to the metropolitan Melbourne average of gaming expenditure per venue. [22.05-4p1]
  - Existing and proposed distribution and density of gaming machines (per 1000 adults) in the municipality and within 2.5 kilometres, and the expected impact on patronage . [22.05-4p1]
  - Whether gaming machines are proposed to be reallocated within the municipality, the social and economic differences between the venues and an assessment of the likely social and economic impacts on the community and local area. [22.05-4p1]
  - A calculation of the expected transfer of expenditure; this should include the methodology used to calculate the



## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

transfer of gaming expenditure, a description of the expenditure comparison per machine, and usage levels before and after the installation of new gaming machines. [22.05-4p1]

- A Venue Management Plan identifying: [22.05-4p1]
  - Strategies to manage patron behaviour. [22.05-4p1]
  - Design and management strategies to minimise problem gambling and apply responsible gaming practices. [22.05-4p1]

## **7 n Decision guidelines**

30/07/20

The following decision guidelines apply to an application for a permit under Clause 52.28, in addition to those specified in Clause 52.28 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether there is a net community benefit from the proposal. [22.05-4p1]
- Whether the proposal is likely to increase social and economic disadvantage in the local community and the municipality. [22.05-4p1]
- Whether the location of the gaming premises or gaming machines facilitates or discourages convenience gambling. [22.05-4p1]
- Whether there is a choice of entertainment in the local area and in the proposed gaming premises. [22.05-4p1]

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0 Background documents

Name of background document	Amendment number - clause reference
<i>Advisory List of Rare or Threatened Plants in Victoria – 2014'</i> (Department of Sustainability and Environment, 2014)	C48 and C49 ESO2, ESO3
<i>Advisory List of Threatened Invertebrate Fauna in Victoria – 2009'</i> (Department of Sustainability and Environment, 2009)	C48 and C49 ESO2, ESO3
<i>Advisory List of Rare or Vertebrate Fauna in Victoria – 2013'</i> (Department of Sustainability and Environment, 2013)	C48 and C49 ESO2, ESO3
<i>Alchester Village – Part 2 Built Form Guidelines</i> (Knox City Council, May 2016)	C150 DDO11
<i>Austral Bricks Scoresby Urban Planning Guidelines</i> (Golders Associates and Daryl Jackson Pty Ltd, May 2007)	C55 DPO8
<i>Australian Standard AS 4373 – 2007, 'Pruning of amenity trees'</i> (Standards Australia, 2007)	C48 and C49 ESO2, ESO3, VPO1, VPO3, VPO4, SLO1, SLO2, SLO3, SLO4, SLO5, SLO6
<i>Australian Standard AS 4970-2009 'Protection of Trees on Building Sites'</i> (Standards Australia, 2009)	C163 DPO14
<i>Bayswater 2020 - Bayswater Activity Centre Structure Plan</i> (Knox City Council, 2005 and addendum dated March 2012)	C54 11.03-1L, DDO6
<i>Bayswater/Bayswater North Industrial Area Strategy</i> (Spiller Gibbins Swan Pty Ltd, 2003)	C150 11.03-1L
<i>Boronia Structure Plan</i> (Knox City Council, 2006 and addendum dated March 2012)	C62 and C95 11.03-1L, DDO7
<i>City of Knox Heritage Study</i> (McInnes, M, 1993)	NFPS 15.01-1L
<i>Community Facilities Planning Policy</i> (Knox City Council, 2016)	C150 19.02-4L

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Name of background document	Amendment number - clause reference
<i>Dandenong Foothills Urban and Landscape Review</i> (Hansen Partnership Pty Ltd for Knox City Council, 2006)	C150 12.05-2L
<i>Dandenong Valley Parkland Future Directions Plan</i> (Parks Victoria, 2006)	C150 12.05-2L
<i>Electronic Gaming Policy</i> (Knox City Council, 2016)	C150 52.28
<i>Ferntree Gully Cemetery Extension Design Development Plan</i> (Knox Landscape Services, November 1999)	C018 SLO2
<i>Ferntree Gully Village Structure Plan</i> (Planisphere, June 2014)	C129 11.03-1L, DDO8
<i>Freshwater Ecosystems: Biodiversity Management Issues' brochures</i> (Department of Natural Resources and Environment, 2001)	C48 and C49 ESO2, ESO3
<i>Gaming Policy Direction Paper</i> (Knox City Council, 2016)	C150 52.28
<i>Genetic Integrity Policy</i> (Knox City Council, 2015)	C164 12.01-1L
<i>Guidelines for Development in Flood Prone Areas</i> (Melbourne Water, 2008)	C162 DDO12
<i>Knox Affordable Housing Action Plan 2015-2020</i> (Knox City Council, 2015)	C150 02.03-6 16.01-7L
<i>Knox Arts and Cultural Plan 2012-22</i> (Knox City Council, 2012)	C150 15.01-1L
<i>Knox Bicycle Plan Review</i> (Knox City Council, 2008)	C150 18.02-1L
<i>Knox Central Structure Plan</i> (Knox City Council, October 2017)	C149 11.03-1L, DPO2
<i>Knox City Council Mobility Study</i> (Knox City Council, 2011)	C150 18.01-1L
<i>Knox Community Plan 2021-2031</i> (Knox City Council, 2021)	C150 02.03

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Name of background document	Amendment number - clause reference
<i>Knox Community Safety Plan 2013-2017</i> (Knox City Council, 2013)	C150 15.01-4L
<i>Knox Council Plan 2021-2025</i> (Knox City Council, 2021)	C150 02.03
<i>Knox Housing Strategy 2015</i> (Knox City Council, 2015)	C150 15.01-1L
<i>Knox Land for Business Directions Plan</i> (Knox City Council, Urban Enterprise, December 2018)	C164 15.01-1L, 17.01-1L
<i>Knox Leisure Plan 2014-2019</i> (Knox City Council, 2014)	C150 19.02-4L
<i>Knox Liveable Streets Plan 2012 -2022</i> (Knox City Council, 2012)	C150 DPO10, DPO13
<i>Knox Liquor Licensing Accord 2015-2017</i> (Knox City Council, 2015)	C150 13.07-1L
<i>Knox Open Space Plan 2012-2022</i> (Knox City Council, 2012)	C150 DPO10, DPO13
<i>Knox Play Space Plan 2013-2023</i> (Knox City Council, 2013)	C150 15.01-4L
<i>Knox Urban Design Framework 2020</i> (Planisphere, 2003)	C70 12.05-2L, DPO10
<i>Lists of regionally significant fauna in Melbourne Area District 2 Review Descriptive Report</i> (Land Conservation Council, 1991)	C48 and C49 ESO2, ESO3
<i>Municipal Emergency Management Plan 2016-19</i> (Knox City Council, 2016)	C150 13.02-1L
<i>Municipal Fire Management Plan 2015-18</i> (Knox City Council, 2015)	C150 13.02-1L
<i>National Trust Register No. 355 – Lysterfield Valley and Yarra Ranges Landscape</i> (National Trust of Australia, 1989)	NFPS 12.05-2L, SLO1, SLO5

## KNOX PLANNING SCHEME

## VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

Name of background document	Amendment number - clause reference
<i>Publication 788.3 – Best Practice Environmental Management: Siting, design, operation and rehabilitation of landfills</i> (Environment Protection Authority, August 2015)	C150 13.07-1L
<i>Sites of Biological Significance in Knox - 2nd Edition</i> (G.S. Lorimer, 2010)	C48 and C49 12.01-1L, ESO2, ESO3, VPO4
<i>Stamford Park Masterplan Report</i> (Knox City Council, July 2014)	C93 DPO9
<i>State of Knox Report</i> (Knox City Council, 2016 or as amended)	C150 02.03
<i>The Basin – Part 2 Built Form Guidelines</i> (Knox City Council, 2016)	C150 DDO11
<i>The Rowville Plan 2015</i> (Knox City Council, 2015)	C131 11.03-1L, DDO9
<i>Upper Gully Strategic Plan</i> (Knox City Council, January 2017)	C162 11.03-1L, DDO12
<i>Urban Stormwater - Best Practice Environmental Management Guidelines</i> (Victorian Stormwater Committee, 1999)	C150 15.02-1L
<i>Vegetation Assessment and Protection Strategy for the City of Knox</i> (Water Ecoscience, 1998)	NFPS VPO1, VPO2, VPO3
<i>Vegetation Survey of Linear Reserves – A Management Strategy for Riparian and Flood Plain Vegetation</i> (Reid, J et al, 1997)	NFPS VPO1, VPO2, VPO3
<i>Water Sensitive Urban Design (WSUD) Policy</i> (Knox City Council, 2015)	C150 19.03-3L
<i>Water Sensitive Urban Design (WSUD) Procedure</i> (Knox City Council, 2012)	C150 19.03-3L
<i>Water Sensitive Urban Design &amp; Stormwater Management Strategy</i> (Knox City Council, 2010)	C150 19.03-3L

## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS****1.0 Application of zones, overlays and provisions**

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- The Mixed Use Zone to allow for residential and commercial mixed use development in appropriate locations. [21.06-7-p16]
- The Residential Growth Zone as follows:
  - Schedule 1 to Activity Areas, where no other guidance applies. [21.06-7-p13]
  - Schedule 2 and the General Residential Zone – Schedule 4 to Bayswater and Boronia Major Activity Centres. [21.06-7-p14]
- The General Residential Zone as follows:
  - 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. [21.06-7-p9]
  - Schedule 3 to Local Living Areas. [21.06-7-p11]
- The Neighbourhood Residential Zone as follows:
  - Schedule 1 to the Bush Suburban Areas and Dandenong Foothills to ensure development protects and enhances Knox’s distinctive environmental biological values [21.06-7-p8][21.03-6-p7]
  - Schedule 4 to Knox Neighbourhood Areas. [21.06-7-p10]
  - Schedule 5 to the Other Bush Suburban Areas. [21.06-7-p12]
- The Industrial 1 Zone to industrial areas. [21.07-4-p7]
- The Commercial 1 Zone within activity centres to encourage retail uses at ground floor with opportunity for office uses and increased residential densities above. [21.06-7-p15][21.07-4-p5]
- The Commercial 2 Zone to office areas and highway retail. [21.07-4-p6]
- The Public Use Zone to identify land required for the provision of public uses, services and facilities. [21.08-5-p5]
- The Public Park and Recreation Zone to recognise, protect and appropriately manage public areas for recreation and open space. [21.07-12-p7]
- The Public Conservation and Resource Zone to public conservation and recreation areas. [21.03-6-p8]
- The Urban Flood Zone to areas affected by flooding. [21.08-5-p6]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- 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. [21.03-6-p10]
- The Environmental Significance Overlay and Vegetation Protection Overlay to significant environments and vegetation to protect and enhance existing vegetation to minimise climate change effects including the heat island impact. [21.04-7-p6]
- The Environmental Significance Overlay, Significant Landscape Overlay and the Design and Development Overlay, to land in the Dandenong Foothills to ensure development and vegetation removal respects the environmental significance of the area. [21.06-7-p19]
- 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. [21.03-6-p11]
- 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. [21.03-6-p12]
- The Heritage Overlay to areas and buildings of historical, cultural and social significance to protect heritage places, precincts and vegetation. [21.05-9-p13]
- The Design and Development Overlay and the Development Plan Overlay to protect natural values where required, as part of the desired built form outcomes. [21.03-6-p13]
- The Design and Development Overlay to achieve specific design, built form and landscape outcomes for local areas, including activity centres and Strategic Investigation Sites. [21.06-7-p17]
- The Design and Development Overlay to deliver community development outcomes as part of the desired built form outcomes and to [21.07-12-p10] areas requiring specific transport and infrastructure design outcomes. [21.08-5-p9]
- The Development Plan Overlay to provide for integrated and orderly development of larger sites (including Strategic Investigation Sites) and achieve appropriate lot size, density and layout outcomes, and [21.06-7-p18] specific community and open space outcomes. [21.07-12-p9] [21.05-9-p10]
- 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. [21.05-9-p11]
- 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. [21.07-4-p12]

## KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- The Floodway Overlay and Land Subject to Inundation Overlay to land affected by flooding along watercourses. [21.08-5-p8]
- The Special Building Overlay to areas affected by overland flows from the local drainage system and Melbourne Water assets in storm events. [21.08-5-p7]
- The Bushfire Management Overlay to areas of high bushfire risk.[21.04-7-p4]
- The Public Acquisition Overlay to all land required for the future provision of public uses, services and facilities. [21.08-5-p11]
- The Environmental Audit Overlay to potentially contaminated land at the Lewis Road Mixed Use Precinct, Burwood Highway South Mixed Use Precinct and other land that is rezoned to allow for a sensitive use. [21.04-7-p5]



## KNOX PLANNING SCHEME

VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED

**SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**

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**Further strategic work**

- Assess the productivity (including potential food production) and economy of agricultural land in rural and green wedge areas and apply appropriate schedules to zones leverage off these findings.[\[21.03-6-p16\]](#)
- Provide strategic directions for land use and development on rural and green wedge land that consider aesthetic, biodiversity, landscape, amenity, cultural and agricultural values.[\[21.03-6-p17\]](#)
- Review planning strategies and zoning in the area surrounding the Dandenong Valley Parklands to ensure consistency with the objectives for development of the park.[\[21.03-6-p19\]](#)
- Develop a masterplan for Lewis Park and the Blind Creek Corridor.[\[21.03-6-p20\]](#)
- Prepare a local area plan for the Burwood Highway East Corridor.[\[21.05-9-p15\]](#)
- Prepare and implement a new Heritage Study for Knox, to provide a comprehensive record of historic, social and culturally significant places and areas, including Aboriginal cultural heritage.[\[21.05-9-p16\]](#)
- 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 additionally generated population.[\[21.06-7-p21\]](#)
- Prepare and implement structure plans or built form guidelines for smaller Activity Centres in the Dandenong Foothills and centres that do not have locally specific guidance to address future housing needs.[\[21.06-7-p22\]](#)
- Review the Bayswater Activity Centre Structure Plan and associated planning controls to address future housing needs.[\[21.06-7-p24\]](#)
- Investigate inclusion of land for employment purposes as part of an integrated redevelopment proposal at 191 George Street, Wantirna South (Boral Quarry) Strategic Investigation Site.[\[21.07-4-p15\]](#)
- 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.[\[21.07-4-p16\]](#)
- Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning and investment guidance.[\[21.07-4-p21\]](#)
- Review the Bayswater Activity Centre Structure Plan and associated planning controls to ensure they are fit for purpose and remain relevant to decision-making.[\[21.07-4-p24\]](#)
- Develop precinct parking plans to support implementation of the Knox Integrated Transport Plan, 2015-2025[\[21.08-5-p14\]](#)

KNOX PLANNING SCHEME

**VERSION 8.3 FOR COUNCIL ENDORSEMENT – TRACK CHANGES REMOVED**

- Develop and implement a Green Travel Plan policy to sustainably managing movement in and around high trip generating sites.[\[21.08-5-p18\]](#)
- Update Special Building Overlays based on the results of Melbourne Water mapping and the Knox Flood Mapping and Modelling Project.[\[21.08-5-p21\]](#)
- Develop comprehensive local and regional flood modelling and mapping to identify appropriate flood overlay and supporting planning controls for flood affected areas.[\[21.08-5-p24\]](#)

**Attachment 3 - Summary of Changes**

<b>Current Knox Planning Scheme</b>	<b>Location in the PPF</b>
21.01 - Municipal Profile	02 - MPS 15.01-1L - Urban Design 15.01-4L - Healthy and Liveable neighbourhoods 72.08 - Background Documents
21.02 - Vision	02 – MPS (The translation also includes updating the Council vision to be consistent with the current Knox Council Plan 2021 – 2025) 72.08 - Background Documents
21.03 - Environmental and Landscape values	02 - MPS 11.01-1L Settlement 12.01-1L Protection of biodiversity 12.01-2L Native vegetation management 12.03-1L Creek corridors 12.05-2L Landscapes, boulevards and gateways 13.02-1L - Bushfire Planning 72.01 - Zone and overlay provisions 72.08 - Background documents 74.01 - Zones and overlays 74.02 - Further strategic work
21.04 - Environmental risks	02 - MPS 12.05-2L Landscapes 13.01-1L - Natural Hazards and climate change 13.02-1L - Bushfire planning 13.03-1L - Floodplain management 13.04-1L - Contaminated and potentially contaminated land 13.07-1L - Closed landfills 72.08 - Further strategic work 74.01 - Zone and overlay provisions 74.02 - Further strategic work
21.05 - Built Environment and Heritage	02 - MPS 11.03-1L - Activity centres 12.05-2L - Landscapes 12.05-2L - Landscapes, boulevards and gateways 15.01-1L - Signs 15.01-1L - Urban Design 15.02-1L - Environmentally sustainable development 19.02-4L - Social and cultural infrastructure 72.08 - Background documents 74.01 - Zone and overlay provisions 74.02 - Further strategic work

Current Knox Planning Scheme	Location in the PPF
21.06 - Housing	02 - MPS 11.01-1L - Settlement 12.01-1L - Protection of biodiversity 12.05-2L - Dandenong Foothills 12.05-2L - Landscapes 13.02-1L - Bushfire planning 13.07-1L - Non-residential use and development in residential areas 15.01-1L - Urban design 15.01-1L - Residential land use and development in the Commercial 1 Zone 15.01-5L - Neighbourhood character 16.01-1L - Location of residential development 72.08 - Background documents 74.01 - Zones and overlays 74.02 - Further strategic work
21.07 - Economic development	02 - MPS 11.03-1L - Activity centres 11.03-1L - Bayswater Activity Centre 11.03-1L - Boronia Activity Centre 11.03-1L - Rowville Activity Centre 11.03-1L - Land Use Strategies 15.01-1L - Urban design 17.01-1L - Diversified economy 72.08 - Background documents 74.01 - Zones and overlays 74.02 - Further strategic work
21.08 - Community Development	02 - MPS 13.07-1L - Licenced premises 15.01-1L - Urban Design 15.01-3L - Subdivision design 15.01-4L - Healthy neighbourhoods 15.01-4L - Healthy and Liveable neighbourhoods 19.02-1L - Health precincts 19.02-2L - Education precincts 19.02-4L - Social and cultural infrastructure 72.08 - Background Documents 74.01 - Zones and overlays 74.02 - Further strategic work
21.09 - Transport and infrastructure	02 - MPS 18.01-1L - Land use and transport planning 18.02-1L - Sustainable personal transport 19.03-2L - Infrastructure design and provision 19.03-3L - Integrated water management 72.08 - Background documents 74.01 - Zone and overlay provisions 74.02 - Further strategic work

Current Knox Planning Scheme	Location in the PPF
21.10 - Local areas	02 - MPS 11.01-1L - Settlement 11.03-1L - Active and public transport 11.03-1L - Bayswater Activity Centre 11.03-1L - Boronia Activity Centre 11.03-1L - Ferntree Gully Village 11.03-1L - Upper Ferntree Gully Village 11.03-1L - Knox Central Activity Centre 11.03-1L - Rowville Activity Centre 11.03-1L - Land use strategies 12.05-2L - Dandenong foothills 72.08 - Background documents 74.01 - Zones and overlays
21.11 - Monitoring and review	Deleted (A review of the Scheme has been provided for under the Planning and Environment Act 1987)
22.01 - Advertising signs	15.01-1L - Signs
22.02 - Employment land	02 - MPS 11.03-1L - Future Caribbean Park Neighbourhood Activity Centre 15.01-1L - Urban design on employment land 17.01-1L - Diversified economy
22.03 - Non-residential uses in residential areas	13.07-1L Non-residential use and development in residential areas
22.04 - Environmentally sustainable development	15.02-1L - Environmentally sustainable development
22.05 - Gaming premises and gaming machines	Moved entirely to 52.28 (Gaming)
22.06 - Residential land use and development within the Commercial 1 Zone	12.05-2L - Landscapes 15.01-1L - Residential land use and development in the Commercial 1 Zone 72.08 - Background documents
22.07 - Development in residential areas and neighbourhood character	02 - MPS 15.01-2L - Architectural design 15.01-2L - Accessible design 15.01-5L - Neighbourhood character 16.01-1L - Location of residential development 72.08 - Background documents

## 6.4 Municipal Association of Victoria - 2021/22 Rules Review

### **SUMMARY: Manager Governance, Phil McQue**

**The Municipal Association of Victoria is undertaking a comprehensive Rules Review and is presently seeking member council's feedback to the Discussion Paper released in late 2021.**

**This report considers responses to the Discussion Paper questions and recommends that Council adopt the submission as outlined in this report.**

### **RECOMMENDATION**

**That Council adopt and lodge the submission to the Municipal Association of Victoria Rules Review 2021 as contained within this report.**

### **1. INTRODUCTION**

The Municipal Association of Victoria (MAV) is established by the *Municipal Association Act 1907*. The Act empowers the MAV to make Rules of Association (Rules) pertaining to the management of the Association for the regulation of proceedings, for determining member subscription fees and any other matter effecting the management of the MAV.

Any change to the Rules requires a State Council resolution and must be both carried by the majority of votes and have 60% of the representatives of participating member councils voting in favour. The Rules, and any amendments to the Rules, require the approval of the Governor and the Minister for Local Government.

The MAV State Council adopted a resolution on 21 May 2021 to refer a proposal to the MAV Board for a full MAV Rules Review for four key reasons:

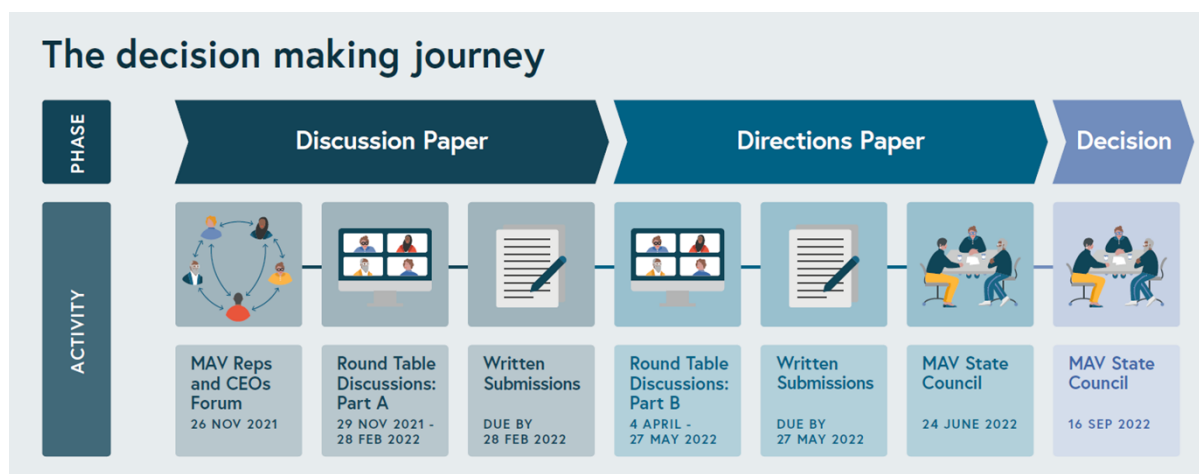
- to modernise the Rules to reflect good corporate governance;
- to provide more clarity and less prescription;
- to address oversights in the existing rules; and
- to enable the MAV to undertake its roles and functions more effectively.

This Rules review is the first comprehensive review since 2006.

The MAV Board has released a Discussion Paper signalling the commencement of a deliberative engagement process to inform the review of the Rules and have encouraged participating member councils to provide a response on the matters raised in the Discussion Paper by Council resolution.

The MAV Board has appointed local government consultant Philip Shanahan to conduct the review and Capire Consulting Group to oversee the engagement activities that will inform the review. Mark Hayes, Partner of Public Law at Maddocks Lawyers has also been engaged to provide advice regarding the review and the drafting of the new Rules.

The project timeline is set out below:



## 2. DISCUSSION

Set out below are the focus questions posed in the discussion paper, and a preliminary response.

### 1. Do you think the principles are the right ones to guide Rule changes?

Yes. The principles address key focus areas for the MAV's future including its capacity for influence, need for agility, efficacy in advocacy and foundation of strong governance.

*For noting, the principles are:*

- *A strong sector leader – highly influential, strongly supported by its participating Councils and respected across a wide constituency.*
- *Modern and contemporary – an adopter of best practice and nimble and agile in the way it can respond and adjust to change and opportunity.*
- *Credible – well informed, highly skilled and capable of arguing complex issues with rigour, persuasion and timely data.*
- *Well governed – seek high performance, be highly accountable to its members and set a shining example of ethical practice.*

### 2. Is the focus of this Discussion Paper on new Rules which enable the MAV to be more effective the right focus?

Yes. The Discussion Paper notes that *“The process of changing the Rules to meet the challenges of now and the next decade or two will not be well informed by looking in the rear vision mirror at where the MAV and the sector have been”*. While this is somewhat true, it is recommended that Council's submission highlight the inherent risks of ignoring the past.

The disparate views of the MAV's constituency have historically challenged the MAV's capacity to present a united front that is *“strongly supported by its participating councils”*. Consequently, particular emphasis should be placed on the importance of ensuring that the review learns from the past and Revised Rules practically position the MAV to achieve the aim of being a strong, effective and inclusive sector leader.

**3. Do the current MAV Rules sufficiently support the Office of the President?**

It is appropriate for the role and function of the MAV president to be addressed by the MAV Rules, rather than relying upon a Board protocol.

**4. Is it important those who nominate for the office of the MAV President are, at the time of the election, their Council's nominated MAV representative?**

There could be meritorious situations whereby a nominee for the office of MAV President may not at the time be Council's nominated MAV representative, and this should not be discouraged. However, as a general principle Council supports the intent of this Rule as it protects the interests of member councils and the MAV as a member based association, and adds credibility and influence to the role of the MAV President.

**5. Would changing the qualification required to contest an election for the office of the MAV Present, by simply requiring a candidate be an elected Councillor at a participating member Council, provide an overall benefit to the MAV?**

No. Securing the support of their own Council is an effective preselection process that limits the prospective field of candidates and promotes the credibility of candidates. The logistics of nominations and the election of a President from a much broader base appears immediately more complex and political and it is not clear how it would advance the election of a President with the skillset rightfully being espoused for such an important role.

**6. Would a four year Presidential term better enable the President to make a more significant impact on the organisation and the sector?**

Council is not supportive of a four year Presidential term and supports the existing Rule of a two year term. The extent of a candidate's relationships, networks and trust is a key consideration for voting in Presidential elections and a two year term is considered sufficient time for a President to build on their existing capability.

It is also noteworthy that State and Federal elections are not aligned to Local Government elections, meaning Presidents will need to be agile when managing intergovernmental relationships regardless of tenure.

Conversely, the election of a divisive or ineffectual President to a fixed four year term could significantly undermine the short and long term effectiveness of the MAV as a sector leader, with consequential effects for its member councils.

**7. Would a cap on sequential terms in office for the MAV President provide opportunities for new idea and a renewal focus?**

Yes, a cap on sequential Presidential terms to a maximum of four years is supported by Council, to facilitate continued growth and renewal at a MAV leadership level.

**8. Should future Rules provide that a casual vacancy is declared in the Office of the President if the Council on which the President is a sitting Councillor becomes a non-participating member of the MAV?**

No. While Council has previously submitted that a President should be elected with the support of their own Council, once elected, a President that remains a Councillor is considered capable of



continuing to serve, and fulfil their strategic and fiduciary duties to the MAV, without necessarily requiring the ongoing membership of their respective Council.

While the individual Council's decision might not enhance the MAV's credibility, it doesn't follow necessarily that such an outcome would diminished the MAV's credibility.

Structuring the Rules in this manner would also serve as a dis-incentive to individual member councils making decisions that might be motivated by local politics having a consequential de-stabilising effect on the MAV.

**9. Would electing Board members 'at large' and equally from the rural and metropolitan areas enable the MAB Board to place less emphasis on a representative role and provide more focus on addressing the MAV's strategic priorities in a conventional Board fashion?**

**10. Would 'at large' Board elections be better served by proportional representation model to ensure the kind of diversity that often accompanies high performing Boards?**

Response to 9 and 10: A fundamental aim of the rules review is to position the MAV as a strong sector leader that is strongly supported by its participating Councils. A representative Board election model is one way of ensuring the MAV's decisions will have the support of its membership.

While a shift towards a more functional Board roles is supported, more information would be required about how it is proposed, practically, to compensate for the loss of representation at Board level.

There are potential alternative options for improved functional representation that could be explored, such as sub-committees for specialist areas that draw upon specialist expertise reporting into and advising the Board.

This clearly exists for the insurance business in the form of the Insurance Board. An evaluation of its effectiveness and transferability or applicability to other specialist areas such as procurement should be undertaken and canvassed as part of the review to better inform the discussion.

A key consideration becomes the return and impact offered by such arrangements compared with the added cost for member organisations and complexity. It also needs to be recognised that the MAV Board is supported by a Chief Executive Officer and organisation that exists to advise and support the business of the MAV, possessing the expertise and skill to inform the Board in its important role.

**11. Would a four year term for Board members, aligned with local government elections, enhance the Board's ability to govern successfully?**

It is foreseeable that a longer Board term may serve as a disincentive to potential candidates.

Serving on the MAV Board is a commitment not all Councillors may be willing or able to sustain for a four year period, which may reduce the pool of candidates.

Consideration could be given to surveying past, present and aspiring Board members to determine whether extended Board terms might have unintended consequences.

There is potential merit in functional Board members (members elected for specific qualifications and skills to address strategic priorities) having longer four year terms, providing a level of stability and continuity, while representative Board members continue to be elected on a two year cycle.

**12. Should Board members have a limited tenure?**

Yes. Board member terms should be limited to a maximum of three sequential terms (6 years, inclusive of a maximum 4 years as President). This will allow the opportunity for other Councillors and member councils to participate at a Board level.

**13. Could fewer Board members be elected to govern the MAV as distinct from representing regional interests at the MAV?**

The existing Board structure of a President and 12 members is considered too large for an association of 79 members.

It is recommended that the Rules be amended with a view to reducing the number of members by at least 2 to more accurately reflect best practice Australian Board governance practice.

As previously indicated however, it is important that consideration be given to how the Rules can be amended to ensure the MAV continues to be representative, despite such changes at Board level.

**14. Should the Board be empowered to add a small number of skill based members to the Board to enhance its commercial capacity or to address any obvious skill gaps?**

The depth and breadth of the responsibilities of the MAV Board are significant, representing 79 member councils. To ensure effective corporate governance and sustainability, Council would support a Rules review to amend the Board model from a purely representative model to a representative model of eight members with two functional members, appointed for specific skills and experience.

**15. Should new Rules abolish the concept of an Interim Board and replace the current 'caretaker' provisions with simpler checks and balances to ensure Board decisions in the period between local government general election and the declaration of electoral polls for the office of President and Board, are supported by more than a simple majority of the Board?**

More information would be required on the proposed checks and balances that apply before a response can be provided.

**16. Should the Rules allow a Board member who has been dis-endorsed by his or her Council to complete their term on the Board?**

Council is supportive of the Rule continuing whereby a dis-endorsed Councillor elected to the Board being able to complete their elected term. This rule facilitates the ongoing stability and continuity of the Board and is also cognisant of the fact that Board members represent their regional and not just their individual Council.

**17. Should the Rules require the Board to periodically evaluate its own performance?**

Yes, Council supports a Rules amendment requiring that the Board undertake an annual self-evaluation on its effectiveness and performance, conducted by an independent consultant and reported to all member councils. This assessment should also allow for member councils to participate as a portion of this assessment.

**18. Should new rules require the MAV Board plays a stronger role in policy development and establish better standards for the matter which members wish to bring before State Council?**

**19. Could State Council be modified to strategically introduce review processes, informed by expert and stakeholder advice and analysis that better ensure the quality of strategy development?**

Response to 18 and 19: The timelines for bringing matters to State Council are always tight. The existing processes for State Council afford individual councils a very limited opportunity to analyse and form an opinion on the various motions circulated. In many instances, the opportunity is far too limited, having regard to the complexity of the motions proposed.

While there is merit in expecting the Board to establish “better standards” for State Council motions, there is greater merit in the Board creating an alternative to the current one size fits all process, and ensure there are alternative pathways and processes for more complex matters.

Alternatives should ensure that the sector:

- Is provided with material to explain and justify a given motion that reflects and is proportional to the complexity of the subject matter.
- Has adequate opportunity individually, or collectively through the MAV, to apply expert analysis, and contribute stakeholder feedback prior to final debate.

**20. Is plural voting at State Council in the long term best interests of the MAV?**

The best long term interest of the MAV is served by ensuring all processes, including those at State Council, contribute to the MAV enjoying the strong support of its participating councils.

If plural voting is to be modified, the replacement must be demonstrably better at delivering a consensus opinion that underpins the MAV’s position as the voice of the sector as a whole.

If changes are to shift towards functional Board composition, and the plural voting is changed, the combined impact on representation needs to be clearly understood.

**21. Should MAV Rules require State Council members to declare and manage their conflicts of interest?**

Yes, the Rules should be amended to require all Board Members and State Council members to disclose conflicts of interest and also how the interest will be handled, as required under the *Local Government Act 2020*. There will be situations that arise whereby a member will have a conflict of interest and the MAV rules should be best practice governance and require a declaration of interest and prescribe how the interest should be handled.

**22. Should new Rules require participating members Council’s, and not the Council’s representative to submit matters for consideration of the MAV, through State Council or other appropriate ‘pathways’, and should such matters being submitted be confirmed by a resolution of the Council concerned?**

Yes, the Rules should be amended to allow for only member councils to submit matters for consideration by the MAV, by way of a Council resolution. The existing Rule allowing only a Council representative to submit matters for consideration at a State Council meeting must be discontinued.

**23. Should member councils wishing to discontinue their financial membership be required to provide reasonable notice of their intention?**

It is acknowledged and recognised that member councils will always reserve the right to determine its ongoing membership of the MAV. However, it is considered reasonable that a notice period of no less than three months should be required before a council can discontinue its financial membership. This will contribute to the ongoing financial sustainability of the MAV and its member councils, and also not allow for ‘MAV membership’ to be used for political purposes by member councils.

It is noted that a requirement to commit to membership in December, prior to adoption of a Council budget in June, might be difficult to enforce.

**24. Should the new MAV Rules retain provisions for excluding a non-participating council from using any MAV services?**

With the MAV being a membership based association, Council is supportive of the view and existing Rule that only member councils are entitled to utilise the services of the MAV. However, Council is of the view that all Councillors at non-member Council's should be able to access the MAV's training and professional development program courses on a fee per service basis.

**3. CONSULTATION**

Council is a key stakeholder in the MAV Rules engagement process. Other key stakeholders involved in the Rules review include MAV Representatives, member councils, Mayors, Chief Executive Officers, Minister for Local Government, Local Government Victoria and Department of Jobs, Precincts and Regions, Australian Local Government Association, state associations, the Victorian Electoral Commission and the Victorian Auditor-General's Office.

**4. CLIMATE CHANGE CONSIDERATIONS**

Implementation of the recommendation is considered to have no direct implications or has no direct impacts upon Council's Net Zero 2030 target, the Community Net Zero 2040, exposure to climate risks or climate change adaptation.

**5. ENVIRONMENTAL/AMENITY CONSIDERATIONS**

Nil.

**6. FINANCIAL & ECONOMIC IMPLICATIONS**

Nil.

**7. SOCIAL IMPLICATIONS**

Council's submission supports the continuous improvement and effectiveness of the MAV, thereby assisting Council in meeting its social objectives.

**8. RELEVANCE TO KNOX COUNCIL PLAN 2021-2025**

**Civic Engagement & Integrity**

Strategy 5.3 - Ensure our processes are transparent and decisions are accountable.

**9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

**10. CONFIDENTIALITY**

There is no content in this report that meets the definition of confidential information from the Local Government Act 2020.

**Report Prepared By:**                    **Manager Governance, Phil McQue**  
**Report Authorised By:**            **Director City Strategy and Integrity, Matt Kelleher**

**Attachments**  
Nil

## 6.5 2021-2025 Domestic Animal Management Plan

**SUMMARY: Coordinator Projects and Improvement, Janet Simmonds**

**Council is required to prepare and submit to State Government the 2021-2025 Domestic Animal Management Plan (DAMP) by 4 March 2022. Council endorsed the draft 2021-2025 DAMP at its October 2021 Ordinary meeting, for the purpose of community consultation. This report presents Council with the feedback received during the phase 2 community consultation on the draft 2021-2025 DAMP, and recommends that Council adopt the 2021-2025 Domestic Animal Management Plan as presented in Attachment 1.**

### RECOMMENDATION

**That Council:**

- 1. Notes the community feedback presented in the *Engagement summary report – phase 2* (Attachment 2) and the individual submissions provided during Phase 2 consultation period (Confidential Attachment 3);**
- 2. Notes the consideration of the community feedback received during phase 2 community engagement (Attachment 4);**
- 3. Adopt the 2021-2025 Domestic Animal Management Plan (Attachment 1); and**
- 4. Notes that a copy of the 2021-2025 Domestic Animal Management Plan will be provided to the Secretary of the Department of Jobs, Precincts and Regions by 4 March 2022.**

### 1. INTRODUCTION

At its Ordinary Meeting of 25 October 2021, Council endorsed the *draft 2021-2025 Domestic Animal Management Plan* for community consultation from 28 October to 28 November 2021. This report presents the consultation findings and consideration of this community feedback, and incorporation of amendments into the draft 2021-2025 DAMP (Attachment 1) for adoption.

In accordance with the *Domestic Animals Act 1994*, all Victorian councils must develop and adopt a Domestic Animal Management Plan (DAMP) every 4 years. The 2021-2025 DAMP, as in previous Plans, must be presented in line with the Plan template issued by the Victorian Department of Jobs, Precincts and Regions (DJPR) which has been developed to ensure that Council address specific legislated matters with regards to the ownership of cats and dogs.

Each council's DAMP must outline its programs, services and strategies that:

- Promote and encourage responsible ownership of dogs and cats;
- Encourage the registration and identification of dogs and cats;
- Minimise the risk of attacks by dogs on people and animals;
- Minimise the potential for dogs and cats to create a nuisance;
- Address specific issues including over-population and high euthanasia rates of cats and dogs; and the management of dangerous, menacing and restricted breed dogs in the municipality;
- Outline programs for the training of Council's authorised officers to ensure they can properly administer and enforce the requirements of the Act; and
- Ensure the Act, the regulations and any related legislation are complied with by the community.

A copy of the adopted 2021-2025 DAMP is required to be sent to the Secretary of DJPR in accordance with Section 68A(3)(b) of the *Domestic Animals Act 1994* by 4 December 2021. In November 2021, Knox City Council sought and was granted a 3 month extension by Animal Welfare Victoria (DJPR) for the submission of the 2021-2025 DAMP - which is now required to be submitted to DJPR by no later than 4 March 2022.

## 2. DISCUSSION

The draft 2021-2025 DAMP was developed following the phase 1 community engagement program held across July/ August 2021, with over 3,300 responses received from residents, local animal businesses and local animal club members. Further information is provided in the 'Consultation' section of this report.

The phase 2 community consultation on the draft DAMP was conducted between 28 October to 28 November 2021, and resulted in 111 submissions being received, as shown below:

Engagement activity	Responses
Online submissions/ feedback	57
Email submissions/ feedback	50
One-on-one consultations (on request)	4

Attachment 2 to this report provides an *Engagement Summary Report – Phase 2*, which summarises the community engagement approach and the findings / analysis of the feedback provided. The individual submissions / feedback received during the Phase 2 consultation period are available as Confidential Attachment 3 to this report.

The feedback from the community on the draft DAMP received during the Phase 2 consultation period primarily related to the following issues (noting some submissions raised multiple issues and are repeated in the response numbers):

- 24 hour cat curfew – opposition (73 submissions)
- 24 hour cat curfew – support (4 submissions)
- Dogs off lead and dog parks (15 submissions)
- Dog waste matters (8 submissions)
- Dog barking issues (7 submissions)
- Pet registrations (5 submissions)
- Reuniting of lost pets (4 submissions)
- De-sexing and microchipping of cats and dogs (4 submissions)
- Animal cruelty and welfare (4 submissions)
- Other matters regarding cats and dogs (various).

The development of the draft 2021-2025 DAMP was delayed due to the consideration by Council of the introduction of a 24 hour cat curfew at the June, July and August 2021 meetings of Council. The draft DAMP includes Council's decision to implement a 24 hour cat curfew, which has been the subject of some community opposition (as detailed in the 73 submissions received during the phase 2 consultation period). There is also change.org petition seeking to revoke Knox's 24 hour

curfew, noting this petition specifically requested followers to send complaints (including providing specific points to raise) regarding the cat curfew as part of the phase 2 consultation period on the draft DAMP (28 October to 28 November 2021). In late 2021, Council also received a request for information from the Victorian Ombudsman's office regarding the 24 hour cat curfew, which has been responded to.

A large submission containing 54 recommendations was also received from the Animal Justice Party (AJP) in late September 2021, which is a generic policy platform of the party that was submitted to all Victorian councils, and is not specific to the Knox Council draft DAMP or Knox's animal management services. Many of the recommendations involve services or initiatives that Knox Council already offers to our community. Further information on this submission is included in the *Engagement Summary Report – Phase 2* in Attachment 2.

Attachment 4 to the report provides officer comments to each of the suggestions provided by the community during the Phase 2 consultation, under each of the topics listed in bullet points above. Many suggestions were activities or initiatives already undertaken by Council's animal management services and incorporated within the proposed DAMP. Some of the suggestions advocated for functions or responsibilities performed by other Government agencies, or were beyond Council's legal authority (when it comes to cats and dogs) provided under the *Domestic Animals Act 1994*.

Following the phase 2 consultation, the draft DAMP (as presented in Attachment 1) has been updated to incorporate the following amendments:

- Pages 2, 6, 16, 32, 34, 36, 55 & 62 – cat curfew references updated to reflect the DAMP will implement the Council decision outlined in the cat curfew order (included at page 70)
- Page 3 – reference to the size of Knox as a populous municipality
- Page 6 – reference to Council and Community Plan updated to reflect adoption by Council
- Page 6 – reference to phase 2 consultation amended to reflect completion of this stage
- Page 9 – reference to the DAMP community survey timing (phase 1 consultation)
- Page 32 – deleted reference to Council providing dog poo bag dispensers
- Page 60 – updated reference to impact of domestic violence on the welfare of pets
- Page 70 – inclusion of the cat curfew order.

Once the 2021-2025 DAMP has been adopted by Council, a copy of the Plan will be submitted to the Secretary of the Victorian Department of Jobs, Precincts and Regions (DJPR) via Animal Welfare Victoria by 4 March 2022.

### **3. CONSULTATION**

Consultation is an essential component of the review and creation of the new DAM Plan, to obtain input and feedback on the effectiveness of the current animal management services, and to identify emerging community issues.

The community engagement approach for the development of Council's 2021-2025 DAM Plan included two rounds of engagement:

- Phase 1 – consultation to gather feedback from a broad range of stakeholders on their feedback on the current DAMP, and ideas for the next Plan (which was conducted from 2<sup>nd</sup> July to 1<sup>st</sup> August 2021); and



- Phase 2 – consultation to gather feedback on the draft 2021-2025 DAMP (which was conducted from 28<sup>th</sup> October to 28<sup>th</sup> November 2021).

Phase 1 consultation had a very high level of participation by our community, with over 3,300 responses provided across the range of consultation methods including community and animal business surveys, email submissions and one-on-one consultations undertaken with community members upon request. The draft DAMP was also informed through benchmarking and internal stakeholder consultation sessions held with various departments of Council, and a session with Council's animal pound provider (Animal Aid).

Phase 2 consultation on the draft DAMP saw 111 submissions, being provided via online submissions on Council's *Have your say* website, email submissions and one-on-one consultations upon request. Engagement summary reports have been compiled for both phases of community consultation on the development of the 2021-2025 DAMP – with the Phase 2 report being provided as Attachment 2 to this report.

#### **4. CLIMATE CHANGE CONSIDERATIONS**

The subject of this report has been considered in the context of climate change and its relevance to the Knox Climate Response Plan 2021 – 2031.

Implementation of the recommendation is considered to have no direct implications or has no direct impacts upon Council's Net Zero 2030 target, the Community Net Zero 2040, exposure to climate risks or climate change adaptation. There is the potential however, for increased heat to have an impact on the wellbeing of domestic animals. The welfare of domestic pets is addressed in State Government Codes of Practice, including responsible care for pets during increased heat events and heat stress. The Codes include specific conditions, including for some pet breeds and are enforceable under the Prevention of Cruelty to Animals Act (POCTA).

#### **5. ENVIRONMENTAL/AMENITY CONSIDERATIONS**

The 2021-2025 DAMP has reviewed and evaluated Council's current animal management services, and through consideration of benchmarking and community engagement feedback, has considered amendments to Council's programs to provide safety, amenity and protection of the environment within the municipality.

The DAMP is legislatively required to have objectives and initiatives that specifically relate to the:

- Reduction and management of nuisances caused by dogs and cats in the community; and
- Reducing incidents of dogs wandering at large and dog attacks, and ensuring dogs are adequately contained.

The initiatives referenced in the draft DAMP support principles of the community and pets living in harmony together – where issues and nuisances caused by cats and dogs are minimised. The dogs in public spaces order also supports the sharing of Council's open spaces (reserves, parks and sports grounds) for use by both pet owners to exercise their animals, in a way that does not adversely impact the use of these public open spaces by the greater community.

## **6. FINANCIAL & ECONOMIC IMPLICATIONS**

As published on the Victorian Government Know Your Council website, Knox's animal management services for 2020-21 cost \$5.03 per person (population based), being lower than the 'Similar Council' comparison of \$5.73 and substantially lower than the 'All Council' average cost of \$12.60 per person.

Council's current animal management services are predominantly funded by animal registration fee income, and supplemented by budget through other Council income sources, primarily rates revenue. Council collected approximately \$1.418 million in cat and dog registration fees income in 2020-21, of which over \$117,000 (just over 8 per cent) of this was required to be paid as a State Government levy. Council also collects approximately \$100,000 per annum in fine income relating to animal non-compliance and enforcement (fine amounts are set by State Government). The setting of the animal registration fees are considered and approved during the Annual Budget process, and any decision to introduce or amend registration fees to support animal management initiatives through this Plan will need to be costed and incorporated into future Annual Budget processes.

A new initiative for 2022 in the 2021-2025 DAMP is a discounted dog and cat desexing program for vulnerable and/or disadvantaged Knox residents, funded by a \$25,000 State Government grant recently awarded to Knox Council. Outside of this one-off grant funding, the scope of the 2021-2025 DAMP is to continue to deliver Council's animal management services within existing resources and budget allocations. If Council recommends an expansion or introduction of new services through this next Plan, any proposal will be supported by a Budget and Resource Planning Business case for Council consideration as part of the next Annual Budget cycle.

The review and development of the 2021-2025 DAMP has been undertaken within existing budget and resources.

## **7. SOCIAL IMPLICATIONS**

The 2021-2025 DAMP seeks to increase responsible pet ownership within Knox, and compliance with legislation related to pet ownership. Currently one in every three households in Knox own a registered cat or dog, which is an underestimate of the actual level of ownership - estimated to be 50% of all households in the municipality. Cat and dog ownership provides a range of health, wellbeing and social benefits to the owners, families and friends – including the social networks and community connectedness that comes through the participation in community groups, training classes and animal organisations by cat or dog owners.

The initiatives in the proposed DAMP are expected to encourage and support the responsible ownership of cats and dogs in the community and provide mechanisms to address any safety and amenity issues caused by cats or dogs in the municipality. The review and development of the proposed DAMP has considered possible social implications that could arise from the amendment or introduction of specific animal management initiatives in the municipality.

## **8. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2021-2025**

### **Neighbourhoods, Housing & Infrastructure**

Strategy 2.2 - Create, enhance and maintain places and spaces for people to live, work, play and connect.

## **Civic Engagement & Integrity**

Strategy 5.3 - Ensure our processes are transparent and decisions are accountable.

### **9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

### **10. CONCLUSION**

The approval and adoption of the 2021-2025 Domestic Animal Management Plan will ensure Council fulfills its legislative requirements under the *Domestic Animal Act 1994*, whilst also setting the strategic plan regarding how dogs and cats will be managed in the municipality for the next 4 years.

### **11. CONFIDENTIALITY**

**Attachment 3 is included in the confidential agenda, as it contains confidential information pursuant to Council's Governance Rules and Section 66 of the Local Government Act 2020, as it relates to:**

- personal information, including names, addresses information that reveals a person's identity person that would be unreasonable to disclose in a public report

**Report Prepared By: Coordinator Projects & Improvement, Janet Simmonds**

**Report Authorised By: Director, City Strategy and Integrity, Matt Kelleher**

### **Attachments**

1. Attachment 1 - 2021-2025 Domestic Animal Management Plan [6.5.1 - 70 pages]
2. Attachment 2 - Engagement Summary Report - Phase 2 [6.5.2 - 18 pages]
3. Attachment 4 - Officer comments to the suggestions provided during the Phase 2 consultation [6.5.3 - 10 pages]

Confidential Attachment 3 is circulated under separate cover



**KNOX**  
your city

Knox City Council

# Domestic Animal Management Plan

2021-2025



# Executive summary

The Knox City Council Domestic Animal Management Plan (DAM Plan) has been developed in line with the legislative requirement that all councils develop a DAM Plan every four years. The DAM Plan details Council's strategies for the management of dogs and cats, including providing education to the community, promoting responsible pet ownership, and minimising problems generated by irresponsible pet owners.

Knox City Council has used a consultative approach to the development of this Plan to consider opinions and feedback from residents, local domestic animal businesses and other relevant stakeholders. Through the consultation process many Knox residents emphasised that dogs and cats are important members of their family.

Animal management is now a specialised industry that has evolved from merely collecting stray dogs and addressing compliance issues. Council plays a key role in promoting responsible animal ownership in the community, essential to maintaining sustainable communities and a healthy environment.

The Plan broadly outlines the following nine areas of focus:

1. Training of authorised officers;
2. Responsible Pet ownership;
3. Registration and identification;
4. Nuisances;
5. Dog attacks;
6. Dangerous, menacing and restricted breed dogs;
7. Overpopulation and high euthanasia;
8. Domestic animal businesses; and
9. Other matters (e.g. Council Orders).

In addition to many ongoing actions that are part of Knox's daily animal management activities, this Plan introduces the following key Plan actions:

- The annual animal registration process be improved through increased public education activities and incentives to increase the numbers of animal registrations and promote the overall value proposition of animal registration.
- Provide free/discounted cat and dog desexing to eligible vulnerable and/or disadvantaged residents.
- Implementation of a cat curfew, as previously approved by Council.
- Explore the introduction of a Pet Companionship program, targeted at socially isolated and lonely older persons living alone.
- Development of an annual communication plan including alternative signage options, to assist with communicating key messages around responsible pet ownership.

The Plan also considers approaches that will aim to ensure that dog attacks and dangerous, menacing and restricted breed dog matters are promptly dealt with, in line with community expectations.

This plan introduces the development of a dog attack kit, to provide greater support and transparency of the process for all those involved (including the victim and offending dog owner).

**62% of homes in Australia have a pet (exceeded only by the US and New Zealand). 3.6 million Australian homes have a dog, and 2.9 million homes have a cat.**

Source: Pets in Australia: a national survey of Pets and People, 2019, Animal Medicines Australia

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# Contents

Executive summary	2
Introduction	4
Domestic animal statistics and data	5
Domestic Animal Management Plans	7
1. Training of authorised officers	8
2. Responsible pet ownership	14
3. Registrations and identification	22
4. Nuisance	30
5. Dog attacks	38
6. Dangerous, menacing and restricted breed dogs	43
7. Overpopulation and high euthanasia	49
8. Domestic animal businesses	56
9. Other matters	59
10. Annual review of plan and annual reporting	64
11. Attachments	67

Quotes published in this document were received from the  
Knox City Council Domestic Animal Management Plan Community Survey, July/August 2021

# Introduction

Knox is a municipality located approximately 25kms from the Melbourne GPO. Knox is a populous municipality in Victoria with over 165,000 residents living in eleven localities.

Knox residents are proud of their city's leafy green image. They are protective of the nearby Foothills and other special places of biological significance. It is a community concerned for the welfare of others with the 2020 Municipal Survey showing that nine in ten Knox residents report that it is important that the environment is cared for, and nine in ten also reporting that it is important to support those most in need.

The Knox community is diverse, at the 2016 Census Knox was home to residents from 140 different countries who speak more than 120 different languages, with 30% (in excess of 46,000) born overseas and 25% (almost 39,000) speaking a language other than English at home.

Knox has an area spanning 114 square kilometres and includes the suburbs of Ferntree Gully, Upper Ferntree Gully, Boronia, The Basin, Rowville, Wantirna, Wantirna South, Lysterfield, Knoxfield, Scoresby and Bayswater. In 2019, an estimated 18% of the Knox population were children aged less than 15 years old and 28% were aged 55 years and older. 4.8% of the population in Knox require assistance in their day to day lives due to disability. The number of couple-only and lone person households in Knox is forecast to surpass the number of families with children in 2024, and it is forecast that the total population for the municipality will reach almost 179,000 by 2031.

As at September 2021, Knox had 18,233 dogs registered and 7,294 cats registered. For the 2020/2021 registration period, Knox had a total of 28 domestic animal businesses registered.

They included:

- 7 pet shops
- 10 dog training businesses
- 9 boarding facilities
- 1 animal shelter/ pound
- 1 animal breeding/ rearing facility.

Council's Community Laws team is part of the City Safety and Health Department and is part of the broader City Strategy & Integrity Directorate. Community Laws is aligned to the City Safety and Health values and promotes and protects the safety, health and amenity of the community so the objectives of the Knox Vision can be realised. This will be achieved through integrated planning, community education and engagement, service provision, community capacity building, regulation and enforcement.

Community Laws delivers varied departmental roles within Council, which includes the education and enforcement of state and local legislation. The department's roles include animal management, traffic enforcement, local laws and school crossing supervision.

The Community Laws Department consists of the following authorised Animal Management Officers:

- 1 Coordinator, Community Laws
- 1 Team Leader Community Laws and Animal Management
- 1 Team Leader, Parking Management
- 6 Community Laws/ Animal Management Officers.

The department is further supported by a dedicated business support and prosecutions team.



**Pets add so much more to a home. »**

## Domestic animal statistics and data – City of Knox

The table below provides a snapshot of the domestic animal management services provided by Council in 2020-21, and as previously reported in prior Domestic Animal Management Plans:

	2012-2013	2016-2017	2020-2021
<b>Population</b>	<b>&gt;154,000</b>	<b>&gt;157,000</b>	<b>&gt;165,000</b>
No. of authorised animal management officers	10	9	9
Number of Domestic Animal Businesses	22	22	28
<b>Dogs in Knox</b>			
No. of registered dogs (total)	18,805	18,839	18,233 at Sept 2021
No. of registered restricted breed dogs	6	3	1
No. of registered declared menacing dogs	3	1	1
No. of registered declared dangerous dogs	6	6	11
Dogs impounded at the pound	784	630	326
Dogs reclaimed from pound	579	501	275
Dogs adopted	130	71	29
Dogs reclaimed by owner or adopted %	90.4%	90.8%	93.3%
Dogs euthanised	98	39	18
Dogs euthanised %	12.5%	6.2%	5.5%
Customer requests responded to:			
• Dogs - Barking	597	394	51
• Dogs - Pick up	799	601	384
• Dogs - Wandering at large	453	266	169
• Dog - Attacks	122	95	140
• Dog - Rush	75	47	39
<b>Cats in Knox</b>			
No. of registered cats (total)	5,878	6,266	7,294 at Sept 2021
Cats impounded at the pound	436	402	296
Cats reclaimed from pound	59	65	61
Cats adopted	236	215	147
Cats reclaimed by owner or adopted %	67.7%	69.7%	70.3%
Cats euthanised	142	88	76
Cats euthanised %	32.6%	21.9%	26.7%
Customer requests responded to:			
• Cat cage requests	196	150	100
• Cats picked up	244	199	182



The review and development of the Domestic Animal Management Plan is an initiative in the Knox City Council Plan 2021-2025, which supports the strategy to “Create, enhance and maintain places and spaces for people to live, work, play and connect”. This strategy supports the key direction of “Neighbourhoods, Housing and Infrastructure”, being one of five key directions outlined in the Knox Community Plan 2021-2031.

## Development of this Plan

The development of this Plan was informed by community and stakeholder consultation, feedback from our Councillors, Council staff experiences, research and benchmarking. This Plan builds on the previous Plans, with the aim to deliver better animal management services for the Knox municipality for the next 4 years.

The community engagement for the development of this plan included two rounds of consultation:

- Phase 1 – consultation to gather feedback from a broad range of stakeholders on their feedback on the current 2017-2021 Plan, and ideas of the next Plan (July/ August 2021); and
- Phase 2 – consultation to gather feedback on the draft 2021-2025 Plan (October/ November 2021).

The Phase 1 engagement undertook consultation with the local community and domestic animal businesses, to hear our community’s views on how cats and dogs are managed in the Knox municipality, including feedback on Council’s animal management services and suggestions on what could be improved. A total of 3,317 responses were received from the community and businesses, through the following channels:

Engagement activity	Responses
Community survey	3,256
Email responses	32
One-on-one consultations (on request)	25
Domestic animal business survey	4

The engagement was promoted through a range of Council’s communication channels including: a flyer distributed to over 53,000 homes in the municipality; SMS messages sent to registered cat and dog owners; coreflute signs installed in 50 key parks across the municipality; news articles in Council’s newsletters and website; Facebook advertising; and direct emails to a range of stakeholders, inviting them to provide feedback.

Some of the key findings of the Phase 1 engagement were:

- High engagement in the survey from dog or cat owners (90%) demonstrates a high level of interest in animal management and a commitment to responsible pet ownership in Knox.
- Many community members supported that the animal management services are either ‘very important’ or ‘important’.
- The need for a review of and/or increased compliance and community education regarding dog off leash rules and areas.
- Consideration of the range of support requested by the community, to assist with the introduction of a cat curfew.
- A need for solutions to address the problem of dog waste (poo) not being collected and disposed of properly.
- Provision of public education and communication campaigns to increase the community awareness of their responsibilities (including registration & microchipping, having your dog under effective control, etc) when owning a pet in Knox.

The Phase 2 engagement period in October/November 2021 provided the community an opportunity to provide their feedback on the draft 2021-2025 Plan. A total of 111 responses were provided, received primarily through online and email submissions.

# Domestic Animal Management Plans

*Under Section 68A of the Domestic Animals Act, every Council must prepare a domestic animal management plan, as follows:*

## 68A Councils to prepare domestic animal management plans

1. Every Council must, in consultation with the Secretary (Of the Department of Jobs, Precincts and Regions), prepare at 4 year intervals a Domestic Animal Management Plan.
2. A Domestic Animal Management Plan prepared by a Council must:
  - a. set out a method for evaluating whether the animal control services provided by the Council in its municipal district are adequate to give effect to the requirements of this Act and the regulations; and
  - b. outline programs for the training of authorised officers to ensure that they can properly administer and enforce the requirements of this Act in the Council's municipal district; and
  - c. outline programs, services and strategies which the Council intends to pursue in its municipal district:
    - i. to promote and encourage the responsible ownership of dogs and cats; and
    - ii. to ensure that people comply with this Act, the regulations and any related legislation; and
    - iii. to minimise the risk of attacks by dogs on people and animals; and
    - iv. to address any over-population and high euthanasia rates for dogs and cats; and
    - v. to encourage the registration and identification of dogs and cats; and
    - vi. to minimise the potential for dogs and cats to create a nuisance; and
    - vii. to effectively identify all dangerous dogs, menacing dogs and restricted breed dogs in that district and to ensure that those dogs are kept in compliance with this Act and the regulations; and
  - d. provide for the review of existing orders made under this Act and local laws that relate to the Council's municipal district with a view to determining whether further orders or local laws dealing with the management of dogs and cats in the municipal district are desirable; and
  - e. provide for the review of any other matters related to the management of dogs and cats in the Council's municipal district that it thinks necessary; and
  - f. provide for the periodic evaluation of any program, service, strategy or review outlined under the Plan.
3. Every Council must:
  - a. review its Domestic Animal Management Plan annually and, if appropriate, amend the Plan; and
  - b. provide the Secretary with a copy of the Plan and any amendments to the Plan; and
  - c. publish an evaluation of its implementation of the Plan in its annual report.

“ My cat means everything to me, she keeps me company when I have no one to talk to. ”



**1**

**Training  
of authorised officers**

*Section 68(A)(2)(b) of the Act* requires Council to outline programs for the training of authorised officers to ensure that they can properly administer and enforce the requirements of this Act in the Council's municipal district.

The animal management staff within the Community Laws team are multi-skilled, and in addition to animal management matters, administer and enforce a range of other legislative requirements.

Knox Community Laws officers undertake regular training relevant to their role, including:

- Animal handling
- Customer service
- Conflict resolution
- Investigations
- Prosecutions.

**What animal management services are important to the Knox community:**

- Collect/ return stray dogs/ cats to their owners - 92.5%
- Investigation of animal cruelty matters - 98.1%
- Investigation and enforcement of dog attacks on people and other animals - 95.5%
- Investigation of illegal dog and cat breeders (ie. puppy farms) - 96.4%
- Education about responsible pet ownership - 87.6%
- Responds to reports of nuisance dogs/ cats - 85.2%
- Reduce the rate of cat and dog euthanasia through increased rehoming/ animal adoptions - 89.5%

Ref: DAMP Community Survey (Phase 1 consultation), 2021



## Current & planned training

Knox City Council requires all authorised officers to possess adequate qualifications and skills, and ensure officers undergo appropriate training/ re-training relevant to their role. The table below highlights authorised officer training requirements for Knox Authorised Officers.

### Core capabilities (required training or equivalent experience essential)

Approved Officer Training - Basic	Current Status (2021)	Planned
Certificate IV <ul style="list-style-type: none"> <li>• Animal Regulation &amp; Management</li> <li>• Government (Statutory Compliance)</li> <li>• Government (Investigations)</li> <li>• Government (Court Compliance)</li> </ul>	Six officers either have a minimum certificate IV qualification or in excess of five years' relevant experience	Training assigned as required and determined through Performance Development Review Process
Animal Management training and information days	All officers have the opportunity to attend this training	Offered regularly by the relevant State Government agency
Municipal Association of Victoria and Local Government Professionals training and Information days	All officers have the opportunity to attend this training	Offered regularly by the relevant State Government agency
Baton training	All officers have completed this training	Refresher training done annually
Situational awareness	All officers have completed this training	Refresher training done annually
Nationally accredited first aid and CPR training	All officers have the opportunity to attend this training	Training assigned as required and determined through Performance Development Review Process
Induction program for new staff, including familiarisation with work instructions and animal management tasks	All officers have completed this training	All new staff inducted upon commencement
Australian Institute of Animal Management - Annual Conference	All officers have the opportunity to attend this training	Participation when available

Training of authorised officers

Approved Officer Training - Basic	Current Status (2021)	Planned
Industry training: <ul style="list-style-type: none"> <li>• Animal handling</li> <li>• Animal assessment</li> <li>• Statement taking</li> <li>• Prosecution</li> <li>• Restricted breed dog identification</li> <li>• DNA collection</li> </ul>	Ongoing	Training assigned as required and determined through Performance Development Review Process
OH&S – dealing with aggressive customers, dealing with aggressive animals	As required	Training assigned as required and determined through Performance Development Review Process
Customer Service – including Conflict Resolution	As required	Training assigned as required and determined through Performance Development Review Process



## Our plans

### Training of authorised officers objectives

To ensure that all staff involved in animal management have the knowledge and skills necessary to carry out their work, and to deliver services in a manner which ensures officer and animal safety and welfare.

### Current/ ongoing activities:

- Seek qualifications (or equivalent) relevant to the role when recruiting new staff.
- Attendance of relevant animal management training and information days offered by the relevant State Government agency.
- Attendance of Animal Management Officers at Municipal Association of Victoria and Local Government Professionals training and information days.
- Attendance of Animal Management Officers at the Australian Institute of Animal Management annual conference.

### Planned programs and initiatives:

- Provide all staff with access to Council's Corporate Learning calendar.
- All staff to complete Council's Corporate Compliance training.
- Provide the opportunity for Animal Management Officers to attend relevant animal management training and information days offered by the relevant State Government agencies.
- Municipal Association of Victoria, Local Government Professionals, RSPCA and other relevant training sessions, workshops and seminars attended by officers.
- Enhance Animal Management Officers skills in animal behaviour - including, identifying risk behaviours and managing nuisance animals.
- Enhance Animal Management Officers mediation skills and customer service training..
- Attendance by staff and involvement in relevant industry committees.



**Objective 1: Ensure all Officers involved in animal management are appropriately qualified and skilled**

Activity	When	Evaluation
Develop training plans for each officer	Annually	Review annually to determine training goals and identification of skill gaps, as part of the learning and development plan for each individual officer

**Objective 2: Review working arrangements for all staff and associated impact on operations**

Activity	When	Evaluation
Review of current working arrangements	2021/25	Review conducted annually to ensure that service delivery meets needs
Undertake ongoing workforce planning reviews, to ensure the appropriate staffing to deliver the services in the Plan	2021/25	Review conducted annually to ensure that service delivery meets needs
Review the impacts of increased Prevention of Cruelty to Animals complaints and external agency referrals (RSPCA/ DJPR) on existing workforce capacity	2021/25	Review conducted annually to ensure that this additional responsibility is able to be delivered with the existing workforce capacity
Investigate the introduction of a permanent ongoing 'Trainee Community Laws Officer' role (or similar), including detailed cost-benefit analysis for consideration by the Executive	2022/23	Delivery of the new role, to meet the current shortfall of appropriately skilled applicants in this industry

“ My dog means protection, comfort, care and love. ”

“ A dog is a great friend for life. ”

“ My pets have helped me through the tough times in my life. ”





**2**

## Responsible pet ownership

*Section 68A(2)(c)(i) of the Act* requires Council to outline the programs, services and strategies to promote and encourage the responsible ownership of dogs and cats.

## Current situation

The responsible ownership of dogs and cats encompasses a broad range of issues and stakeholders, to ensure the welfare needs of the animals are met, whilst ensuring that the animals do not pose any safety or nuisance concerns within the community.

Community consultation in the recent survey identified a need for improved communication and education regarding a range of issues regarding dog and cat ownership with:

- Over 73% of respondents did not know what parks and reserves are dog off and on-leash areas in Knox, and 23% of respondents did not know how dogs owners are required to have effective control of their dog whilst off lead
- 24.52% of respondents stated their cat was not registered, and over 21% admitted their cat was not microchipped - which are key identification means that assist Council in reuniting lost cats and reducing the high rates of euthanasia of cats who are unable to be rehomed
- 69% of respondents were not aware that Knox Council provides a free cat trap loan service to address cat nuisance issues; and
- 83% of respondents were not aware what animal management services are funded by pet registration fees in Knox.

### Responsible Pet ownership programs for children

A portion of every animal registration is paid to the State Government each year as a state levy, with the registered pet owners of Knox contributing in excess of \$117,000 in the

2020/2021 financial year. This funding is used by Animal Welfare Victoria to provide a range of community and education programs, including responsible pet ownership programs for children in our municipality.

The Responsible Pet Ownership (RPO) program educates children from ages 4 to 12 on:

- living safely with dogs; and
- responsible pet ownership.

Since 2017, the pet educators and their dogs have delivered over 327 sessions in Knox's kindergartens and primary schools to over 8,000 children - to promote the vital safety messages through animated presentations, song and role play.

### Our current education/ promotion activities

Knox City Council has a number of education and promotional activities in place.

- Responsible pet ownership is promoted through Pets in the Park; an event held annually. Note COVID19 has resulted in recent cancellation of this event, but it is planned to continue during this plan.
- Participation in information sessions about responsible animal ownership for both children and the community.
- Promotion of registration and responsible pet ownership in Council's Knox News publication.
- Website: Council's website contains a wide variety of information in relation to responsible pet ownership and annual registration.
- Patrols: Proactive and complaint based park patrols are undertaken throughout the year.
- Social media: Council promotes a number of responsible pet ownership topics via social media channels including Facebook.

**Objective 1: Educate and promote responsible pet ownership messaging to pet owners**

Activity	When	Evaluation
Explore ways to further increase public awareness of registration and responsible pet ownership.	Ongoing	Increased number of dog and cat registrations
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>• The benefits of pet registration (ie. reuniting lost pets)</li> <li>• Containing and keeping dogs under effective control</li> <li>• Dogs on leash/off lead in Knox</li> <li>• Desexing of cats and dogs to prevent overpopulation</li> </ul>	2022	Annual communication plan implemented.
Implementation of a cat curfew, as previously approved by Council, including: <ul style="list-style-type: none"> <li>• The development of a communications plan to provide support and guidance to the community with the introduction of the curfew</li> <li>• Provide information on DIY cat enclosures and cat proof fencing</li> </ul>	2022	Reduction of cat nuisance complaints
Investigate alternative effective signage options to assist with communicating key messages around responsible pet ownership	Ongoing	Evaluation/ feedback sought from the community
Promote responsible pet ownership through increased education, awareness and enforcement of the requirement to carry waste bags and pick up after their dog, including: <ul style="list-style-type: none"> <li>• Increased education and awareness campaigns directed towards dog owners and encouraging self-regulation</li> <li>• Explore the installation of signage/ footpath stencils and bins in problem areas.</li> </ul>	Ongoing	Reduction of dog waste complaints
Investigate the sourcing of a supplier of pooch pouches (or similar) to provide to dog owners. Pooch pouches are small bags that hold plastic bags and can be clipped to the dog lead.	2022	Pooch pouches provided with new registrations or on request

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**Objective 1: Educate and promote responsible pet ownership messaging to pet owners - continued**

Activity	When	Evaluation
Actively promote the Responsible Pet Ownership program conducted by Dept. of Jobs, Precincts & Regions (DJPR) to kindergartens and primary schools within Knox	Ongoing	Increased participation by Knox kindergartens and primary schools
Partner with Council's Animal Pound provider (Animal Aid) to promote initiatives including: <ul style="list-style-type: none"> <li>• "Seniors for Seniors" adoption program (discounted adoption of pets over 8 years of age by Senior card holders)</li> <li>• Free cat microchipping</li> <li>• Discounted desexing programs</li> </ul>	Ongoing	Increased participation rates in these programs  Increased number of dog and cat registrations

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# New dedicated dog park in Knox

In July 2021, a new second designated 'destination' off leash dog park was opened at Emerson Place Reserve in Rowville. This park delivers on the plan for the development and establishment of this additional off leash dog park, included in the 2017-2021 Plan.

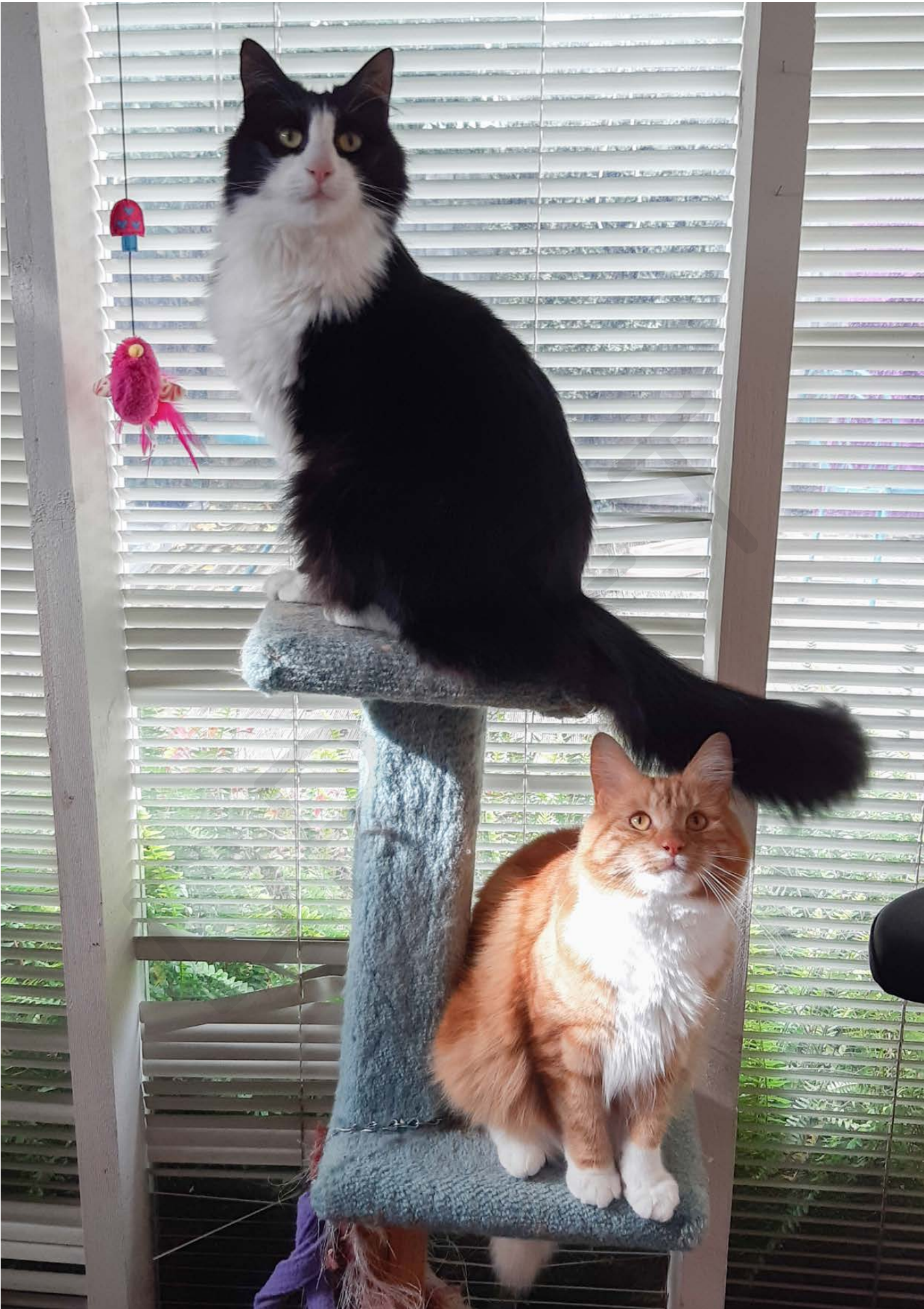
This new fenced dog off-lead area at Emerson Place Reserve in Rowville provided Council with a purpose-built area for residents and their dogs to exercise, socialise and interact with other dogs and their owners. The social and physical health benefits of responsible pet ownership are widely recognised and understood, and for many dog owners, exercise undertaken with their dogs is their primary form of physical activity. This park contains the following features:

- Boundary fencing 1200mm high with a sensory buffer of vegetation.
- Four double gate entry points (two along the adjacent shared trail and two from within the reserve).
- Two vehicular/maintenance access points.
- Landscape features such as rock climbers, rock and vegetation clusters, and mature trees groves.

- A formal, concrete pathway for universal access.
- A 'main enclosure' and a 'quiet dog' enclosure to cater for quieter or smaller dogs.
- Use of existing simulated dry creek bed to provide a sensory experience with different textures to that of the general surface material.
- A timber boardwalk installed over the dry creek bed, to create access between the small dog enclosure and the main enclosure.
- Bins and signage regarding fenced off -leash area rules located at all entry/access points.
- Five park benches.
- Two drinking fountains.
- Two sculptural art pieces.

Both the two and four-legged residents of Knox and surrounds are invited to come and experience this new park.









**3**

**Registrations  
& identification**

*Section 68A(2)(c)(v)* of the Act requires Council to outline programs, services and strategies to encourage the registration and identification of dogs and cats. - also addresses *Section 68A(2)(a),(c)(i),(c)(ii),(d),(f)*

## Current situation

The Domestic Animals Act 1994 requires all dogs and cats to be registered with Council at 3 months of age, with renewals due annually on 10 April. When a pet is registered with Council they are required to be microchipped and are provided with a Council identification tag. Knox makes every effort to reunite lost cats and dogs with their owners that are registered and wearing their Council tag.

Animal registration fees go toward the ongoing operational costs associated with the running of Knox's animal management services which includes:

- Animal management staff to support the collection and return of stray animals to owners.
- The costs of running both an animal pound service, and an after-hours animal collection service.
- Enforcement of the Domestic Animal's Act 1994 and Prevention of Cruelty to Animals Act 1986.
- Investigation and prosecution of animal matters, including dog attacks, or the keeping of unregistered animals.
- Registration and inspection of domestic animal businesses (including pet shops, animal boarding, dog trainers and animal breeders).

- Investigation of animal complaints including barking dogs, trespassing complaints and animal welfare concerns.
- Knox's Pets in the Park festival - which is a free community event promoting responsible pet ownership.
- Subsidised desexing voucher scheme for concession card holders, and discount incentive schemes for new registrations.
- Individualised registration tags for each registered dog and cat within Knox.

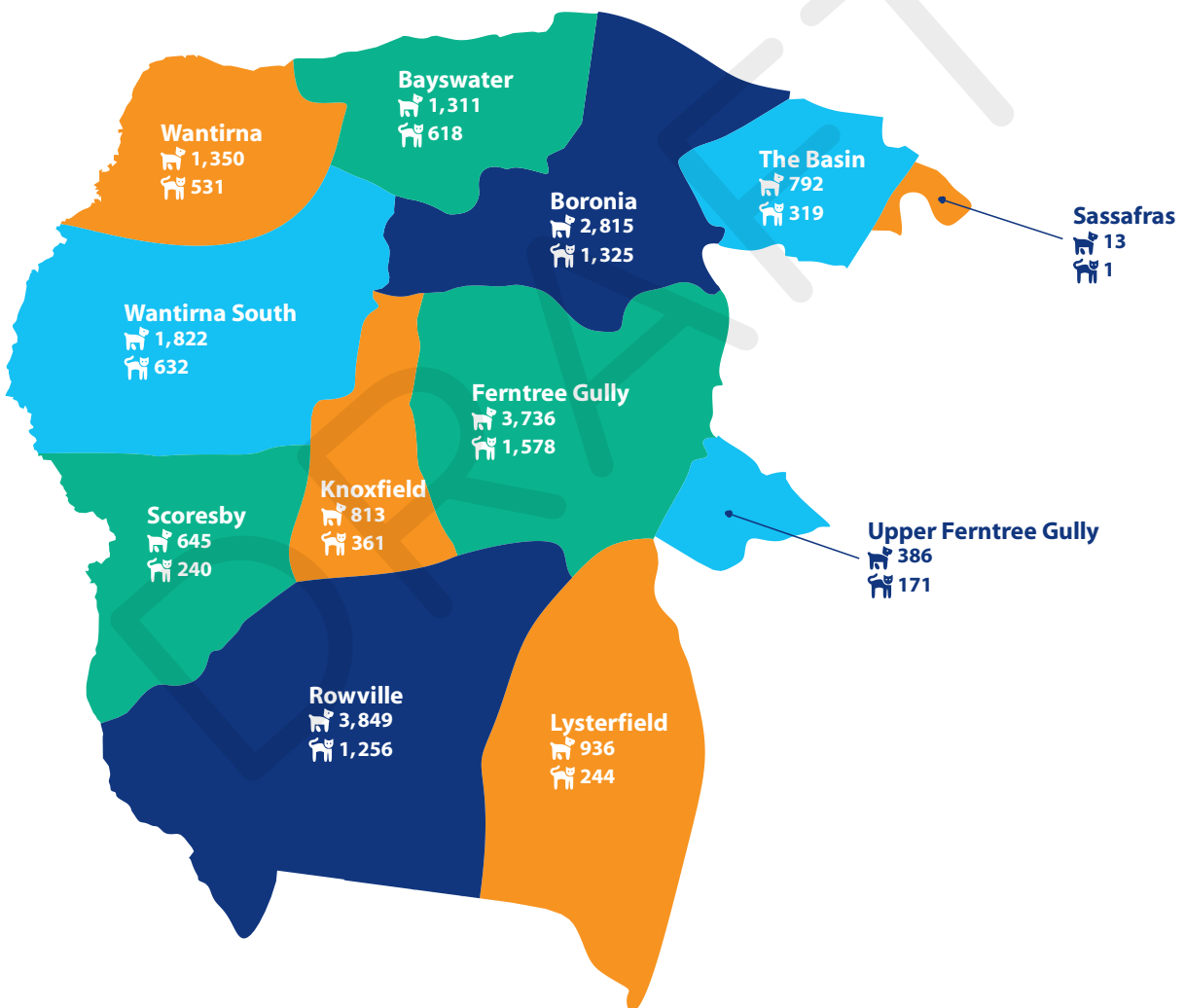
Due to COVID-19 restrictions, Council's Animal Management officers were not able to undertake the annual registration audit follow-up of unpaid registrations. The annual registration audit in previous years has been a key activity in maintaining and encouraging registration compliance.



**Table 1: Animal registration comparison rates from 2016/17 to September 2021**

Registrations	2016/17 registration period	2017/18 registration period	2018/19 registration period	2019/20 registration period	Registrations at September 2021
Dogs	18,839	17,576	18,312	16,765	18,233
Cats	6,266	6,164	7,309	7,402	7,294
Total	25,105	23,740	25,621	24,167	25,527

**Knox dog and cat registrations by suburb**



### Pet registration incentive

Currently Council offers a registration incentive to encourage the registration of pets. Any dog or cat, which has been newly acquired from a registered domestic animal business, will receive free registration when registered within 28 days from the date of purchase. This program has been in place for a number of years and will continue throughout the life of this Plan.

### Registration renewals

Council currently send registration renewal notices to dog and cat owners prior to their annual 10 April renewal, together with a SMS reminder and final reminder notice for those that remain unpaid.

Council has been utilising SMS messaging since 2016 as a reminder for unpaid registration renewals, in addition to posted notices to animal owners. The use of SMS messaging has resulted in a significant reduction of reminder notices being issued.

For those registration renewals that remained active in Council's database but unpaid, registration audits are undertaken and infringements are issued for any unregistered animals identified.

### Our Orders, Local Laws, Council Policies and Procedures Orders

*Domestic Animals Act 1994 section 10A(1) - Attachment A.*

The order provides that Knox City Council will not, after 10 April 2011, accept the registration of a cat unless the cat is desexed or exempted under the Domestic Animals Act 1994 from any requirements to be desexed. Any cat that is not desexed cannot be registered. Failing to register can result in penalties under the Act.

### Local laws

Knox City Council Amenity Local Law 2020

Limits on number of animals kept

4.1 An owner or occupier of private land, the area of which is less than or equal to 4,000 square metres must not, without a permit, keep or allow to be kept on that private land more than:

Type of animal	Number
Dogs	2
Cats	2

### Our current education/ promotion activities

Knox City Council has a number of education and promotional activities in place.

- Responsible pet ownership is promoted through Pets in the Park; an event held annually. Other Council events are attended as required.
- Promotion of registration and responsible pet ownership in Council's Knox News publication.
- Engage with the community on responsible animal ownership.
- Provision of subsidised desexing scheme for concession card holders in association with the MAV and Australian Veterinary Association (AVA).
- Website: Council's website contains a wide variety of information in relation to responsible pet ownership and animal registration. Registration forms can also be downloaded from the website.
- Provision of a range of registration payment options.
- Microchipping: Discounted micro-chipping is available at the annual Pets in the Park event.
- Patrols: Proactive and complaint based park patrols are undertaken throughout the year.
- New animal registrations are provided with information on responsible pet ownership.

- Registration incentive scheme information along with general responsible pet ownership information.
- Council promotes a number of responsible pet ownership topics via traditional and social media channels.
- Act on referrals from State Government relating to Pet Exchange register and source number breaches in relation to the breeding and selling of cats and dogs.
- Review the registration fees annually.
- Council provides significantly discounted registration fees for animals that are both microchipped and desexed.
- Ensure the correct State Government Levy is charged on the animal registrations.

#### Our current compliance activities include:

- Council will investigate and carry out enforcement action when identifying unregistered dogs or cats.
- Issuing of annual registration renewal notices and follow-up overdue notices.
- Sending out SMS reminder messages.
- All non-renewals are followed up and reviewed by the annual registration audit.
- The issuing of infringement notices for unregistered dogs and cats or for failing to wear their registration tag.
- Animal registration database is continually updated as the status of animals change.
- Domestic Animal Business notifications: Following up on the registration of a dog or cat after the owner has been sent their new owner letter.
- Ensure all impounded or seized dogs and cats are registered prior to being released to their owner.
- All authorised officers are provided with mobile technology enabling access to animal owner details in the field.

#### Summary

Animal registration has been an area of strong focus in previous Domestic Animal Management Plans, and continues to be an area of strong focus over the life of this Plan. The promotion and public education of the benefits of animal registration will be further explored in this Plan. Further to this Council will investigate incentives to provide additional benefits to pet owners for registering their pets. Knox recognises that there is currently a significant number of unregistered animals in the municipality. To address this the Plan aims to increase the awareness of the requirement to register dogs and cats, promote the benefits of their registration, and to increase the number of registrations.

“ My pets played an important role in teaching my children about respect, responsibility, affection and caring for others ”

## Our plans – registration & identification

### Objective 1: Increase the number of animal registrations within the municipality

Activity	When	Evaluation
Reconcile data contained in national microchip registries with Council's registration database to identify unregistered animals, and restricted breed dogs.	Annual	All microchipped animals within Knox are registered
<p>Review the annual registration process to improve the timeliness and compliance of registration.</p> <p>This would incorporate:</p> <ul style="list-style-type: none"> <li>• Issuing of annual registration renewal notices and follow-up overdue notices</li> <li>• Promoting online notification of a change of details (ie. pet has died, lost or left Knox) or address change</li> <li>• Sending out SMS reminder messages</li> <li>• Undertake an annual registration audit of non-renewed registrations.</li> </ul>	Annual	Increased number of dog and cat registrations registered by 10 April
<p>Offer free initial registration for any dog or cat purchased from an animal shelter with an 84Y agreement with Council.</p> <p>Offer discounted registration fees for newly acquired animals purchased/adopted within 4 weeks.</p> <p>Consider additional initiatives such as:</p> <ul style="list-style-type: none"> <li>• Further discounting of registration fees for those on an aged pension or on a disability pension</li> <li>• Further expanding the current registration incentives offered by Council.</li> </ul>	<p>Ongoing</p> <p>2022-2023</p>	Increased number of dog and cat registrations
Continue the current MAV and AVA desexing voucher scheme, with existing financial support of Council, to provide financial incentives to concession card holders in the desexing of their animals.	Ongoing	Monitor community uptake of scheme

**Objective 1: Increase the number of animal registrations within the municipality - continued**

Activity	When	Evaluation
Advocate to the State Government (DJPR) to: <ul style="list-style-type: none"> <li>• Provide a further discount to annual registration if the dog is both desexed and trained by a recognised organisation</li> <li>• Introduction of a centralised state-wide animal registration database</li> </ul>	2022-2023	Provide submission to State Government
Partner with Council's Animal Pound provider (Animal Aid) to promote services including: <ul style="list-style-type: none"> <li>• Discounted cat and dog desexing</li> <li>• Free cat microchipping</li> </ul>	2022-2024	Increased number of registrations, as microchipping and cat desexing is a requirement of registration in Knox

**Objective 2: Educate and promote the benefits, value and opportunities of dog and cat registration to pet owners**

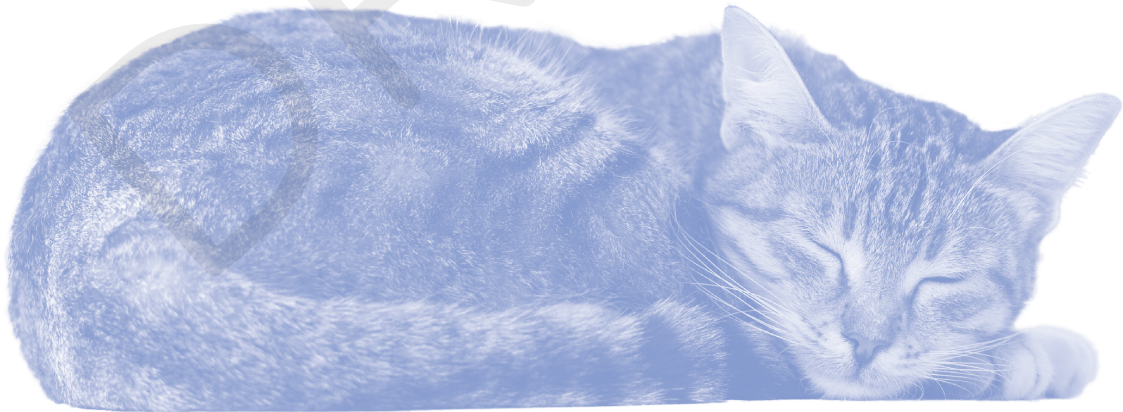
Activity	When	Evaluation
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>• The benefits of pet registration (ie. reuniting lost pets)</li> </ul>	2022	Annual communication plan implemented Increased number of dog and cat registrations
Develop an info-graphic depicting how registration fee income is allocated and make this available to the community through communication channels including animal registration notices	2022	Reduction in the number of enquiries regarding what the registration fee pays for
Reunite registered and identifiable (wearing Knox Council tag) impounded cats and dogs with their owners.  Registered animals returned to their owner will not be issued with a fine* on the first occasion, but will be provided with an official warning.	Ongoing	Increased number of dog and cat registrations and lower the number of impounded animals  * Fines may apply when negligence is established or matters are subject to further investigation, such as a dog attack.
Installation of signs at dogs parks advising that unregistered dogs will be fined.	2022	Number of fines issued.

**Objective 3: Clarify Local Law policies relating to animal registrations**

Activity	When	Evaluation
Develop and review policies for: <ul style="list-style-type: none"> <li>• Unregistered animals</li> <li>• Registered animals not wearing a tag</li> <li>• Application for registration and renewal of registration for dogs and cats</li> <li>• Seizing and impounding of unregistered and/ or unidentified dogs and cats</li> <li>• Others as identified</li> </ul>	Ongoing	Updated standard operating procedures and protocols and annual review planned

DRAFT

“They are our fur babies.”







# 4

## Nuisance

*Section 68A(2)(c)(vi)* of the Act requires Council to outline programs, services and strategies to minimise the potential for dogs and cats to create a nuisance. - also addresses *68A(2)(a),(c)(i),(c)(ii),(d),(f)*

## Current situation

Council has been successful in dealing with nuisance complaints and promoting responsible pet ownership for a number of years. This has seen a reduction in the number of nuisance related complaints received over the last five years, as outlined in the table below. With the expected population growth, pet numbers are also expected to increase over the life of this Plan.

**Table 1: Number of nuisance related complaints per calendar year**

Complaint	2016	2017	2018	2019	2020
Cats - Cage request	150	145	174	218	100
Cats - Cats pick up	199	223	246	277	182
Dogs - Barking	394	372	480	439	51
Dogs - Pick up	601	698	520	480	384
Dogs - Wandering at large	266	238	188	248	169

### Nuisance barking

In recent years there has been a decrease in the number of complaints relating to nuisance barking. A barking dog complaint requires the complainant to submit noise log sheets, and if the matter remains unresolved statements and attendance at court is required. Council also uses noise recording equipment to assist with nuisance investigations and to establish an offence.

Barking dog investigations can be quite resource intensive taking significant time to resolve. The majority of barking dog complaints resolve simply, as in many cases the owner has not been aware that their dog was barking and then takes appropriate steps to address the issue. Ongoing barking issues that do not resolve quickly can affect the wellbeing of the individual and community.

In 2019, Council reviewed the barking dog process to move to an educative process with all parties, which has resulted in a significant reduction in the total volume of complaints and the number of matters that require enforcement.

### Dog litter

The issue of dog litter and decaying pet waste can potentially pose both health and environmental risks to the community. It is a requirement under the Knox City Council Amenity Local Law 2020 to carry a plastic bag or similar to pick up after dogs and this is enforced during officer patrols.

Further to this, the Plan proposes to provide Pooch Pouches (or similar items) for dog owners. The pouch can be attached to a dog's leash and holds plastic bags for the owner to use for the collection of dog litter.

### Dog play park

Regular park users meet and socialise their dogs frequently, forming their own networks and encouraging socialisation amongst themselves. While the dog play parks have been generally well received by the community, both two and four legged, dog play park usage will continue to be monitored to ensure that the setting provides the best community outcomes.

### Nuisance cats

Council regularly receives complaints from residents regarding nuisance cat issues. In response to this Council has offered a cat trap hire service to residents to assist them in the management of feral and nuisance cats.

This Plan proposes to further address the issue of feral and nuisance cats by implementing a cat curfew order, as outlined in Attachment C. This order aims to keep cats safe and to prevent cats wandering and nuisances such as spraying and fighting, and to protect native wildlife.

Council promotes the use of cat enclosures and cat proof fencing as effective cat containment measures.

👉 Our cats  
give us unconditional  
love and they assist  
with our mental health  
& well being. 🗨️

**Our Orders, Local Laws, Council Policies and Procedures Orders:**

- **Compulsory desexing of cats**  
(Domestic Animals Act 1994 section 10A(1) – Attachment A) This order provides that:

Knox City Council will not, after 10 April 2011, accept the registration of a cat unless the cat is desexed or exempted under the Domestic Animals Act 1994 from any requirements to be desexed.

- **Dogs in public places**  
(Domestic Animals Act 1994 section 26 – Attachment B)

This order provides that dogs are permitted to be off lead, but under effective control in a public park or recreation reserve, subject to conditions.

**Local laws:**

**Knox City Council Amenity Local Law 2020**

**Limits on number of animals kept**

- 4.1 An owner or occupier of private land, the area of which is less than or equal to 4,000 square metres must not, without a permit, keep or allow to be kept on that private land more than:

Type of animal	Number
Dogs	2
Cats	2

**Removal of Animal Waste**

- 4.6 A person in charge of an animal on Council land or on a road must carry a facility for the effective removal of any waste that may be deposited by that animal.
- 4.7 A person in charge of an animal on Council land or on a road must collect from the Council land or road and appropriately dispose of any waste deposited by that animal.

**Animal noise and odour**

- 4.8 The owner of an animal and the owner or occupier of the private land on which the animal is kept must not allow noise or odour to emanate from the animal as to interfere with the amenity of the immediate area.
- 4.9 Clause 4.8 does not apply to any class of animal where another Act or legislation applies.



### Our current education/ promotion activities:

- The Community Laws team run the annual Pets in the Park event, which provides information relating to nuisance issues.
- Website: Council's website has a wide variety of information in relation to dog and cat nuisances and responsible pet ownership.
- Domestic Animal Business notifications. Council is notified of new pet owners by Domestic Animal Business's. A new owner letter is sent out providing responsible pet ownership information.
- Promote DIY cat enclosure and cat proof fencing brochures via council website and hard copies available on request.
- Provision of information in relation to barking dogs.
- Encourage desexing of pets to reduce nuisance complaints.

### Our current compliance activities:

- Reactive enforcement: Addressing the issue of a nuisance dog or cat when a complaint is lodged.
- Reports of dogs wandering at large or not securely contained are investigated immediately. Fines may be issued to owners of offending dogs. If the animal is impounded the owner must also pay a reclaim fee.
- Issues of dog containment relating to inadequate fencing are investigated and the owner provided with relevant information.
- Reports of dogs off lead are investigated and the owner may be fined when they are able to be identified.
- Reports of dog owners not removing dog litter are investigated and owners may be fined when they are able to be identified.

- Noise recording devices are available for nuisance barking complaints.
- Cat traps are available to the community to assist with nuisance cat complaints.
- Issuing of a Notice to Comply to assist in resolving complaints if required and fines issued for non-compliance.
- Local Law permits required for excess animals.
- Encourage parties to seek mediation where possible to resolve nuisance issues.
- Prosecution at the Magistrates' Court for those matters that remain unresolved.
- Link all complaints to the animal's registration.

### Summary

This Plan will implement a cat curfew, to assist in reducing nuisance cat problems. Council will continue to seek compliance and provide education and information to address a range of nuisance complaints.

Council is committed to supporting cat owners with the implementation of the cat curfew, through the provision of education materials and officer engagement on their specific needs.

The ongoing use of technology including noise recording devices and the regular review of processes will assist in ensuring that nuisance matters are resolved as efficiently and as soon as reasonably possible.

Council remains committed to providing more opportunities for dog play areas, as these benefit dogs and their owners, providing socialising opportunities and strengthen community connectedness.

## Our plans - nuisance

### Objective 1: Improved response to barking dog complaints

Activity	When	Evaluation
Review the barking assessment of barking dog complaint processes to ensure current best practice	Ongoing	Improved processes to resolve barking dog matters.
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>Managing dogs and barking dog complaints</li> </ul>	2022	Annual communication plan implemented
Use of noise recorders to assist barking dog investigations, as required	Ongoing	Increased quality of evidence gathered
Review and update information to assist owners and complainants of barking dogs	Ongoing	Review and update current material

### Objective 2: Ensure dogs are adequately contained - wandering at large, not securely contained, inadequate fencing

Activity	When	Evaluation
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>Securely containing dogs</li> </ul>	2022	Annual communication plan implemented
Provide advice to pet owners on pet care during thunderstorms, fireworks and holiday periods	Ongoing	Updated information on social media and website
Impounding dogs wandering at large or not securely confined and taking enforcement action against owners	Ongoing	Number of dogs impounded and infringements issued
Identify repeat offenders for increased enforcement action	Ongoing	Increase in compliance of repeat offenders

**Objective 3: Dogs off lead/ use of open spaces for dogs**

Activity	When	Evaluation
Establish operational management protocols associated with Knox dog parks (for both smaller fenced dog parks and larger destination parks)	2022-2023	Criteria established for the operational management of dog parks
Develop an annual communication plan to support animal management objectives, incorporating improved messaging on: <ul style="list-style-type: none"> <li>Dogs on leash/ off lead in Knox</li> <li>Keeping dogs under effective control</li> </ul>	2022	Annual communication plan implemented

**Objective 4: To reduce cat nuisance problems within the community**

Activity	When	Evaluation
Implementation of a cat curfew, as previously approved by Council, including: <ul style="list-style-type: none"> <li>The development of a communications plan to promote the introduction of the curfew</li> <li>Amend pet registration forms to advise of curfew requirements</li> <li>Update new animal letters advising of curfew requirements</li> <li>Provide information on DIY cat enclosures and cat proof fencing</li> </ul>	April 2022	Reduction of cat nuisance complaints Successful media strategy in place Registration forms updated Letters updated Information provided on website and hard copies on request
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>Cat nuisance issues</li> </ul>	2022	Annual communication plan implemented
Provide residents with nuisance cat problems with loan cat traps	Ongoing	Review customer requests annually
Develop a letter for residents to advise neighbours of a cat nuisance issue	2022	Reduction of cat nuisance complaints

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**Objective 5: To reduce dog waste litter problems in public spaces**

Activity	When	Evaluation
Promote responsible pet ownership through increased education, awareness and enforcement of the requirement to carry waste bags and pick up after their dog, through: <ul style="list-style-type: none"> <li>• Increased education and awareness campaigns directed towards dog owners and encouraging self-regulation.</li> <li>• Explore the installation of signage/footpath stencils and bins in problem areas.</li> </ul>	Ongoing	Reduction of dog waste complaints
Investigate the sourcing of a supplier of pooch pouches (or similar) to provide to dog owners. Pooch pouches are small bags that hold plastic bags and can be clipped to the dog lead	2022	Pooch pouches provided with new registrations or on request

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# 5

## Dog attacks

Section 68A(2)(c)(iii) of the Act requires Council to outline programs, services and strategies to minimise the risk of attacks by dogs on people and animals.  
 - also addresses 68A(2)(a),(c)(i),(c)(ii),(d),(f)

### Current situation

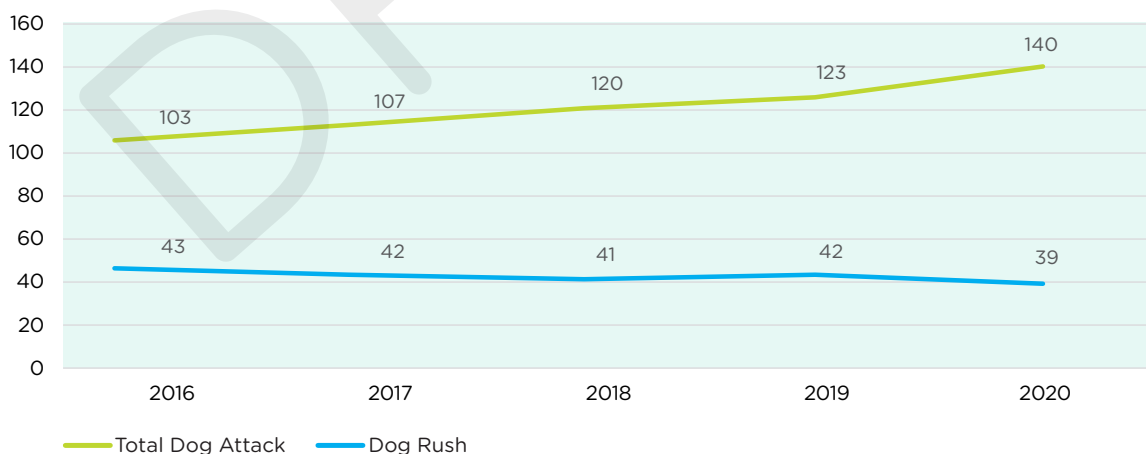
Dog attacks and dog aggression in public places represent the highest risk in animal management – both to the community, other animals and to the Animal Management Officers who must investigate and resolve these issues. Council investigates all reported dog attacks and prosecutes those of a serious nature in the Magistrates’ Court. Council may seize and impound any dog suspected of being involved in a dog attack or dog rush until the outcome of the prosecution.

The following graph outlines the number of complaints received over the last five years relating to dog attacks and dog rushes (a dog that approaches a person to a distance of less than 3 metres in an aggressive manner). The majority of attacks are associated with dogs not adequately socialised that are not contained to their owners’ property, at large, or not under effective control.

There are a range of reasons surrounding how and why dog attacks are reported to Council. Reports of dogs attacks are received from a range of sources including other Government agencies, other Councils, Veterinary clinics - in addition to the parties involved (ie. victim, dog owner, etc). The decision to report an attack is also motivated by a range of factors including, but not limited to: community safety, financial compensation for out-of-pocket expenses, responsibility to report, etc.

Whilst there is an upward trend in the number of reported dog attacks, this is contributed to by an increase awareness of the various ways to report a dog attack, and also due to an increase in the number of incidents occurring in the municipality.

### Dog attack related complaints



Knox has experienced an increasing trend in the number of reported dog attacks over the past 5 years. This is a concern that Council will investigate further to identify what preventative measures can be implemented to address this trend. The increasing trend may have been contributed to by the increase number of dogs owned in the community particularly during the COVID pandemic,, together with the higher amounts of areas where dogs can exercise off-lead within the municipality (compared to other Councils).

#### **Our Orders, Local Laws, Council Policies and Procedures Orders:**

- **Dogs in public places**  
(Domestic Animals Act 1994 section 26 - Attachment B)

This order provides that dogs are permitted to be off lead, but under effective control in a public park or recreation reserve, subject to conditions.

- Local Laws  
Knox City Council Amenity Local Law 2020

#### **Limits on number of animals kept**

- 4.1 An owner or occupier of private land, the area of which is less than or equal to 4,000 square metres must not, without a permit, keep or allow to be kept on that private land more than:

Type of animal	Number
Dogs	2
Cats	2

“ I love my dog.  
We enjoy walking  
around the  
neighbourhood ”

#### **Policies and procedures:**

##### **Dangerous dog declaration and destruction process**

Council will determine at the commencement of a prosecution for a serious dog attack whether an order to destroy a dog will be sought from the Court. Any prosecution that involves the recommendation for a destruction order must be authorised by the Manager City Safety and Health or the Director City Strategy & Integrity. The dog owner will be informed of Council's position and also advised that in the event that Council is unsuccessful in obtaining a destruction order, Council will consider declaring the dog dangerous.

To determine whether a dog will be declared dangerous, the owner of the dog owner will be invited to provide written and/ or oral submissions to the decision maker (Domestic Animals Act Submissions). This will usually occur within 48 hours of the Court outcome. The submissions process is discussed with the dog owner before the Court outcome to ensure that the matter is dealt with as soon as possible and to avoid holding the dog at the pound for longer than necessary.

The decision maker on a dangerous dog declaration will be the Director, City Strategy & Integrity or the Manager Governance. The decision maker must have had no involvement with the matter during the prosecution process.

##### **Our current education/ promotion activities:**

- Provide information on dog attacks and promote responsible pet ownership at Knox Pets in the Park.
- Website: Information is available relating to the containment of dogs, the dog attack process, how to report a dog attack, investigations and potential outcomes.
- Promote dog obedience training and the importance of early socialisation of dogs.
- Promote desexing of dogs to reduce aggressive tendencies and wandering at large.

- Domestic Animal Business notifications: Council is notified of new pet owners by Domestic Animal Businesses. A new owner letter is sent out providing them with responsible pet ownership information
- Brochures/ information sheets.

#### Our current compliance activities:

- Reactive enforcement: Owners of dogs involved in alleged rushes or attacks are provided with information relating to the investigation process, potential outcomes and information relating to the declaration of menacing or dangerous dogs.
- Provide an immediate response to reported dog attacks or rushes.
- Reports of dogs wandering at large are addressed immediately. This includes both responses during business hours and includes after-hours reports to an on-call officer, in an attempt to reduce the number of potential attacks or rushes.
- Collect/secure dogs found wandering at large or not adequately confined to their premises.
- Seize dogs involved in a serious dog attack or has a history of being involved in an attack or a rush, pending further investigation and/or prosecution.
- Conduct random patrols in parks and reserves where there are reported incidents or concerns about dogs off lead.

- Where appropriate request a Court Order for the destruction of offending dogs involved in a serious attack.
- Communicate with other Councils in relation to declared dogs which have moved out of or into Knox.
- Where appropriate declare offending dogs as menacing or dangerous dogs.
- Ensure the Victorian Declared Dog Registry and in house registry is kept up to date with records for all declared dogs in Knox.
- Conduct random, unannounced inspections of all properties where declared dogs are housed or where Court orders have been issued in relation to containment of offending dogs.
- Link all complaints to the animal's registration.

#### Summary

Dog attacks are one of the most serious matters facing the community and Animal Management Officers. As a result, Council's procedure for dealing with dog attacks is a priority and Officers respond immediately to ensure any risk or potential risk to the community is minimised. As with other key processes, the way dog attacks are investigated are regularly reviewed to ensure matters are referred for appropriate action in a timely manner.



## Our plans - dog attacks

### Objective 1: Reduce the incidents of dogs wandering at large and dog attacks

Activity	When	Evaluation
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>Containing and keeping dogs under effective control</li> <li>Dogs on leash/off lead in Knox</li> </ul>	2022	Annual communication plan implemented
Develop a dog attack kit to be provided to the relevant parties, including a clear outline of, and role in, the investigation and enforcement processes	2022-2023	Feedback sought from users of the new kit
Review dog attack investigation process to ensure timely investigation of all dog attacks	Ongoing	Process updated and reviewed annually
Investigate the benefits of referring Court outcomes to media team to prepare media releases	Ongoing	Internal process developed to publicise Court outcomes
Enforcement - increased patrols in public areas Provide 24 hour access to an animal management officer	Ongoing	Proactive patrols at off leash and on leash parks will be scheduled as part of routine work
Investigation of all reported dog attack matters and the prosecution of those serious in nature and issuing of infringements for those minor in nature	Ongoing	Numbers of infringements issued and prosecutions undertaken for all dog attack matters with adequate evidence
Officers exercising their power to seize and impound dogs suspected of being involved in a dog attack or dog rush	Ongoing	Number of animals seized
Undertake property inspections to ensure adequate containment of problem dogs and aggressive dogs	Ongoing	Reduction in repeat offending
Advocate to State Government for statewide advertising campaigns to highlight the impact of dog attacks in the community and responsible dog ownership. This includes the importance of reporting dog attacks, dog containment, dog socialisation and training	2022-2023	Provide submission to State Government



# 6

## Dangerous, menacing & restricted breed dogs

*Section 68A(2)(c)(vii) of the Act* requires Council to outline programs, services and strategies to effectively identify all dangerous dogs, menacing dogs and restricted breed dogs in that district and to ensure that those dogs are kept in compliance with this Act and the regulations - also addresses *68A(2)(a),(c)(i),(c)(ii),(d),(f)*

## Current situation

Council follows up all reports of dangerous, menacing and restricted breed dogs promptly to reduce risk to the community. In addition, all declared dogs on Council's database are inspected annually to ensure that they are compliant with the relevant legislation and regulations.

**Dangerous dogs can be three types of dogs:** **Restricted breed dog: is a dog that is any one of the following breeds:**

- A dog declared dangerous by Council due to an attack
- A dog kept as a guard dog for the purposes of guarding non residential premises
- A dog trained to attack or bite any person.

Council may also declare a dog to be a dangerous dog if the dog is a menacing dog and the owner is in breach of the associated regulations or if the dog has been declared a dangerous dog under the law of another State or Territory of the Commonwealth.

**Menacing dog is a dog declared menacing by Council because:**

- The dog has rushed at or chased a person
- The dog bites any person or animal causing a non-serious injury
- The dog has been declared a menacing dog under a law of another State or Territory of the Commonwealth.

- Japanese Tosa;
- Fila Brasileiro;
- Dogo Argentino;
- Perra de Presa Canario (or Presa Canario);
- American Pit Bull Terrier (or Pit Bull Terrier)

Council's authorised officers undertake the Ministerial approved Canine Anatomy Identification Training course under section 98A(4)(b) of the Act. This training assists officers in the identification of restricted breed dogs and the application of the restricted breed dog standard.

the safety of my pet and other pets in the community is of paramount importance to me.

Dangerous, menacing & restricted breed dogs

**Table 7: Declared dogs in Knox**

Declared dogs	2012/2013 registration period	2016/17 registration period	2020/21 registration period
Menacing dogs	3	1	1
Restricted breed dogs	6	3	1
Dangerous dogs	6	6	11



“ We love our dog very much, he’s a part of our family. ”

“ Having a dog gets people outside and meeting other people with shared interest. ”



## Our Orders, Local Laws, Council Policies and Procedures

### Policies and procedures

Council will determine at the commencement of a prosecution for a serious dog attack whether an order to destroy a dog will be sought from the Court. Any prosecution that involves the recommendation for a destruction order must be authorised by the Manager City Safety and Health or the Director City Strategy and Integrity. The dog owner will be informed of Council's position and also advised that in the event that Council is unsuccessful in obtaining a destruction order, Council will consider declaring the dog dangerous.

To determine whether a dog will be declared dangerous, the owner of the dog owner will be invited to provide written and/ or oral submissions to the decision maker (Domestic Animals Act Submissions). This will usually occur within 48 hours of the Court outcome. The submissions process is discussed with the dog owner and scheduled before the Court outcome to ensure that the matter is dealt with as soon as possible and to avoid holding the dog at the pound for longer than necessary.

The decision maker on a dangerous dog declaration will be the Director, City Strategy & Integrity or the Manager Governance. The decision maker must have had no involvement with the matter during the prosecution process.

### Our current education/ promotion activities:

- Promote responsible pet ownership at Council's annual Pets in the Park event.
- Brochures/ information sheets.
- Ensure the owners of a declared dog are aware of their legal obligations in owning and housing the dog. They are provided with extensive information in relation to their requirements as well as information advising them of the possible outcomes should they breach the requirements.

### Our current compliance activities:

- Reactive enforcement: Owners of dogs involved in alleged rushes or attacks are provided with information relating to the process involved with the investigation, potential outcomes and information relating to the declaration of menacing or dangerous dogs.
- Ensure all declared dogs are recorded on the Victorian Declared Dog Register, including any changes to details.
- All declared dogs are recorded on an in house register.
- Inspections of declared dogs are conducted on an annual basis.
- Communication with other Councils in relation to declared dogs which have moved out of or into Knox.
- Proactive inspections of industrial areas to identify undeclared guard dogs.
- Issuing of infringement notices or summons when in breach of the Domestic Animals Act or Regulations.

### Summary

Authorised officers will conduct annual inspections of Council's declared and restricted breed dogs to ensure that they are kept in compliance with the relevant Regulations and to ensure community safety.

Officers will receive the Ministerial approved Canine Anatomy Identification training course when available. This training assists officers in the identification of restricted breed dogs and the application of the restricted breed dog standard.

## Our plans – dangerous, menacing & restricted breed dogs

### Objective 1: Identify and register all declared dogs within the municipality

Activity	When	Evaluation
Restricted breed dog identification training for all animal management officers.	Ongoing	Training completed as required
Use microchip registries to identify restricted breed dogs or potential restricted breed dogs within the municipality.	Ongoing	Ongoing review of microchip databases
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>Declared dogs</li> </ul>	2022	Annual communication plan implemented
Monitor all new registrations for potential restricted breed dogs	Ongoing	Inspections of any dogs identified as potential restricted breed dogs
Review of Council animal registration data of non-residential areas to identify non-declared guard dogs	Ongoing	Six monthly audit of industrial areas and patrols where required
Ensure all declared dogs are recorded on the Victorian Declared Dog Registry	Ongoing	Register is up to date and accurate
Information relating to declared dogs provided to owners to ensure compliance	Ongoing	Information provided

“ Our dogs are our life. I work in a stressful job and could not cope doing this job without having them to come home to. ”

“ He is my best friend, he means the world to me. ”

**Objective 2: Effectively inspect and audit all declared dog premises annually to ensure they are following containment requirements**

Activity	When	Evaluation
Conduct unannounced inspections of all declared dogs to ensure compliance with the Domestic Animals Act 1994 and Regulations	Annually	Audit completed and full compliance with all legislative requirements achieved
Prosecute any significant breaches of the Domestic Animals Act 1994 or Regulations when required	Ongoing	Prosecutions completed
Refresher information provided regarding obligation of owning a declared dog when required	Ongoing	Information provided





**7** D R A

## Overpopulation & high euthanasia

*Section 68A(2)(c)(iv) of the Act* requires Council to outline programs, services and strategies to address any over-population and high euthanasia rates for dogs and cats. - also addresses *68A(2)(a),(c)(i),(c)(ii),(d),(f)*

## Current situation

In recent years, there has been a reduction in the number of euthanised impounded cats and dogs. This can be attributed to a range of activities, including a dedicated effort by Council's animal management officers to reunite registered animals wearing their Knox Council tag with their owners, increased levels of enforcement for dogs at large, and greater community responsibility in relationship to pet ownership.

Although the number of euthanised cats has decreased, it is still considerably higher when compared to that of dogs. Of the 296 cats impounded at Council's pound in 2020-2021, only 61 (20.6%) were reclaimed by their owner - which is an improvement on the 16% reclaim rate in 2016-2017 period. A further 147 (50%) cats found new homes through adoption, and 76 (25.7%) were euthanised in the past year. In comparison dogs are more likely to be reunited with their owner, with 275 (84%) of the 326 dogs impounded in 2020-2021 being reclaimed by their owner. A further 29 (9%) dogs were adopted and only 18 (5.5%) were euthanised in the past year.

Whilst Council's pound attempts to re-home all animals that are not reclaimed it is not always possible as the Code for Shelters and Pounds prevent animals with health and temperament issues from being re-homed. Percentages do not total to 100% as some animals were held in foster care to assist in the likelihood of the animal being adopted or were awaiting adoption as at 30 June 2021. Following is a table summarising the total number of dogs and cats admitted to Council's pound over the past 3 DAM plan reporting periods of 2012-2013, 2016-2017 and for the most recent 2020-2021 period.



**Table 8: Impounded animals**

Dogs	2012-2013	2016-2017	2020-2021	Cats	2012-2013	2016-2017	2020-2021
Incoming dogs (brought in by Council, strays & surrenders)	784	630	326	Incoming cats (brought in by Council, strays & surrenders)	436	402	296
Adopted	130	71	29	Adopted	236	215	147
Euthanised	98	39	18	Euthanised	142	88	76
Reclaimed	579	501	275	Reclaimed	59	65	61
Total	807	611	322	Total	437	368	284

### Desexing

A Council Order requiring the compulsory desexing of cats prior to registration has been in place in Knox since April 2011. Pet owners in Knox may be eligible for a MAV/ AVA (Municipal Association of Victoria and Australian Veterinary Association) desexing voucher to assist them in the desexing of their cat or dog. This scheme provides financial assistance to concession card holders with the desexing of their animals at a reduced rate. The provision of desexing vouchers will continue in this Plan.

This plan also includes an initiative in 2022 to provide free or discounted cat and dog desexing to vulnerable and/or disadvantaged residents of Knox, funded through a \$25,000 grant from the State Government.

### Semi-owned cat population

The semi-owned cat is one that someone within the community will feed, provide water or shelter to it, however they are not willing to take full responsibility for that cat by way of taking on ownership of it or having it desexed and registered. Many people don't realise that by feeding the cat they are in fact contributing to the overpopulation of un-owned or semi owned cats in the community. Feeding un-owned cats keeps them healthy and strong enough to reproduce. Council's Animal Management team will help anyone who needs assistance with a semi-owned or un-owned cat in their neighbourhood. Cat traps are available to the community to assist with the trapping of feral, un-owned, semi-owned or nuisance cats.



### Our Orders, Local Laws, Council Policies and Procedures Orders

Domestic Animals Act 1994 section 10A(1)  
The order provides that Knox City Council will not, after 10 April 2011, accept the registration of a cat unless the cat is desexed or exempted under the Domestic Animals Act 1994 from any requirements to be desexed.

### Local Laws

Knox City Council Amenity Local Law 2020 provides limits on the number of animals kept

- 4.1 An owner or occupier of private land, the area of which is less than or equal to 4,000 square metres must not, without a permit, keep or allow to be kept on that private land more than:

Type of animal	Number
Dogs	2
Cats	2

### Our current education/ promotion activities

- Promote responsible pet ownership at Council's annual Pets in the Park event.
- Website -Excess animal permit forms can be downloaded from the website.
- Promote the benefits of desexing:
  - Reduction of unwanted litters
  - Fewer animals euthanised
  - Reduced aggression
  - Reduced wandering
  - Cost benefits
  - Health benefits.
- Registration audits are conducted to locate and identify unregistered pets.
- State Government initiatives at Council's Pets in the Park event and on Council's website.
- Promote impounded animals on Council's Lost Animals in Knox Facebook page.

### Our current compliance activities:

- Reactive enforcement: Owners of excess numbers of pets are advised of the requirement to apply for a permit during the investigation of a complaint.
- Cat traps available from Council for residents with nuisance/ feral cat problems.
- Investigate complaints relating to excess number of animals.
- Enforcement of Local Laws in relation to numbers of animals on a property.
- Enforcement of registration and requirement to wear a registration tag.
- Significantly higher registration fees for entire animals to encourage desexing.
- Investigate reports of unauthorised backyard breeders to ensure compliance with the relevant legislation and regulations.

### Summary

During the life of this Plan all cats in Knox will be required to be desexed as per the Council Order. Desexed animals with microchips will qualify for an ongoing reduction in registration fees, which is expected to provide a strong incentive for owners to have animals desexed and registered. Council works closely with its pound provider to develop business practices with an increased focus on rehoming animals and to ensure euthanasia rates are kept to a minimum. Knox also offers a desexing voucher scheme providing holders of an eligible concession card with subsidised desexing of their pet.

This plan also includes an initiative in 2022 to provide free or discounted cat and dog desexing to vulnerable and/or disadvantaged residents of Knox, funded through a \$25,000 grant from the State Government.

👉 A loyal and loving friend. I feel more secure knowing she's around. 🗨️

## Our plans – overpopulation & high euthanasia

### Objective 1: Increase desexing rates of registered dogs and cats

Activity	When	Evaluation
Provide free/discounted cat and dog desexing to eligible vulnerable and/or disadvantaged Knox residents	2022	Increase in number of desexed animals registered
Partner with Council's Animal Pound provider (Animal Aid) to promote services including: <ul style="list-style-type: none"> <li>Discounted cat and dog desexing</li> </ul>	Ongoing	Increase in number of desexed animals registered
Maintain Council's compulsory desexing of cats order	Ongoing	Ensure all registered cats are desexed
Reduced registration fees for desexed and microchipped animals	Ongoing	Increase in number of desexed animals registered
Promote the MAV/ AVA desexing voucher schemes	Ongoing	Audit use of vouchers
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>Desexing of cats and dogs to prevent overpopulation</li> <li>Promotion of the benefits of desexing</li> </ul>	2022	Annual communication plan implemented



## Objective 2: Reduce euthanasia rate at Council's pound facility

Activity	When	Evaluation
Partner with Council's Animal Pound provider (Animal Aid) to promote services including: <ul style="list-style-type: none"> <li>Free cat microchipping</li> <li>Discounted cat and dog desexing</li> </ul>	Ongoing	Reduction in the number of cats euthanised
Work closely with Council's pound provider to ensure a focus on rehousing animals and a reduction in euthanasia rates	2021-2025	Ensure pound provider has processes in place to minimise euthanasia rates
Promote unidentified and unclaimed impounded animals on Council's Lost Animal in Knox Facebook page	Ongoing	Facebook page updated regularly
Provide free initial registration for any dog or cat purchased from an animal shelter with an 84Y agreement with Council	Ongoing	Increased number of dogs and cats registered at adoption
Promote the adoption of animals at Council's pound through the Lost Animals in Knox Facebook page	Ongoing	Regular links on Council's Facebook
Promote the MAV/ AVA desexing voucher schemes	Ongoing	Audit use of vouchers
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>Desexing of cats and dogs to prevent overpopulation</li> <li>Promotion of the benefits of desexing</li> </ul>	2022	Annual communication plan implemented

## Objective 3: Promote the importance of up to date microchip information

Activity	When	Evaluation
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>Importance of up to date microchip information</li> </ul>	2022	Annual communication plan implemented
Contracted pound facility to ensure microchip information is accurate and up to date upon the release of an impounded animal	Ongoing	Regular review of contract services

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**Objective 4: Manage and promote the awareness of semi-owned cat populations**

Activity	When	Evaluation
Implementation of a cat curfew, as previously approved by Council, including: <ul style="list-style-type: none"> <li>• The development of a communications plan to promote the introduction of the curfew</li> <li>• Amend pet registration forms to advise of curfew requirements</li> <li>• Update new animal letters advising of curfew requirements</li> <li>• Provide information on DIY cat enclosures and cat proof fencing</li> </ul>	April 2022	Successful media strategy in place Registration forms updated Letters updated Information provided on website and hard copies on request
Support and promote State Government initiatives at Council's Pets in the Park event and on Council's website.	Ongoing	Annually review material available from State Government
Develop an annual communication plan to support animal management objectives, incorporating messaging on: <ul style="list-style-type: none"> <li>• Semi-owned cat populations (ie. feeding an unowned cat)</li> </ul>	2022	Annual communication plan implemented
Provide residents with loan cat traps to assist in the trapping of feral, un-owned, semi-owned or nuisance cats	Ongoing	Review customer requests annually
Develop a letter for residents to advise neighbours of a cat nuisance issue	2022	Reduction of cat nuisance complaints



**8**

**Domestic animal businesses**

*Section 68A(2)(c)(ii)* of the Act requires Council to outline programs, services and strategies which the Council intends to pursue in its municipal district to ensure that people comply with this Act, the regulations and any related legislation - also addresses *68A(2)(a),(c)(i),(d),(f)*

## Current situation

Council ensures that all Domestic Animal Businesses (DABs) located within Knox are registered with Council. Inspections are carried out upon registration, as well as annually to ensure compliance.

Council will investigate all reports of suspected backyard breeders and follows up on all cats and dogs sold to Knox residents, ensuring that they have been microchipped and registered.

In 2021, Knox had a total of 28 domestic animal businesses registered.

They included:

- 7 pet shops
- 10 dog training businesses
- 9 boarding facilities
- 1 animal shelter/ pound
- 1 animal breeding/ rearing facility.

### Our Orders, Local Laws and Council Policies and Procedures:

- Inspections of all new DABs
- Annual audits of DAB premises
- Utilisation of reporting tools provided by State Government for inspections.

### Our current education/ promotion activities:

- A Community Laws officer will work with each Domestic Animal Business annually to provide education regarding their legislative responsibilities and working with those who require assistance to bring align their operations with the regulations and codes of practice.

### Our current compliance activities:

- All Domestic Animal Businesses must be registered with Council.
- Annual inspections are conducted at all Domestic Animal Businesses.
- Follow up on non-compliance as required.
- Enforcement action, including issuing infringements and prosecutions for repeat non-compliance.
- Proactive monitoring of the illegal sale of pets.
- Complaints from the public relating to a Domestic Animal Business are investigated.
- Follow up of all cats and dogs sold by DABs to Knox residents, ensuring that they have been microchipped and registered.

### Summary

All Domestic Animal Businesses within Knox are inspected annually. Inspections are conducted regularly to ensure compliance with the relevant Code of Practice. Council will endeavour to work with the business to achieve compliance. Where this approach fails, enforcement action will be taken.

Any proposed new DAB will need to demonstrate compliance with legislative requirements of both Council's planning department and Community Laws.

## Our plans - domestic animal businesses

### Objective 1: Identify and register all Domestic Animal Businesses (DABs) in the municipality

Activity	When	Evaluation
Identify all businesses that should be registered as DABs in the municipality, by reviewing all relevant information sources. Follow up will determine registration requirements	Ongoing	DABs registered and compliant
Proactive monitoring of the illegal sale of pets and ensuring those identified are compliant	Ongoing	Enforcement/ education action taken where appropriate
Investigate all reports of suspected backyard breeders	Ongoing	Enforcement/ education action taken where appropriate

### Objective 2: Annually inspect and audit all registered Domestic Animal Businesses to ensure compliance with relevant Codes of Practice

Activity	When	Evaluation
Annually inspect and audit all registered DABs	Ongoing	Audits completed and enforcement action taken for non-compliance

### Objective 3: Inspect residential properties where excess animals are registered to determine if they should be a registered Domestic Animal Business

Activity	When	Evaluation
Identify properties where more than two dogs or more than two cats are registered to determine if they are an animal breeder requiring registration as a DAB	Ongoing	Regular audits completed by officers



**9**

**Other matters**

*Section 68A(2)(e)* provides for the review of any other matters related to the management of dogs and cats in the Council's municipal district that it thinks necessary.

### **Benefits of pet ownership - encouraging a healthy community**

Many studies have been undertaken which provide a wealth of knowledge supporting the benefits of pet ownership and their use in therapy. A number of different studies have found a link between better health, both physical and mental, and pet ownership.

Together with the Domestic Animal Management Plan it is envisaged that the Knox community will embrace the importance of pet ownership in providing a healthier and fitter community.

### **Animal welfare issues**

Council's Animal Management Officers are authorised under the Prevention of Cruelty to Animals Act to deal with any animal cruelty or welfare issues. Officers work with the RSPCA for more complex matters. There are occasions where Council is called upon to assist with the collection of injured animals that are then required to be transported to seek veterinary attention. Council has a good relationship with local veterinary clinics for those injured animals requiring urgent assistance.

### **Animal welfare and domestic violence**

Council acknowledges the impact of domestic violence in regards to pets, where the emergency accommodation is required for both the owner and the pet. Seventy percent of women fleeing domestic violence also report pet abuse, and it's another reason many victims delay leaving. They fear the animal who has provided love and support when they need it most, will be harmed<sup>1</sup>. Council aims to increase the community's awareness and promote services that are available for women and animals exposed to domestic violence.

### **Council Order - dogs in public places**

The Council Order stipulates the areas in which dogs can be exercised off lead. It is also a requirement for any dog to be under effective control.

The Council order identifies 9 environmentally sensitive areas where dogs are not permitted to be off lead. Dogs are also not permitted to be off lead in children's playgrounds, in an active reserve where an organised sporting event is being conducted, at an organised public meeting, or in a permanent barbeque or picnic area.

Exercising a dog in an off leash area must only be done if the owner can maintain effective voice or hand control of the dog at all times. The dog is not allowed to bother, worry or annoy another person or a dog.

Off leash areas are shared space and it is important that dog owners are respectful of other people using that space.

The Council Order will be reviewed periodically as required to ensure it is relevant and maintains safety and amenity in shared areas in the municipality.

<sup>1</sup> *Keeping your pet safe when escaping domestic violence*, Kellie Scott, 9 January 2020, <https://www.abc.net.au/everyday/keeping-your-pet-safe-when-escaping-domestic-violence/11751300>

## Current situation

### Our current Council policies and procedures:

- Council Order – Dogs in Public Places Domestic Animals Act 1994 s26 (Attachment B)
- Council Order – Compulsory Desexing of Cats Domestic Animals Act 1994 s10A(1) (Attachment A)
- Eastern Metropolitan Region Emergency Animal Welfare Plan – this Plan defines the roles and responsibilities of Animal Management Officers and support staff during an emergency. The Plan is reviewed annually to be aligned with the Victorian Emergency Animal Welfare Plan to ensure Local Government responsibilities are addressed.

### Our current education/ promotion activities:

- The message of responsible pet ownership is actively promoted at Council's Pets in the Park event.
- Council website and social media.

### Our current compliance activities:

- All animal complaints are investigated. Serious issues such as dog attacks, rushes and injured animals are dealt with as a high priority.
- All Council's Community Laws officers are authorised under the Prevention of Cruelty to Animals Act 1986 (POCTA).
- Authorised Officers will investigate any reports of alleged animal cruelty and will enforce provisions of the Act.

### Summary

While animal ownership is a benefit to the community, it is important that all animal owners are responsible and comply with relevant orders, regulations and legislation in our community.

Council is playing an increasing role in the animal welfare and prevention of animal cruelty space. This is represented in an increased number of animal cruelty matters, which have previously been handled by other agencies.

Council has a role to play with emergency planning in relation to animal management services. Council staff participate in annual training exercises in conjunction with other Council's, government and welfare agencies.

‘ They my little pals. ’

‘ I love my cats and give them the best care possible. ’



## Our plans - other

### Objective 1: Encourage responsible management of pets through Council Orders

Activity	When	Evaluation
Maintain Council's dogs in public places (off lead) order	Ongoing	Review the order as required to meet community needs
Maintain Council's compulsory desexing of cats order	Ongoing	Ensure all registered cats are desexed
Implement the Council Order for a cat curfew	April 2022	Reduction of cat nuisance complaints

### Objective 2: Encourage pet ownership for companionship

Activity	When	Evaluation
Explore the introduction of a Pet Companionship program, targeted at socially isolated and lonely older persons living alone	2022-2023	Participation rates in this program, with a corresponding increase in animal registrations

### Objective 3: Ensure the welfare of animals in the event of an emergency

Activity	When	Evaluation
Eastern Metropolitan Region Emergency Animal Welfare Plan	Ongoing	Plan up to date
Regular emergency management training is conducted which includes Knox and neighbouring Councils as well as other government and community support agencies	Ongoing	Training completed
Community education: <ul style="list-style-type: none"> <li>• Council website and social media</li> <li>• Brochures/ handouts</li> </ul>	Ongoing	Audit of website to ensure up to date information on an annual basis and social media posts when required

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**Objective 4: Keeping abreast of animal management matters for the Knox community**

Activity	When	Evaluation
Explore the feasibility and options of establishing a regional animal pound facility in collaboration with neighbouring municipalities	2022-2025	Maintain visibility and awareness of neighbouring Council's pound arrangements, to provide Council alternate options if a change to the animal pound service was required
Explore the opportunity for a Knox domestic animal business (including veterinary clinics) forum to discuss local domestic animal issues	2022-2023	Establishment and participation levels in the forum





**10**

**Annual review of plan  
& annual reporting**

**Section 68A(3) every Council must:**

1. review its Domestic Animal Management Plan annually and, if appropriate, amend the plan
2. provide the Department of Jobs, Precincts and Regions' Secretary with a copy of the plan and any amendments to the plan
3. publish an evaluation of its implementation of the plan in its annual report.

Council will review this Plan annually with a full review being done in year four. Action items within the plan have time lines which will be reviewed on a regular basis throughout the life of the plan.

The relevant State Government Secretary will also be advised and provided a copy of any other amendments to the Plan which may arise during the review process.

**Table 9: Evaluation of implementation of Domestic Animal Management Plan (July annually - for inclusion in annual report)**

	Comments
For each activity, was it completed?	Yes/ No
If no, provide an explanation for each activity not completed.	
Did you complete each objective successfully?	Yes/ No
If no, provide an explanation.	
If yes, describe level of success.	
Are any amendments required for the DAM Plan? If so, please describe.	
If DAM Plan has been amended, has a copy been provided to the Secretary?	

Annual review of plan & annual reporting

**Objective 1: Comply with Section 68A(3) of the Act**

Activity	When	Evaluation
Review the Plan annually and if required amend the Plan	Annually	Plan amended as required
Provide the State Secretary with a copy of the Plan and any amendments of the Plan	December 2021	Plan submitted to State Government
Publish an evaluation of the implementation of the Plan in the annual report	Annually	Evaluation published within the annual report





11

Attachments

## Attachment A

### Section 10 order – compulsory desexing of cats

Victoria Government Gazette - No. G 8 Thursday 24 February 2011

#### Domestic Animals Act 1994

Knox City Council, by resolution dated 24 August 2010, made an Order under section 10A(1) of the Domestic Animals Act 1994. The Order provides that Knox City Council will not, after 10 April 2011, accept the registration of a cat unless the cat is desexed or exempted under the Domestic Animals Act 1994 from any requirement to be desexed.

Exemptions relevant to this Order include:

1. The following cats do not have to be desexed to be registered or to have their registration renewed by a Council in accordance with section 108 of the Domestic Animals Act 1994 –
  - a. a cat that is owned by a person or body that conducts a domestic animal business under which cats are bred and the cat is used for breeding purposes in connection with that business;
  - b. a cat that is owned by a person who is a current member of an applicable organisation and the animal is registered with that organisation;
  - c. a cat that is the subject of written veterinary advice that the health of the cat is liable to be significantly prejudiced if it is desexed.
2. Renewal of an existing registration.
3. Where applicants have an objection to desexing a cat when required to be registered at three months of age, they may apply for a deferral for the first year of registration after which time proof of sterilisation must be provided to Council. Otherwise the cat will be deregistered.

This order has been made in conjunction with ongoing development and implementation of the Knox City Council Domestic Animals Management Plan.

GRAEME EMONSON  
Chief Executive Officer

## Attachment B

### Section 26 order – dogs in public places

Victoria Government Gazette - No. G 15 Thursday 13 April 2006

**Notice is hereby given that Knox City Council, at its meeting on 22nd November 2005, resolved to make the following Order under Section 26 of the Domestic (Feral and Nuisance) Animals Act 1994.**

This order is effective from 10 April 2006.

1. Dogs shall be kept on lead in public places.  
All dogs must be restrained by means of a chain, cord or leash within:
  - a. an active reserve where an organised sporting event is being conducted
  - b. a children's play equipment area
  - c. an organised public meeting
  - d. a permanent barbecue or picnic area
2. Public places include footpaths, shopping center's, car parks, bike tracks, walking tracks and conservation bushland areas. Conservation bushland areas include:
  - a. Egan Lee Reserve
  - b. Flamingo Road Reserve
  - c. Gilmore Park Retarding Basin
  - d. J W Manson Reserve
  - e. Koolunga Native Reserve (except the lawn areas)
  - f. Lakewood Reserve
  - g. Wicks Reserve (east and west)
  - h. W G Morris Reserve
  - i. Tim Neville Arboretum
3. Dogs may be off lead but under effective control in a public park or recreation reserve, subject to the following conditions:
  - a. Dog owners must carry a chain, cord or leash sufficient to restrain the dog should it behave in a threatening manner; and
  - b. Dog owners must remain within effective voice or hand control distance of the dog at all times; and
  - c. A person in charge of the dog must not allow the dog to worry, chase or threaten another person or animal.



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## Attachment C

### Section 25(2) order – cat curfew order

Victoria Government Gazette - No. G 41 14 October 2021

**Notice is hereby given that Knox City Council, at its meeting on 23rd August 2021 resolved to make the following Order under Section 25(2) of the Domestic Animals Act 1994.**

This order is effective from 10 April 2022.

1. All cats within the municipal district of Knox City Council must be securely confined to the owner's premises at all times.
2. If a cat is found at large outside the premises of the owner or not securely confined to the owner's premises, the owner is guilty of an offence.

Meaning of words in this Order:

Owner has the same meaning as in the Domestic Animals Act 1994

BRUCE DOBSON  
Chief Executive Officer



**KNOX**  
your city

Knox City Council

# Domestic Animal Management Plan

Engagement Summary Report  
Phase 2 - December 2021





## Table of Contents

.....	1
Executive Summary .....	3
Preparing a Domestic Animal Management Plan .....	3
Community Engagement approach.....	3
Summary of engagement findings - Phase 2.....	5
Engagement findings – Phase 2 .....	6
Who we heard from .....	6
Summary of responses.....	6
24 hour cat curfew - opposition.....	7
24 hour cat curfew - support .....	10
Dogs off lead and Dog Parks.....	10
Dog waste matters .....	12
Dog barking issues.....	12
Pet registrations .....	13
Reuniting of lost pets .....	13
De-sexing and microchipping of cats and dogs.....	14
Animal cruelty and welfare .....	14
Other matters regarding cats and dogs .....	15
Animal Justice Party submission .....	16



# Executive Summary

## Preparing a Domestic Animal Management Plan

The Victorian *Domestic Animal Act 1994* requires every Victorian Council to prepare a Domestic Animal Management Plan, outlining how it will manage dogs and cats within its municipal boundaries. This Plan is renewed every four years.

The Knox City Council Domestic Animal Management Plan (DAMP) details Council's strategies for the management of dogs and cats, including providing education to the community, promoting responsible pet ownership, and protection of the community and environment from nuisance dogs and cats. The DAMP also outlines how Council will enforce all legislative requirements and compliance with our local laws.

## Community Engagement approach

The community engagement approach for the development of Council's DAMP includes two rounds of community engagement:

- Phase 1 – consultation to gather feedback from a broad range of stakeholders on their feedback on the current 2017-2021 DAMP, and ideas for the next DAMP (2<sup>nd</sup> July – 1<sup>st</sup> August 2021); and
- Phase 2 – consultation to gather feedback on the draft DAMP (28<sup>th</sup> October – 28<sup>th</sup> November 2021).

During the Phase 1 of engagement, we wanted to hear from our community their feedback on how dogs and cats are managed in the Knox municipality, including feedback on Council's animal management services and suggestions on what could be improved. The feedback from this community consultation, together with feedback from other stakeholders and benchmarking of how other Council's manage cats and dogs, will inform the preparation of the draft 2021-2025 DAMP.

The Phase 1 of engagement ran from 2<sup>nd</sup> July to 1 August 2021 (31 days), and offered the following ways to engage primarily via Council's *Have Your Say* website, by:

- Survey – for community members/ residents (Appendix 1)
- Survey – for businesses who work with cats and dogs, including animal welfare organisations

For those unable to access Council's online options, consultation was offered to receive feedback via:

- Request a one-on-one consultation (in lieu of drop-in sessions or community meetings – due to COVID)
- Provide a submission/ feedback – via email, mail (postage paid) or to Council's customer service centre.

A total of 3,317 responses were received from the community and businesses. The outcomes from the phase 1 community engagement are available in the **Community Engagement Summary Report – Phase 1 – August 2021** at <https://haveyoursay.knox.vic.gov.au/dogs-and-cats>

The community feedback from the Phase 1 engagement informed the development of the draft 2021-2025 DAMP, which was approved by the Council at the 25<sup>th</sup> October 2021 Council meeting – to be released for exhibition, community consultation and invited submissions/ feedback on the draft Plan.

The Phase 2 of engagement ran from 28<sup>th</sup> October to 28<sup>th</sup> November 2021 (32 days), and offered the following ways to engage primarily via Council's *Have Your Say* website, by:

- Provide a submission/ feedback in the online form or upload your submission
- Provide a submission/ feedback via email, mail (postage paid) or to Council's customer service centre
- Request a one-on-one consultation (in lieu of drop-in sessions or community meetings – due to COVID).

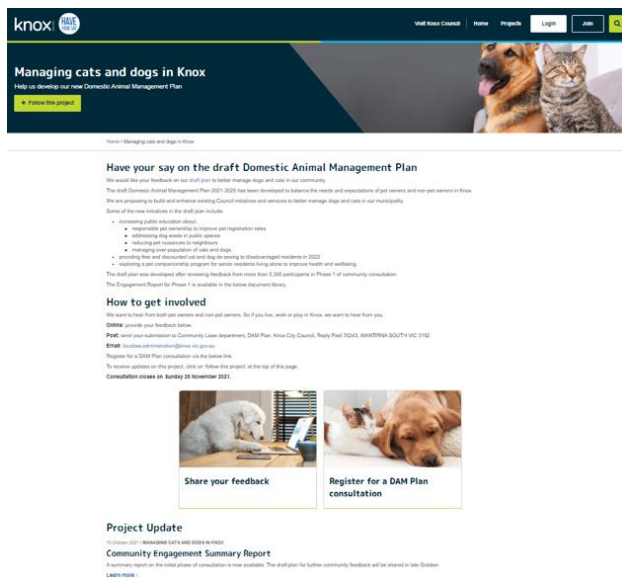


The audience for Phase 2 of the engagement was:

- Registered cat and dog owners (approximately 7,000 registered cats and 19,000 registered dogs in Knox, which is around 1/3 of Knox households)
- Unregistered cat and dog owners
- People interested in animal welfare
- People concerned about animal nuisance / people who have made complaints in the past 12 months
- Users of our public spaces which includes off-lead parks and reserves
- Non-pet owner residents
- People that engaged in the Phase 1 of the Domestic Animal Management Plan Consultation (Phase 1, we invited business owners of domestic animal businesses, and local community groups).

The Phase 2 engagement was promoted via a range of Council’s community channels, including:

- News articles (2) on Council’s website home-page
- A3-sized coreflute signs installed in 50 key parks across the municipality (pictured)
- SMS message sent to over 95% of registered cat and dog owners in the municipality, being over 18,600 pet owners (that have provided Council with a mobile phone contact number)
- News articles (2) in Knox’s e-Newsletter on 3<sup>rd</sup> and 24<sup>th</sup> November 2021
- Facebook advertisement
- Direct emails to those who engaged in the Phase 1 of the Domestic Animal Management Plan Consultation (and requested to be kept informed on the progress of the 2021-2025 Plan).





### Summary of engagement findings - Phase 2

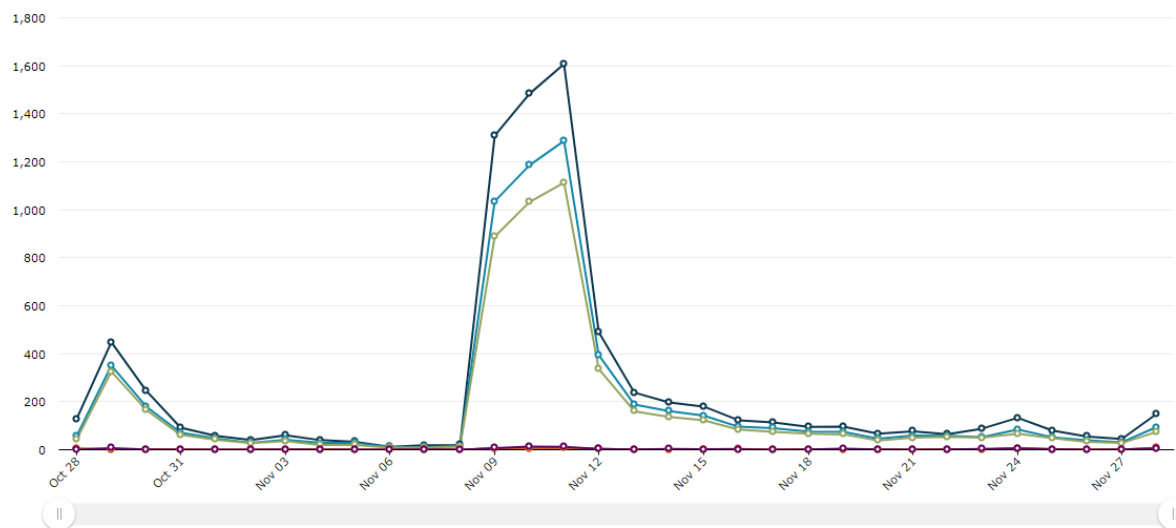
At the 25<sup>th</sup> October 2021 meeting of Council, approval was provided to release the draft 2021-2025 Domestic Animal Management Plan for public consultation for the period 28<sup>th</sup> October to 28<sup>th</sup> November 2021. A total of 111 responses were received from the community, including a submission from the Animal Justice Party, through the following channels:

Engagement activity	Responses
Online submissions/ feedback	57
Email submissions/ feedback	50
One-on-one consultations (on request)	4

The following graph shows the number of visits/ views and contributions made during the Phase 2 consultation period on the dedicated **“Managing Cats and Dogs in Knox”** webpage on Council’s Have You Say community engagement website [haveyoursay.knox.vic.gov.au/dogs-and-cats](http://haveyoursay.knox.vic.gov.au/dogs-and-cats) Note the peak submission spike shown in the graph below corresponds with the sending of SMS messages to registered cat and dog owners – inviting their participation in this consultation.

Performance Summary

<b>7,891</b> Views	<b>6,117</b> Visits	<b>4,450</b> Visitors	<b>62</b> Contributions	<b>58</b> Contributors	<b>77</b> Followers
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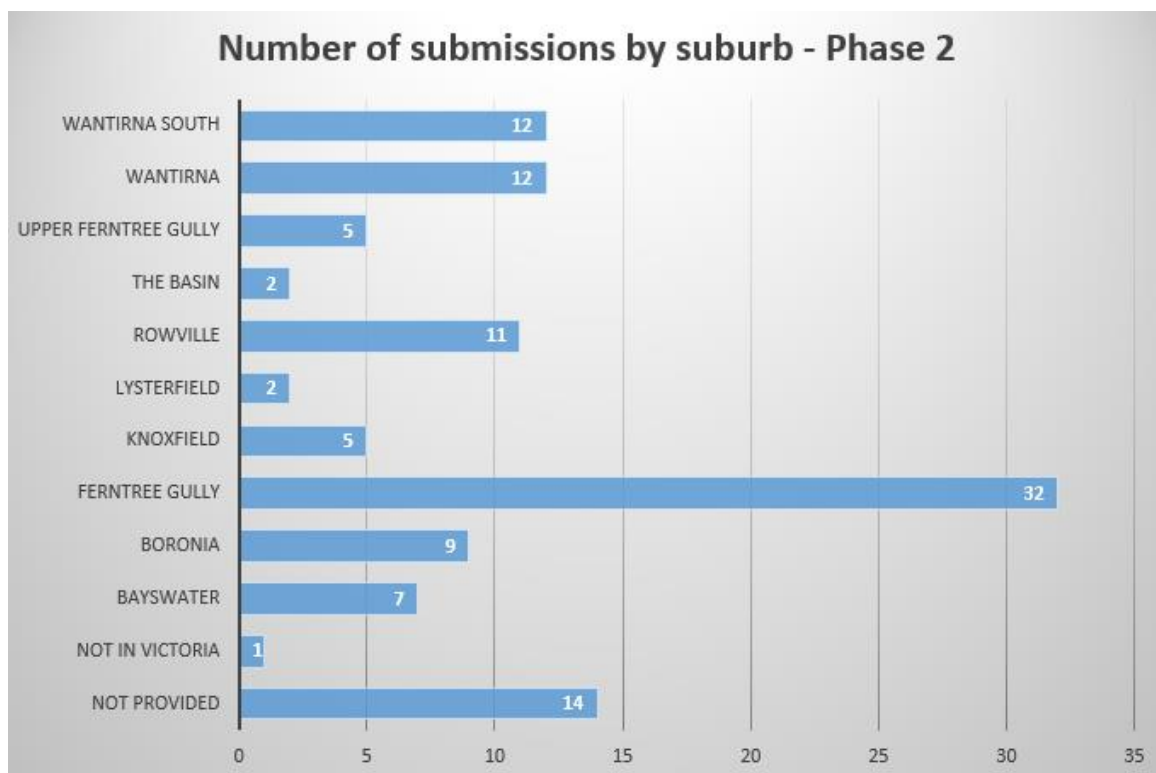




## Engagement findings – Phase 2

### Who we heard from

The graph below shows the breakdown of the 111 submissions provided in the Phase 2 community consultation by suburb. One submitter indicated they did not reside in Victoria, and 14 submitters could not be identified as residents of Knox.



### Summary of responses

Over 65% of the responses (73 of 111) provided during the phase 2 consultation were submissions regarding opposition to the introduction of a 24 hour cat curfew in Knox. 4 submissions were received in support of the 24 hour cat curfew. 33 submissions were received from community members on a range of issues relating to the keeping of cats and dogs, including feedback regarding: dogs off leash and dog parks in Knox, barking dogs, dog waste not being picked up, animal cruelty and welfare, pet registration, reuniting of lost animals and the de-sexing of dogs and cats. The feedback and suggestions provided in these submissions are summarised by topic, with suggestions highlighted in blue shaded boxes throughout this report.

A submission was also received from the Animal Justice Party, outlining a range of initiatives they would like to see in all Council's DAM Plans. The submission was not specific to Knox Council's DAMP, and a large number of the suggested initiatives are current initiatives in the current DAMP (and proposed in draft 2021-2025 DAMP).



## 24 hour cat curfew - opposition

A large proportion (73 of the 111 submissions) received during the Phase 2 consultation period were opposed to the 24 hour cat curfew, planned to commence on 10 April 2022. 20 of these submissions specifically indicated that they were supportive of a sunset to sunrise/ night-time curfew arrangement.

The concerns raised regarding a 24 hour cat curfew submitted during the Phase 2 consultation on the draft DAMP primarily related to:

- Financial burden/ costly to modify fences or purchase enclosures to keep cats contained to the property
- Inability for renters, seniors and low-income earners to modify the property to contain their cat
- Anxiety/ stress on the cats (especially older cats) and associated negative impacts of being contained (ie. Spraying, behavioural changes, more cleaning products and kitty litter costs)
- Anxiety/ stress on pet owners – already experiencing stresses of COVID-19
- Increased number of cats being surrendered or dumped due to this decision, and will increase the euthanasia of cats as people won't be inclined to want to own a cat in Knox.
- Increased dumped/ abandoned cats will create more stray nuisance cats and wildlife being hunted.
- Cancelling their cat's registration or expect a large decrease in the cat registration fee – if their cat can't leave their home
- Cats are not the only ones killing local wildlife – dogs, cars, urban development reducing wildlife corridors.
- Cat nuisance issues and cat impoundment numbers for Knox have been trending down since 2012, so the data does not support the need for a 24 hour curfew
- Council has not presented data on the predation impacts of registered domestic cats. If feline predation is an issue, then trapping cats that enter sensitive environmental areas may be more effective.
- Phase 1 engagement survey response data shows minor nuisance to neighbours from cats, which does not support the impact and cost of requiring owners to cage/ fence their properties
- Loss of companionship that cats provide to not only their owners/ families but to neighbours who enjoy cats visiting their property (especially the elderly)
- Cats are very good climbers and will be very difficult to contain.
- The requirement to erect ugly wire enclosures and barriers on the fencing will decrease property values for cat owners.
- May result in decreased cat de-sexing and cat microchipping, due to no incentive to undertake these activities required for cat registration.
- Cats are crepuscular in their activity, and as such, mostly hunting activities occur in the twilight just before dawn and just after sunset. Cats are not as domesticated as dogs, and many develop anxiety-related behavioral and medical issues when not allowed some freedom of movement.
- The practice of locking cats up indoors is unhealthy and unhygienic for both animal and owners.
- Many owners will have to lock their cats up in dark sheds 24/7 or put their beloved family members to sleep.
- The curfew will cause great division amongst neighbours who don't like cats.
- There will be family issues/ blame/ emotional stress when the cat sneaks out, and the subsequent fines.
- Containment of cats at all times is cruel – especially for those who have been free to roam their whole lives
- Council did not advertise the proposed law of 24-hour curfew before voting upon it. There was no community engagement on the 24 hour cat curfew.
- Knox Council has bias/ discrimination against cats – unlike dogs who are allowed off lead free-to-run in most parks in Knox, Council provides dog parks, dogs attack and cause the majority of nuisance issues.
- Other Councils (like Frankston) have back-flipped on a cat curfew.
- Concern with the KnoxNews article interviewing Mark Menze (CEO Animal Aid) regarding the curfew.





Some of the direct quotes provided by respondents that capture the sentiment of the opposition to the 24 hour cat curfew submitted during the Phase 2 consultation on the draft DAMP include:

*"Imagine your life as a cat after 10 April 2022 - the closest to outside would be look out a window, and the only fresh air you breathe would be through a mesh of a fly screen or security door."*

*"Our cat has only known the outdoors and to stop him from enjoying nature and the outdoors would not only be detrimental to his well being but would cause great stress to our family!"*

*"Registered cats who are kept in from dawn to dusk – a curfew that we actually support - sleep for the majority of the day and have very little opportunity or ability to prey on wildlife."*

*"We are looking to install a catio to our home, which will cost us close to \$5,000 (as we have 2 cats) and as we aren't handy or knowledgeable to build a safe secure one ourselves - I hope that Knox Council is able to help people subsidise the cost of new cat enclosures."*

*"It is impractical and cost prohibitive to install devices on our boundary fences to stop our cats jumping over them, as that entails 600 metres of fencing. It is also impossible to stop our cats from crawling under our fences as the ground is undulating so the space between the ground and the bottom of our fence varies throughout the 600 metres of fencing."*

*"In the past two years as a result of the COVID - 19 pandemic we have felt for ourselves the impact on our health and well - being lockdowns have imposed on us; what you are proposing will have the same cruel effect on our cats. We should be above this and have the decency and compassion to ensure our animals lead as full a life as we would wish for ourselves. Many of the other measures you are proposing are eminently sensible, but, incarcerating our pets is not one of them."*

*"My mother is very distressed about this because she adopted two cats more than 10 years ago, both were recommended to be OUTDOOR cats by RSPCA and Animal Protection Society. They have lived their whole lives outdoors and are only locked up in separate small enclosures at night as per night curfew. My mum is very poor and cannot afford an outdoor enclosure big enough to house these two cats. They cannot be in the house together as they fight. The tiny enclosures that they go in at night are not suitable for locking them up 24/7 in. She has a big backyard and front yard which they spend most of their time in. She has done everything that a responsible cat owner does and now she will have to put them to sleep. She needs her cats and this will really affect her mental health in many ways that you can possibly imagine."*



*"Disappointed that the Council wants to have domestic cats locked in & as cannot afford to have back-yard covered in, will be selling property & moving to another area."*

*"Older cats used to being outside will struggle with this new curfew and suffer anxiety problems and drive their owners crazy with trying to escape and get out."*



*"My landlord won't let me put an enclosure in the yard, which makes the curfew doubly hard."*

*"The curfew is over the top and will greatly impact the elderly and a number of people whom rely on these animals for companionship. For a lot of people it's actually not that they have their own animals but have neighbors whom do and as an example a cat whom would visit those neighbors. I know of multiple examples where that happens and brings joy to those people, my mum whom lives in Wantirna South is one of them."*

*"To lock my 11 year old cat indoors is cruel. He currently stays in at night but likes to wander across to the neighbours garden during the day. I am unable to afford a cage and feel my only way is to surrender my cat and cancel my registration. This proposition is absolutely disgraceful and will cause great division amongst neighbours who don't like cats. I am sick and tired of my council not listening to their ratepayers".*

*"Cats are more than simply pets for most owners they are comforters and companions and in many households are treated as family members entitled to enjoy the same privileges as any other family member. The implications of introducing what effectively will be a 24 hour curfew should not be underestimated. It will most certainly lead in the long term to a massive fall in cat numbers as potential owners will be both reticent to either purchase or adopt animals and more will be euthanised."*

*"We all agree that our wildlife needs to be protected and nuisance cats need to be controlled. There is no guarantee that a 24 hour curfew will stop cats hunting and there's certainly no guarantee that stray cats and poorly monitored cats won't continue to trespass. We can guarantee that a 24 hour curfew will place a great deal of stress and anxiety on households like ours. We need to compromise with all stakeholders".*

The suggestions provided for amendments to the 24 hour cat curfew were to:

- Remove/ scrap the 24 hour curfew
- Replace the 24 hour curfew with a sunset to sunrise/ night-time curfew
- Amend the conditions to apply the 24 hour curfew only to newly registered cats – not existing cats (providing for a staged implementation over approx. the next 10 years, to remove the cost burden)
- Senior cats should be exempt from the 24 hour curfew and should be inside dusk till dawn (identified by perhaps a fluoro cat tag so senior cats can be easily identified)
- Provide financial support for the installation of cat barriers/ enclosures
- Provide mediation of neighbour discussions with nuisance cats
- Investigate GPS capabilities for owners to monitor their cats
- Enforce all cat owners to register cats, and use these funds for GPS and cat enclosure subsidies
- Enforce all registered cats to be de-sexed, microchipped, vaccinated and wear collars with bells
- Provide DIY instructions to make it as easy & affordable for building/ installing enclosures/ fencing
- Undertake community engagement on the curfew.



## 24 hour cat curfew - support

4 submissions received during the Phase 2 consultation period were in support of the 24 hour cat curfew, with comments provided regarding:

- No other pet is owner is expected to allow their animal to roam unattended
- All pets have a cost involved in maintaining them and it should be the pet owner's responsibility to meet these.
- Support the curfew as there are always cats in their yard, on the street footpath and near Boronia station.

The suggestions provided to support a cat curfew in Knox provided in these submissions were:

- Would Council consider building enclosed "play spaces" at certain part for cat owners to take their cats for different forms of exercise? This would develop the expectation that cats should not be wandering as well as teaching owners that cats can enjoy movement and challenge within a restricted space.
- Development of training for cats and owners to be under control – similar to dogs under effective control.
- Add a category in the local business directory specifically for this purpose – i.e. local tradesmen/businesses who can build these enclosures/fences.
- Establish partnerships with - or alliances with - tradesmen who have the necessary skills and who are willing to provide discounted services for Knox residents.
- Subsidise the cost of enclosures/ fence alterations for pensioners or low income earners.

## Dogs off lead and Dog Parks

15 submissions received during the Phase 2 consultation period raised the topic of dogs off lead and dog parks in Knox (both in support and opposition), with comments provided regarding:

- Concern that dogs are allowed off-lead in most parks and reserves, due to the increase instance of dog attacks in Knox.
- Dogs should only be allowed off lead in fenced-off parks.
- Concerns of dogs not on lead or under effective control on walking paths and in parks – and the impact on public safety, and safety for other (smaller) dogs.
- Not enough patrols of dog parks and dog off-lead reserves and parks.
- Dogs should be able to walk and run in the park, provided they are on a lead or under adult supervision.
- Owners leaving tennis balls lying around in the Knox Dog park, and the bigger dogs often tear them apart, leaving smaller pieces scattered throughout the park and swallowed by other dogs.
- Dog care training is important so dogs are not panicked or distressed when they are left alone. Any training program promoted by Council should include a strong-off lead component with an aim to limiting owners reliance on leads to control their dog.
- Dog off leash areas where we can socialise with other dogs is important – as this gives them confidence, and they are able to better behave with other animals and people.
- Dog parks need to be big enough and designed to allow interaction and separate play areas (as small areas led to crowding and issues between dogs and owners).

Some of the direct quotes provided by respondents to the Phase 2 consultation regarding dogs off leash and dog parks include:

*"I think that there should be more large space areas & green areas for people to walk their dogs. There are many areas in Knox dogs are not allowed to go even on lead. Small areas lead to crowding and issues between dogs & owners."*



*"After a dog has attacked a person or another animal, prosecution is not going to bring a dead child or animal back to life. Why are you putting the owners of dogs off leash, first? Having all dogs on leash is the safest thing to do. I have been attacked 3 times in 7 years."*

*"We enjoy walking our dog off lead and voice controlled in the quarry, we would want this to continue".*

*"Too many pet owners allow their dogs to roam free on the walking paths and parks. It's become viral in Knox. This is a public safety issue of the highest priority. Loose dogs running up to people and jumping on them. Loose dogs approaching and not always being friendly to your dog on lead when walking. Loose dogs getting in the way of cyclists and potentially causing very serious collisions and injury to the cyclists whilst riding on paths. Dog owners need to be accountable for their dogs and their dogs behaviour when out in public."*



*"Dogs that are properly off-lead trained and under complete vocal control of their owners are more compliant on lead and are not likely to be lost or get into fights or rush people if they do lose their lead. Sit and roll over are not effective tricks to keep a dog safe in a real world situation full of stimulation yet that is often the extent to which owners will train their dog."*

The suggestions provided regarding dogs off lead and dog play parks in Knox in these submissions were:

- There should be more regular patrols of dog parks.
- Maintain and update local dog parks.
- Dogs should only be allowed off-leash in designated off-leash areas, unless they have certification from obedience training that they have attended and have good recall control.
- Public spaces around wetlands, lakes and water-way areas around Harcrest Estate to be made dog on-lead areas to protect birds and wildlife.
- Would like the fences at Tormore Reserve joined to be fenced dog park, and to provide drinking fountains for dogs at Tormore Reserve.
- Introduce a rule that dog owners must not leave any balls or other objects in Council's dog parks (due to the litter issue and impact of other dogs eating these items).
- Dogs need training when off lead so they are under complete vocal control, are more compliant on lead and not likely to get into fights or lost. Too many owners rely entirely on the lead as their only method to control their dog.
- Provide incentives (ie. More off-lead freedoms, registration discount with a different coloured tag) for dog owners who take up more rigorous training for their dogs – which will also encourage owners to keep their dog collars and tags on.
- The size of off lead dog parks need to be big enough to choose whether dogs interact with other dogs, or are a safe distance away to still be off-lead but separate play.
- Enforcement of collars or harnesses in off-lead areas – as even the best dogs occasionally get into arguments with other dogs, and having an easy way to grab and control any animal is essential.



## Dog waste matters

8 submissions received during the Phase 2 consultation period raised the topic of dog waste (poo) matters (including owners not picking up the waste, bins and poo-bag dispensers), with comments provided regarding:

- Owners of dogs (and cats) should have to clean up after their pets when they are off their property
- More education and communication messaging about picking up after your dog
- Installation of bins and poo-bag dispensers in parks to encourage responsible disposal of dog waste, and reduce dumped litter
- Objection to using Council rates for signage and 'gifting' bags to dog owners to pick up after their dog
- *"The amount of left dog poo around the streets and parks is 10 times worse than it used to be. This is an area that needs to be addressed."*

The suggestions provided regarding dog waste matters in Knox in these submissions were:

- Education is required for those who do not pick up after their dogs – particularly for hygiene purposes
- Installation of bins (generally) in parks to allow for dog waste to be disposed of
- Installation of rubbish bins around the lake in Lakewood Estate, so bags with dog poo can be responsibly disposed of
- Provide doggy bag stands with bags in public places
- Page 32 of draft DAMP – delete incorrect sentence "Council currently provide poo bags via dispensers at Knox's dog play parks and will continue to do so" due to the discontinuation of this service by Council.
- Allow property owners to put up unobtrusive signs (ie. use old paling fence/ recycled material) about picking up after your dog.
- Advice of where to collect or purchase biodegradable pooch bags supplied.
- Communication of messaging via social media advertisements, on Council's website or with rates notices.

## Dog barking issues

7 submissions received during the Phase 2 consultation period raised the topic of barking dogs (both in support and opposition), with comments provided regarding:

- Recognition that there are outside influences (ie. Other dogs, possums, foxes, owls, visitors to your home) that trigger dogs barking, beyond control of the dog owner
- Some neighbours just like to complain, wanting silence 24/7 – which is not possible
- Importance that dogs do not create a nuisance for neighbours and other residents
- Keeping dogs (and cats) indoors from 11pm to 7am – to remove the cause of noises at night, to apply the same rule that applies to neighbours playing music at night
- Dog barking numbers have dropped during the pandemic, showing nuisance dogs are due to socialisation issues
- Importance of addressing excessive barking urgently because by the time a complaint is submitted, the resident is quite exasperated – especially with lockdown and mental issues.

The suggestions provided regarding barking dogs in these submissions were:

- Amendments made to incorporate items that are outside an owner's control to stop our pets from barking, so that non-pet owners realise there is only so much we can do in a populated area to keep our pets quiet
- The onus on barking dogs should be on the dog owner, not on the neighbour
- Requirements that dogs be better trained to stop barking issues
- Letter of advice to the dog owner, and use of a sound recorder to prove the noise issue
- Training of dogs so barking does not become an issue when the dog is left alone
- Dogs (and cats) kept indoors from 11pm to 7am to reduce noise complaints



- Introduce a solution that meets the satisfaction of the dog owner and the neighbour such as:
  - Once voice recorder and log book submitted, immediately notify the offending party
  - Review of how many warnings are provided before fines are imposed
  - What is excessive barking – depends on the tolerance level of the neighbour/ affected party
  - Need to have the choice to remain anonymous to avoid repercussions/ backlash of reporting.

## Pet registrations

5 submissions received during the Phase 2 consultation period raised the topic of pet registrations, with comments provided regarding:

- Registration of cats is unenforceable and will not address the problem
- Pet registration fees and refund arrangements
- Audit of unregistered pets
- The management and penalties for non-registration.

The suggestions provided regarding pet registrations in these submissions were:

- Keep registration fees as low as possible – and in cases where loss of employment happens thus forced onto Centrelink/job seeker payments, no fee should be charged in good faith & support
- Provide pro rata refunds of up to six months value on animal registrations where a pet has passed away – OR – have the option to transfer the pro rata refund to the owners property rates account should they own a property in Knox
- Follow-up of unregistered pets through an audit (suggested every 5-6 years), including the reasons why someone has not registered their animal
- Increase the level of management and penalties for non-compliance for non-registration (and for de-sexing and part-caring of dogs and cats).

## Reuniting of lost pets

4 submissions received during the Phase 2 consultation period raised the topic of the reuniting of lost pets with their owners, with comments provided regarding:

- Support for vets to reunite lost pets (instead of Council animal management officers) – Note: this proposal is currently before the Victorian Parliament for debate as part of the *Domestic Animals Amendment (Reuniting Pets and Other Matters) Bill 2021*
- Review of the communication methods used to promote impounded/ lost animals
- Concern regarding the process of reuniting animals, given the resident's experience with their dog that escaped during a storm.

The suggestions provided regarding the reuniting of lost pets in these submissions were:

- If a pet cat or dog {that is micro-chipped} manages to get out of the back yard and picked up/taken to the local vet for identification – the Vet should call the owner direct for collection NOT call the pound (so the pet owner is not penalised with massive collection charges/fines)
- Look at engaging other social media streams to promote impounded animals, as Facebook and other algorithms can preclude people from seeing content. Weekly or monthly email or SMS communication to raise resident's awareness of this.



## De-sexing and microchipping of cats and dogs

4 submissions received during the Phase 2 consultation period raised the topic of the de-sexing and microchipping of cats and dogs, with comments provided regarding:

- Requirement of de-sexing and microchipping of all cats and dogs
- Ways to support pet owners to access their pet's microchip and contact details
- Subsidies and promotion of pet de-sexing programs.

The suggestions provided regarding pet de-sexing and microchipping in these submissions were:

- Consider adding Local Council registration number to microchip information, as plastic registration tags get lost very easily (especially with breakaway collars, which are in the animal's best interests)
- Provide an engravable, lifelong tag that has the registration number on one side, so that the owners name and contact phone number can be added to the other side
- Subsidise de-sexing and microchipping for all animals within Knox, to encourage further registrations and responsible pet ownership
- Promotion of the free cat de-sexing program being offered by Animal Aid (currently)
- Provide links to the various microchipping providers/ platforms the Council's portal, so that owners can better manage their pet's information (update contact details) – as well as being useful for pet owners to have consolidated place to access pet information (even if it's a link to a third-party site)
- Mandate that all pets within Knox be de-sexed – there is no justification for having whole animals in this day and age.
- When any animal that ends up in the pound, both cats (as proposed) and dogs should have microchipping as a necessity before they are released to their owners.

## Animal cruelty and welfare

4 submissions received during the Phase 2 consultation period raised the topic of the animal cruelty and welfare, with comments provided regarding:

- Limitation and/or stricter conditions on loaning cat traps to the public, to ensure the welfare of cats - *"Cat traps should never be loaned to private citizens as Knox council cannot guarantee that the cat or any other animal that is captured will be treated humanely and provided to council for processing. The council is complicit if an unsavory character borrows a trap and tortures or kill a cat or other animal."*
- Cat enclosure minimum size requirements
- Partnering with non-kill animal shelters, to promote the rehoming of impounded or lost animals
- Tougher penalties/ consequences for those who break rules/ mistreat animals.

The suggestions provided regarding animal cruelty and welfare matters in these submissions were:

- Introducing requirements on the size and height of cat enclosures, to ensure they are big enough for cats to adequately exercise, be shaded/ protected from weather and do not cause welfare issues for cats
- Establish the motivation for requesting a cat cage, to ensure no cruelty towards cats
- Work with existing non-kill shelters (e.g. the Cat Corner) for the cats who are impounded and not reclaimed
- Owners that continue to break the rules should have the pets taken away and re-homed, and a black flag put against their name so they are not allowed to own a pet again anywhere in Victoria or Australia
- Cease allowing cat traps to be loaned to the public.



## Other matters regarding cats and dogs

The other matters raised in the submissions received during the Phase 2 consultation period raised a range of other matters regarding the keeping of cats and dogs in Knox such as:

- Concern that Animal Aid Coldstream is too far away for Knox residents to reclaim their pets
- Support for the Pet companion program for seniors – *“the program for senior citizens is good. Pets can be such a joy to someone who hasn’t anybody else”*
- Improvements in the communication methods with pet owners, and promotion of Pets in the Park.
- Responsible pet ownership testing/ screening and incentives, including breed considerations
- Provision of further information about the impact of domestic violence and pets
- Compliments on the draft DAMP - *“Thank you for the opportunity to read through the Domestic Animal Management Plan draft. I found it to be very informative, particularly the statistics provided. Obviously the numbers have been impacted greatly by COVID leading to more people being home so much. I think this is such a vital management plan for all suburbs to educate and promote awareness and responsibility.”*
- Enforcement and dog attack/ seizure process suggestions.

The other suggestions provided regarding keeping of cats and dogs in these submissions were:

- Introduce a test/ screen of the rules of keeping cats and dogs in Knox – so owners know what is expected (including guidance of where to go for help to stop owners creating pests instead of pets)
- Regulations before attaining a pet – to avoid pets being neglected or dumped once they are no longer cute and cuddly.
- Unmarked cars for rangers to undertake after-hour patrols for barking dogs, cats out at night, etc (including use of tranquilliser guns by officers)
- Harsher penalties for pet owners, so effected neighbours don’t poison or kill pets when it’s not their fault if they have not been looked after or trained properly
- Huskies and similar breeds are not urban house block animals and not a good choice for the well-being of the pet.
- Better promotion of Council’s Pets in the Park event – *“I have lived in this Council Area for 22 years and never have I witnessed a sign, a notice or any mention of Pets in the Park”*
- Review of communication methods, with news that needs to go to all registered pet owners to be sent by email or letter. There are those in the community who do not have the access or ability to use email, and those who choose to avoid social media like Facebook and Instagram, etc.
- Introduction of an incentive (ie. Waived registration, voucher for de-sexing and annual vaccinations) for those who are looking after semi-owned cats (feeding, providing shelter and temporary accommodation)
- Amend the draft DAMP to include additional information regarding the impact of domestic violence and pets – *“Seventy per cent of women fleeing domestic violence also report pet abuse, and it’s another reason many victims delay leaving. They fear the animal who has provided love and support when they need it most will be harmed.”* <https://www.abc.net.au/everyday/keeping-your-pet-safe-when-escaping-domestic-violence/11751300>
- Extension of pet discounts beyond concession card holder – to those who are employed but living in poverty
- Existing Pet companionship program for Knox residents offered by Bridges Connected Communities
- More information to be provided regarding Council’s seizure orders and the process regarding seizure of dogs involved in dog attacks.





## Animal Justice Party submission

A large submission was provided by the Animal Justice Party (AJP) in late September 2021, which was not specific to the Knox Council animal management services or draft DAMP. The timing of the receipt of this submission was considerably after the closure of the phase 1 consultation period (2<sup>nd</sup> August), that provided the ideas and suggestions included in the draft 2021-2025 DAMP. The submission did not reference or review Knox Council's current 2017-2021 DAMP or the draft 2021-2025 DAMP, and was a listing of recommendations that they would like to see adopted statewide/ by all Councils.

The AJP submission outlined 54 recommendations, with the following recommendations already being adopted/ provided by Knox Council's current animal management services:

5. Ensure data collection is more detailed and specific, including separate intake/outcome data for cats, kittens, dogs and puppies; and for "owner"-surrendered, stray, impounded/seized animals and animals transferred from/to another facility.

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7. Express each outcome as both number and percentage of total animals.

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14. Adopt an industry-recommended management software to help with the day-to-day management of shelters.

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18. Offer de-sexing vouchers through the MAV/AVA and widen the eligibility criteria.

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20. Record all cats seized and their outcome; every cat and kitten should be recorded and reported, regardless of their age or circumstance.

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22. Promote incentives directly to households through mail-outs or door-knocking, and not just on social media.

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26. Implement initiatives aimed at increasing animal registrations based on research and analysis

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27. Identify obstacles that hinder animal registration such as fees, mandatory de-sexing, mandatory curfew/containment, limit of animals per household.

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28. Construct a 24-hour holding area, if one does not already exist, to increase time for animals to be collected when they have been readily identified. Consider using volunteers to help run it.

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29. Install Geographic Information System (GIS) software to record, map and analyse animal incident data.

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30. Publish all impounded animals on social media or the council website. Provide clear photographs, found location, and other information, on social media or websites (see, for example, <https://www.facebook.com/centralgoldfields.rehoming/>)

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32. Provide every ranger with a microchip scanner and access to databases in their vehicle.

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34. Recognise animals as victims of family and domestic violence.

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35. Educate and train council officers to be aware that animals are victims of family and domestic violence, and to be alert and empathetic to this possibility; social and support workers and animal management teams should complete the Animal-3Rs training developed by EDVOS and the University of Melbourne

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38. Offer assistance with transport of animals (e.g., carriers, drivers), including larger animals like horses.

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41. Balance the needs of dogs and their companion people with those in the community who may not like dogs, by providing areas where dogs are welcome, including shopping precincts, such as Chapel St in South Yarra, and areas where dogs are not permitted.

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42. Advocate for more off-lead areas (with dogs under effective control) so that dogs are not concentrated in small areas.

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44. Provide resources on being a responsible dog guardian, e.g. brochures, webpage, videos
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45. Provide an interactive website or app (along the lines of apps like Playground Finder) for locating dog-friendly and/or off-lead areas
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46. Consult with dog guardians and experts in the community to develop appropriate off-lead areas.
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48. Respond swiftly to reports of dog-related incidents, such as aggression or attacks.
- 
50. Advise residents to attend a qualified dog trainer or puppy pre-school that uses positive reinforcement training techniques after eight weeks of age, to provide education about training on health issues, feeding, and how to live with dogs safely. This should include how to meet other dogs both on and off lead.
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51. Provide incentives for residents to undertake training, such as reduced registration fees in the first year.
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Other recommendations included in the AJP submission (not in place or fully adopted by Knox Council) are:

1. Extend the term 'companion animal' beyond its usual association with cats and dogs to include any animal under our care and include these animals in the DAMP.

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2. Adopt an integrated approach which includes all companion animals in the community. This will enable councils to understand and address companion animal management issues in a more effective and complete manner, and will create opportunities for innovation.

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3. Design and implement programs, policy and research based on a One Health approach that recognises that the health of people is closely connected to the health of animals and our shared environment.

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4. Provide species-specific education on the proper care of companion animals (including appropriate housing, exercise and stimulation), to prevent cruelty and neglect.

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6. Collate and publish monthly outcome data for all animals on Council website within one month of the end of each month, in their Annual Report, and on the "Know Your Council" website, irrespective of whether the council runs its own pound or outsources this to a contractor.

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8. Express 'euthanasia' figures as a percentage of the unclaimed animals; do not include reclaimed animals as it masks and diminishes the impact of euthanasia.

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9. Increase educational training for officers in the use of correct definitions and assessment of animals

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10. Develop and implement a scientifically-based, Best Practice Euthanasia Policy and Procedure for council-run pounds and contractors

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11. Establish KPIs to reduce killing in all contracts with third-party providers.

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12. Include urban stray and free-living ('feral') cats in all statistic

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13. Adopt recommendations from latest research into strategies to achieve zero euthanasia of healthy and treatable animals in shelters and pounds.

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15. Increase revenue to assist councils to implement these changes.

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16. Replace mandatory de-sexing of cats with free (or at least more affordable) de-sexing, particularly in high cat intake/low socioeconomic areas.

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17. Provide carriers/transport to and from clinics for de-sexing programs in targeted, low-socioeconomic areas.

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19. Collaborate with local veterinary clinics to encourage Early Age De-sexing and cheaper de-sexing. Cats can safely be de-sexed at 12 weeks of age, which stops that first "surprise" litter at four month

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21. Work with people who care for cats, whether owned or semi-owned.
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23. Adopt a research-based, best practice approach to microchipping and registration. Such practice reduces impoundments and euthanasia rates.
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24. Increase identification and reuniting rates through free microchipping days; proper training of animal management staff, particularly to become certified, microchip implanters; online registration for entering and updating information; no release fee for microchipped animals; and incentives to encourage registration and microchipping.
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25. Lobby for a single industry-integrated microchip and registration database.
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31. Develop section 84Y agreements with all interested veterinary clinics and registered animal rescue organisations and ensure the application process is simple. Allow veterinary clinics and rescue groups/organisations with an s84Y to reunite animals with their guardians directly.
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33. Reunite any microchipped/registered animal without fee at least three times per year with appropriate scaled penalties for repeat offenders beyond this.
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36. Increase coverage of family and domestic violence refuges, especially those that also shelter dependent children and animals, and provide secure funding.
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37. Provide crisis shelter/accommodation and/or veterinary treatment for animals who have been in a FDV situation and who cannot be accommodated with their family.
- 
39. Be empathetic in cases of FDV and help to facilitate the transfer of registration away from perpetrators of violence to those who have the animal's best interests in mind; e.g., animals are often registered in the name of an abuser and many councils will not transfer "ownership" without the permission of the current "owner". Councils could waive this requirement in FDV cases.
- 
40. Improve resources on council websites so that people can explore their options to support their companion animals as part of a plan to leave a situation of family or domestic violence
- 
43. Plan and develop council areas with dogs in mind and to be dog-friendly; provide appropriate access to water, and adequate facilities to dispose of dog waste, including dog poo bags and rubbish bins.
- 
47. Avoid being too restrictive about dogs on lead. For example, residents should be able to exercise a degree of common sense about letting their dog off lead on beaches or in parks during times when no one is around
- 
49. Promote the socialisation of puppies during their critical socialisation period of 3 to 14 weeks of age.
- 
52. Encourage ongoing socialisation of dogs and exposure to all types of dogs, situations and people.
- 
53. Encourage the organisation of social groups such as 'puppy parties' for young dogs.
- 
54. Provide education sessions for people before they decide to share their life with a dog so that they can make an informed decision, have realistic expectations and begin to understand dogs.
-



## Phase 2 community consultation on the draft 2021-2025 Domestic Animal Management Plan – officer comments to consultation suggestions

This report presents the suggestions provided through the phase 2 community consultation on the draft 2021-2025 Domestic Animal Management Plan, together with the officer's comments/ recommendation on their inclusion in the proposed 2021-2025 Domestic Animal Management Plan.

### 24 hour cat curfew - opposition

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>• Remove/ scrap the 24 hour curfew</li> <li>• Replace the 24 hour curfew with a sunset to sunrise/ night-time curfew</li> <li>• Amend the conditions to apply the 24 hour curfew only to newly registered cats – not existing cats (providing for a staged implementation over approx. the next 10 years, to remove the cost burden)</li> <li>• Senior cats should be exempt from the 24 hour curfew and should be inside dusk till dawn (identified by perhaps a fluro cat tag so senior cats can be easily identified)</li> <li>• Undertake community engagement on the curfew.</li> </ul>	<p>Knox City Council resolved at the 28 June 2021 to implement a 24 hour cat curfew, commencing 1 October 2021. Following community concerns regarding this decision, the issue of a cat curfew was discussed further at the 26 July 2021 Ordinary Meeting, and then again on 23 August 2021. The Council decision of its August Meeting resolved to delay the commencement of the curfew to April 2022 to better prepare cat owners for the change in the curfew requirements.</p> <p>Council officers are required to implement decisions of Council. The proposed Plan includes the initiative to <i>Introduce a 24 hour cat curfew, including: * the development of a communications plan to promote the introduction of the curfew * amend pet registration forms to advise of curfew requirements * update new animal letters advising of curfew requirements * provide information on DIY cat enclosures &amp; cat proof fencing.</i></p>
<ul style="list-style-type: none"> <li>• Provide financial support for the installation of cat barriers/ enclosures</li> <li>• Provide mediation of neighbour discussions with nuisance cats</li> </ul>	<p>It is not a current consideration of the proposed Plan for Council to provide financial support/ subsidies for the implementation of the cat curfew. Council officers will support residents with managing cat nuisance issues, and referral to neighbourhood dispute settlement services as required.</p>
<ul style="list-style-type: none"> <li>• Investigate GPS capabilities for owners to monitor their cats</li> </ul>	<p>This is beyond Council's authority under the <i>Domestic Animals Act</i>, with responsibility resting with individual pet owners.</p>
<ul style="list-style-type: none"> <li>• Enforce all cat owners to register cats, and use these funds for GPS and cat enclosure subsidies</li> </ul>	<p>The proposed Plan already incorporates initiatives encouraging registration of all cats and dogs over 3 months of age, as required under Victorian law.</p>



Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Enforce all registered cats to be de-sexed, microchipped, vaccinated and wear collars with bells</li> </ul>	<p>Since 2011, Knox Council has required all cats to be de-sexed unless a medical exemption applies. All cats in Victoria are also required to be microchipped prior to being sold or rehomed. The requirement for mandatory cat vaccination and wearing collars with bells is beyond Council's authority under the <i>Domestic Animals Act</i>, with responsibility resting with individual pet owners to provide this for the welfare of their pet.</p>
<ul style="list-style-type: none"> <li>Provide DIY instructions to make it as easy &amp; affordable for building/ installing enclosures/ fencing</li> </ul>	<p>The proposed Plan includes the initiative to <i>Introduce a 24 hour cat curfew, including:</i>  <i>* provide information on DIY cat enclosures &amp; cat proof fencing.</i>            Council's website has been updated to provide this information.</p>

#### 24 hour cat curfew - support

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Would Council consider building enclosed "play spaces" at certain part for cat owners to take their cats for different forms of exercise? This would develop the expectation that cats should not be wandering as well as teaching owners that cats can enjoy movement and challenge within a restricted space.</li> </ul>	<p>It is not a current consideration of the proposed Plan for Council to consider building enclosed "play spaces" for cat owners to exercise their cats. A needs analysis including interest from cat owners in using such a facility, possible locations and costings would need to be developed, as part of any consideration of this proposal by Council.</p>
<ul style="list-style-type: none"> <li>Development of training for cats and owners to be under control – similar to dogs under effective control.</li> </ul>	<p>This is beyond Council's authority under the <i>Domestic Animals Act</i>, with responsibility resting with pet owners to obtain/ participate in training for them and their cat (or dog).</p>
<ul style="list-style-type: none"> <li>Add a category in the local business directory specifically for this purpose – i.e. local tradesmen/businesses who can build these enclosures/fences.</li> <li>Establish partnerships with - or alliances with - tradesmen who have the necessary skills and who are willing to provide discounted services for Knox residents.</li> </ul>	<p>The proposed Plan includes a commitment by Council to support cat owners with the introduction of the cat curfew, through the provision of education materials and officer engagement on their specific needs. This suggestion may be able to be supported in the operation of the cat curfew – subject to the willingness/ interest by local tradespeople/ businesses in supporting this initiative with Council.</p>
<ul style="list-style-type: none"> <li>Subsidise the cost of enclosures/ fence alterations for pensioners or low income earners.</li> </ul>	<p>It is not a current consideration of the proposed Plan for Council to provide financial support/ subsidies for the implementation of the cat curfew.</p>



### Dogs off lead and Dog Parks

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>There should be more regular patrols of dog parks.</li> </ul>	<p>The proposed Plan includes an activity of <i>Proactive patrols at off leash and on leash parks will be scheduled as part of routine work.</i></p>
<ul style="list-style-type: none"> <li>Maintain and update local dog parks.</li> </ul>	<p>The proposed Plan highlights the <i>New dedicated dog park in Knox</i> – being the second designated ‘destination’ off leash dog park in Knox, opened in July 2021. The proposed Plan also includes an activity to <i>Establish operational management protocols associated with Knox dog parks - to support the operational management of dog parks.</i></p>
<ul style="list-style-type: none"> <li>Dogs should only be allowed off-leash in designated off-leash areas, unless they have certification from obedience training that they have attended and have good recall control.</li> </ul>	<p>The proposed Plan includes an activity to <i>Maintain Council’s dogs in public places (off lead) order – and review the order as required to meet community needs.</i> The order includes the conditions under which a dog owner must have effective control, and the designated areas dogs must be on-leash within the municipality.</p>
<ul style="list-style-type: none"> <li>Public spaces around wetlands, lakes and water-way areas around Harcrest Estate to be made dog on-lead areas to protect birds and wildlife.</li> </ul>	<p>As above – <i>Council’s dogs in public places (off lead) order</i> will be reviewed as required to meet community needs, including the designation of areas where dogs must be on-leash within the municipality.</p>
<ul style="list-style-type: none"> <li>Would like the fences at Tormore Reserve joined to be fenced dog park, and to provide drinking fountains for dogs at Tormore Reserve.</li> </ul>	<p>Tormore Reserve is not proposed to be a fenced dog park, with the two specific dog parks (Rowville and Knoxfield) having fully fenced and specific facilities dedicated for exercising dogs in Knox.</p>
<ul style="list-style-type: none"> <li>Introduce a rule that dog owners must not leave any balls or other objects in Council’s dog parks (due to the litter issue and impact of other dogs eating these items).</li> </ul>	<p>The proposed Plan includes a new objective <i>To reduce dog waste litter problems in public spaces, including increased education and awareness.</i> This initiative includes the installation of signage and bins in problem areas, which could relate to all litter left behind by dogs and their owners.</p>
<ul style="list-style-type: none"> <li>Dogs need training when off lead so they are under complete vocal control, are more compliant on lead and not likely to get into fights or lost. Too many owners rely entirely on the lead as their only method to control their dog.</li> </ul>	<p>This is beyond Council’s authority under the <i>Domestic Animals Act</i>, with responsibility resting with pet owners to obtain/ participate in training for them and their dog.</p>



Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Provide incentives (ie. More off-lead freedoms, registration discount with a different coloured tag) for dog owners who take up more rigorous training for their dogs – which will also encourage owners to keep their dog collars and tags on.</li> </ul>	The proposed Plan includes a new initiative to <i>Advocate to the State Government to provide a further discount to annual registration if the dog is both de-sexed and trained by a recognised organisation.</i>
<ul style="list-style-type: none"> <li>The size of off lead dog parks need to be big enough to choose whether dogs interact with other dogs, or are a safe distance away to still be off-lead but separate play.</li> </ul>	The proposed Plan highlights the <i>New dedicated dog park in Knox</i> – being the second designated ‘destination’ off leash dog park in Knox, opened in July 2021. This new park is designed with two enclosures (including a quiet dog enclosure) to cater for those who want to socialise or keep their distance.
<ul style="list-style-type: none"> <li>Enforcement of collars or harnesses in off-lead areas – as even the best dogs occasionally get into arguments with other dogs, and having an easy way to grab and control any animal is essential.</li> </ul>	As above – <i>Council’s dogs in public places (off lead) order</i> will be reviewed as required to meet community needs, including the designation of areas where dogs must be on-leash within the municipality.

### Dog waste matters

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Education is required for those who do not pick up after their dogs – particularly for hygiene purposes</li> </ul>	The proposed Plan includes a new objective <i>To reduce dog waste litter problems in public spaces</i> , with a specific activity to <i>Increase education and awareness campaigns (of the requirement to carry waste bags and pick up after their dog) directed towards dog owners and encouraging self-regulation.</i>
<ul style="list-style-type: none"> <li>Installation of bins (generally) in parks to allow for dog waste to be disposed of</li> </ul>	The proposed Plan includes a new objective <i>To reduce dog waste litter problems in public spaces</i> , with a specific activity to <i>Explore the installation of signage/ footpath stencils and bins in problem areas.</i>
<ul style="list-style-type: none"> <li>Installation of rubbish bins around the lake in Lakewood Estate, so bags with dog poo can be responsibly disposed of</li> </ul>	A Customer Service Request has been lodged in November 2021 to request a bin in the requested location
<ul style="list-style-type: none"> <li>Provide doggy bag stands with bags in public places</li> </ul>	The proposed Plan does not plan to introduce Council-supplied bags for dog waste litter, due to the cost, misuse and supply issues. The proposed Plan instead supports dog owners through a new



	initiative to <i>Investigate the sourcing of a supplier of pooch pouches (or similar) to provide to dog owners. Pooch pouches are small bags that hold plastic bags that can be clipped to the dog lead.</i>
<ul style="list-style-type: none"> <li>Page 32 of draft DAMP – delete incorrect sentence “Council currently provide poo bags via dispensers at Knox’s dog play parks and will continue to do so” due to the discontinuation of this service by Council.</li> </ul>	The proposed Plan will be updated to reflect this correction.
<ul style="list-style-type: none"> <li>Allow property owners to put up unobtrusive signs (ie. use old paling fence/ recycled material) about picking up after your dog.</li> </ul>	Property owners installing of signage is subject to Council local laws. The proposed Plan includes a new initiative to <i>Investigate alternative effective signage options to assist with communicating key messages around responsible pet ownership.</i>
<ul style="list-style-type: none"> <li>Advice of where to collect or purchase biodegradable pooch bags supplied.</li> </ul>	The proposed Plan includes a new initiative to <i>Investigate the sourcing of a supplier of pooch pouches (or similar) to provide to dog owners. Pooch pouches are small bags that hold plastic bags that can be clipped to the dog lead.</i> Further details will be provided subject to availability/ sourcing of a supplier.
<ul style="list-style-type: none"> <li>Communication of messaging via social media advertisements, on Council’s website or with rates notices.</li> </ul>	The proposed Plan includes a new initiative to <i>Develop an annual communication plan to support animal management objectives.</i> This communication plan will also review the communication methods and channels used to maximise engagement/ awareness.

### Dog barking issues

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Amendments made to incorporate items that are outside an owner’s control to stop our pets from barking, so that non-pet owners realise there is only so much we can do in a populated area to keep our pets quiet</li> </ul>	The proposed Plan includes an ongoing initiative to <i>Review the barking assessment of barking dog complaint processes to ensure best practice – to improve processes to resolve barking dog matters.</i>
<ul style="list-style-type: none"> <li>The onus on barking dogs should be on the dog owner, not on the neighbour</li> </ul>	The <i>Domestic Animals Act</i> defines what constitutes a nuisance from barking, which puts the onus on the person affected (by the barking) to participate by identifying the exact property and which dog is barking, and once you make a complaint, the complainant must be willing to provide their





	evidence at Court. Council advocates approaching the dog's owner first in a neighbourly manner and discussing your concerns with them, which can sometimes resolve the issue, when the dog owner may not realise that the barking is causing an annoyance to other people.
<ul style="list-style-type: none"> <li>Requirements that dogs be better trained to stop barking issues</li> </ul>	This is beyond Council's authority under the <i>Domestic Animals Act</i> , with responsibility resting with pet owners to obtain/ participate in training for them and their dog.
<ul style="list-style-type: none"> <li>Letter of advice to the dog owner, and use of a sound recorder to prove the noise issue</li> </ul>	Council's current dog barking nuisance processes includes a letter of advice to the dog owner. The proposed Plan also <i>uses noise recorders to assist barking dog investigations, as required.</i>
<ul style="list-style-type: none"> <li>Training of dogs so barking does not become an issue when the dog is left alone</li> </ul>	This is beyond Council's authority under the <i>Domestic Animals Act</i> , with responsibility resting with pet owners to obtain/ participate in training for them and their dog.
<ul style="list-style-type: none"> <li>Dogs (and cats) kept indoors from 11pm to 7am to reduce noise complaints</li> </ul>	This is beyond Council's authority under the <i>Domestic Animals Act</i> , to contain cats and dogs to reduce noise complaints.
<ul style="list-style-type: none"> <li>Introduce a solution that meets the satisfaction of the dog owner and the neighbour</li> </ul>	The proposed Plan includes an ongoing initiative to <i>Review the barking assessment of barking dog complaint processes to ensure best practice – to improve processes to resolve barking dog matters.</i>

### Pet registrations

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Keep registration fees as low as possible – and in cases where loss of employment happens thus forced onto Centrelink/job seeker payments, no fee should be charged in good faith &amp; support</li> </ul>	The amount of registration fees are set by Council as part of the Annual Budget process, as part of the financial considerations of Council's funding needs each year.
<ul style="list-style-type: none"> <li>Provide pro rata refunds of up to six months value on animal registrations where a pet has passed away – OR – have the option to transfer the pro rata refund to the owners property rates account should they own a property in Knox</li> </ul>	Refunds on registration fees are determined by Council as part of the Annual Budget process, as part of the financial considerations of Council's funding needs each year.



<ul style="list-style-type: none"> <li>Follow-up of unregistered pets through an audit (suggested every 5-6 years), including the reasons why someone has not registered their animal</li> </ul>	The proposed Plan already includes the current compliance activity of: <i>All non-renewals are followed up and reviewed by the annual registration audit.</i>
<ul style="list-style-type: none"> <li>Increase the level of management and penalties for non-compliance for non-registration (and for de-sexing and part-caring of dogs and cats).</li> </ul>	The level of penalties & fines for non-compliance/non-registration are set by the State Government (not by Council).

### Reuniting of lost pets

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>If a pet cat or dog {that is micro-chipped} manages to get out of the back yard and picked up/taken to the local vet for identification – the Vet should call the owner direct for collection NOT call the pound (so the pet owner is not penalised with massive collection charges/fines)</li> </ul>	This is not a responsibility of Council, and is not able to be included in the Plan. Please note that this proposal is currently before Victorian Parliament for debate as part of the <i>Domestic Animals (Reuniting Pets and Other matters) Bill 2021</i>
<ul style="list-style-type: none"> <li>Look at engaging other social media streams to promote impounded animals, as Facebook and other algorithms can preclude people from seeing content. Weekly or monthly email or SMS communication to raise resident's awareness of this.</li> </ul>	The proposed Plan includes a new initiative to <i>Develop an annual communication plan to support animal management objectives.</i> This communication plan will also review the types and frequency of the communication methods used to maximise engagement.

### De-sexing and microchipping of cats and dogs

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Consider adding Local Council registration number to microchip information, as plastic registration tags get lost very easily (especially with breakaway collars, which are in the animal's best interests)</li> </ul>	Council's animal registration database already links an animal's microchip number to its registration tag number. The proposed Plan includes an initiative to <i>Advocate to the State Government to introduce a centralised state-wide animal registration database</i> – recognising the benefit of having a consolidated animal database state-wide.
<ul style="list-style-type: none"> <li>Provide an engravable, lifelong tag that has the registration number on one side, so that the owners name and contact phone number can be added to the other side</li> </ul>	The engravable, metal tags have been previously issued however were replaced due to issues. The lifetime plastic tag issued by Council has been found to be more reliable at this time.
<ul style="list-style-type: none"> <li>Subsidise de-sexing and microchipping for all animals within Knox, to encourage further registrations and responsible pet ownership</li> </ul>	The proposed Plan includes an initiative to <i>Partner with Council's Animal Pound provider (Animal Aid) to promote services including: discounted cat and dog de-sexing; and free cat microchipping.</i> The proposed Plan also includes an initiative in 2022 to



	provide free of discounted cat and dog de-sexing to vulnerable and/or disadvantaged residents of Knox.
<ul style="list-style-type: none"> <li>Promotion of the free cat de-sexing program being offered by Animal Aid (currently)</li> </ul>	The proposed Plan includes an initiative in 2022 to provide free of discounted cat and dog de-sexing to vulnerable and/or disadvantaged residents of Knox, through a \$25,000 grant from the State Government. This is in addition to the free cat de-sexing program being offered currently by Animal Aid to eligible residents of Knox.
<ul style="list-style-type: none"> <li>Provide links to the various microchipping providers/ platforms the Council's portal, so that owners can better manage their pet's information (update contact details) – as well as being useful for pet owners to have consolidated place to access pet information (even if it's a link to a third-party site)</li> </ul>	There are 5 microchipping agencies nationally, that access is only via log-in, managed by private organisations. The proposed Plan includes an initiative to <i>Advocate to the State Government to introduce a centralised state-wide animal registration database</i> – recognising the benefit of having a consolidated animal database state-wide.
<ul style="list-style-type: none"> <li>Mandate that all pets within Knox be de-sexed – there is no justification for having whole animals in this day and age.</li> </ul>	Since 2011, Knox Council has required all cats to be de-sexed unless a medical exemption applies. Mandatory dog de-sexing is not an initiative in the proposed Plan, noting that Council is required to set the registration fee for entire (non-desexed) dogs at 3 times the rate of a de-sexed dog – as a financial incentive to encourage de-sexing of dogs.
<ul style="list-style-type: none"> <li>When any animal that ends up in the pound, both cats (as proposed) and dogs should have microchipping as a necessity before they are released to their owners.</li> </ul>	All cats and dogs are required to be microchipped before being sold or rehomed. Council's animal pound ensures all pets are microchipped before being released to their owner or rehomed.

### Animal cruelty and welfare

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Introducing requirements on the size and height of cat enclosures, to ensure they are big enough for cats to adequately exercise, be shaded/ protected from weather and do not cause welfare issues for cats</li> </ul>	State Government (Department of Agriculture) are responsible for the <i>Codes of Practice</i> regarding the keeping of cats and dogs.
<ul style="list-style-type: none"> <li>Establish the motivation for requesting a cat cage, to ensure no cruelty towards cats</li> </ul>	Prior to loaning a cat trap, Council officers establish the reason/ intent for the loan, including requiring the resident to read and sign a legal statement with strict conditions in accordance with the <i>Prevention of Cruelty to Animals Act</i> .



Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Work with existing non-kill shelters (e.g. the Cat Corner) for the cats who are impounded and not reclaimed</li> </ul>	Council's animal pound provider (Animal Aid) believes in rehoming all adoptable companion animals, and do not euthanise animals due to the constraints of time and space. Animal Aid view that the euthanasia of an animal should only ever be considered as a last resort after all reasonable steps have been taken to assess, repair and rehabilitate treatable conditions and behaviours. Animal Aid will only euthanise an animal that is suffering a serious medical condition that cannot be treated or greatly reduces the animal's quality of life, or if that animal has severe behavioural issues that are deemed high risk.
<ul style="list-style-type: none"> <li>Owners that continue to break the rules should have the pets taken away and rehomed, and a black flag put against their name so they are not allowed to own a pet again anywhere in Victoria or Australia</li> </ul>	This is beyond Council's authority under the <i>Domestic Animals Act</i> , with responsibility resting with State and/or Commonwealth governments.
<ul style="list-style-type: none"> <li>Cease allowing cat traps to be loaned to the public.</li> </ul>	As discussed above, cat traps are loaned under strict conditions and compliance in accordance with the <i>Prevention of Cruelty to Animals Act</i> .

#### Other matters regarding cats and dogs

Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Introduce a test/ screen of the rules of keeping cats and dogs in Knox – so owners know what is expected (including guidance of where to go for help to stop owners creating pests instead of pets)</li> </ul>	A portion of each animal registration (over \$117,000 in 2020-21) is paid to State Government (Animal Welfare Victoria) for a range of community and education programs, including responsible pet ownership programs. This includes a Responsible Dog or Cat Ownership course available, to provide basic information about your legal responsibilities as a dog or cat owner.
<ul style="list-style-type: none"> <li>Regulations before attaining a pet – to avoid pets being neglected or dumped once they are no longer cute and cuddly.</li> </ul>	This is beyond Council's authority under the <i>Domestic Animals Act</i> , with responsibility resting with State and/or Commonwealth governments.
<ul style="list-style-type: none"> <li>Unmarked cars for rangers to undertake after-hour patrols for barking dogs, cats out at night, etc (including use of tranquilliser guns by officers)</li> </ul>	The proposed Plan includes the current activity of proactive and compliance based patrols undertaken throughout the year. The equipment they use in the roles are appropriate for the secure containment and welfare of the animal involved.
<ul style="list-style-type: none"> <li>Harsher penalties for pet owners, so effected neighbours don't poison or kill pets when it's not their fault if they have not been looked after or trained properly</li> </ul>	The level of penalties & fines for non-compliance/ non-registration are set by the State Government (not by Council).



Suggestion	Officer comments/ recommendation
<ul style="list-style-type: none"> <li>Huskies and similar breeds are not urban house block animals and not a good choice for the well-being of the pet.</li> </ul>	<p>This is beyond Council’s authority under the <i>Domestic Animals Act</i>, with responsibility resting with pet owners to choose a breed that is appropriate to their property and lifestyle.</p>
<ul style="list-style-type: none"> <li>Better promotion of Council’s Pets in the Park event – <i>“I have lived in this Council Area for 22 years and never have I witnessed a sign, a notice or any mention of Pets in the Park”</i></li> </ul>	<p>The proposed Plan includes a new initiative to <i>Develop an annual communication plan to support animal management objectives</i>. This communication plan will also review the types and channels of the communication methods used to maximise engagement with our community.</p>
<ul style="list-style-type: none"> <li>Review of communication methods, with news that needs to go to all registered pet owners to be sent by email or letter. There are those in the community who do not have the access or ability to use email, and those who choose to avoid social media like Facebook and Instagram, etc.</li> </ul>	<p>The proposed Plan includes a new initiative to <i>Develop an annual communication plan to support animal management objectives</i>. This communication plan will also review the types and channels of the communication methods used to maximise engagement with our community.</p>
<ul style="list-style-type: none"> <li>Introduction of an incentive (ie. Waived registration, voucher for de-sexing and annual vaccinations) for those who are looking after semi-owned cats (feeding, providing shelter and temporary accommodation)</li> </ul>	<p>Animal Welfare Victoria (State Government) identify that feeding unowned (semi-owned) cats, while compassionate, does not help to reduce the stray cat population or address the welfare risks these cats face. You can help a semi-owned cat by either (a) taking ownership of the cat or (b) calling Council to have the cat taken to a shelter/ pound.</p>
<ul style="list-style-type: none"> <li>Amend the draft DAMP to include additional information regarding the impact of domestic violence and pets – <i>“Seventy per cent of women fleeing domestic violence also report pet abuse, and it’s another reason many victims delay leaving. They fear the animal who has provided love &amp; support when they need it most will be harmed.”</i></li> </ul>	<p>The proposed Plan (pg 60) under the <i>Animal welfare and domestic violence</i> section will be amended to incorporate the additional information provided, to provide a greater understanding of the impact on pets due to domestic violence.</p>
<ul style="list-style-type: none"> <li>Extension of pet discounts beyond concession card holder – to those who are employed but living in poverty</li> </ul>	<p>The <i>Domestic Animals Act</i> is state legislation, and binds Council to provide eligible concession card holders.</p>
<ul style="list-style-type: none"> <li>Existing Pet companionship program for Knox residents offered by Bridges Connected Communities</li> </ul>	<p>The proposed new initiative for Pet companionship will partner with key community stakeholders such as Animal Aid and Bridges Connected Communities, to provide services not currently available and promote existing programs available to Knox residents.</p>
<ul style="list-style-type: none"> <li>More information to be provided regarding Council’s seizure orders and the process regarding seizure of dogs involved in dog attacks.</li> </ul>	<p>The proposed Plan includes a new initiative to <i>Develop a dog attack kit to be provided to the relevant parties, including a clear outline of, and role in, the investigation and enforcement processes</i>.</p>

## 7 Public Question Time

Following the completion of business relating to Item 6, City Strategy and Integrity, the business before the Council Meeting will now be deferred to consider questions submitted by the public.

Members of the public who submit questions for this meeting will be contacted directly and offered an opportunity to join the online meeting and speak to their question (maximum 2 minutes) in line with Council's Governance Rules.

## 8 Infrastructure Officers' Reports for consideration

### 8.1 South East Advanced Waste Processing Update

**SUMMARY: Coordinator – Waste Management, Nick Dunstan**

**Knox City Council is participating in a collaborative procurement project for Advanced Waste Processing (AWP), as facilitated by the Metropolitan Waste and Resource Recovery Group (MWRRG). This project brings together other Councils within the South East Melbourne Region and aims to address the issue of limited landfill capacity in our region. Council resolved to continue to participate in the establishment of a Special Purpose Vehicle (SPV) and collaborative procurement process for Advanced Waste Processing in June 2021. This report seeks to commit Council to the final procurement stage to construct and operate and advanced waste processing facility, as a shareholder in the South East Metropolitan Advanced Waste Processing Pty Ltd.**

#### **RECOMMENDATION**

**That Council:**

- 1. Authorises the Chief Executive Officer to execute and send a commitment letter to the South East Metropolitan Advanced Waste Processing Pty Ltd (ACN 654 660 438) (the company) which commits Council to enter into a Contract with a successful tenderer, if the tender conforms to the tender specification and all of the predetermined conditions as specified by the company, including:**
  - the Project being located at the agreed Site;**
  - the Waste supply deed issued for tender; and**
  - the gate fee being within an agreed limit for the South East Metropolitan Advanced Waste Processing Project;**
- 2. Endorses a minimum tonnage guarantee arrangement for the South East Metropolitan Advanced Waste Processing Project;**
- 3. Endorses the provision of a financial guarantee, under which the Councils guarantee that South East Metropolitan Advanced Waste Processing Pty Ltd will remain solvent and will not be wound up during the term of the Contract;**
- 4. Endorses partial bid reimbursement costs:**
  - a. for unsuccessful tenderers who submit a compliant tender, or;**
  - b. to compliant tenderers in the event that the South East Metropolitan Advanced Waste Processing Pty Ltd chooses to cancel the tender;**
- 5. Authorises the Chief Executive Officer to take any further actions necessary to facilitate Council's participation in the South East Metropolitan Advanced Waste Processing Project.**

#### **1. INTRODUCTION**

Council resolved in June 2021 to participate in the establishment of a Special Purpose Vehicle (SPV) to deliver and secure an Advanced Waste Processing (AWP) solution, as an alternative to the current practice of landfilling residual waste.

The SPV has now been established and this report provides an update on key contractual matters informing the SPV and seeks Council's ongoing commitment to its participation in the SPV, subject to a number of conditions being met.

## **2. DISCUSSION**

At its Ordinary Meeting of Council on 28 June 2021, Council resolved to participate in the establishment of a company (Special Purpose Vehicle) to facilitate the procurement and tender process to support the establishment of an Advanced Waste Processing facility.

Due to the contractual elements associated with this report, a separate Confidential Report is being presented to accompany this report.

## **3. CONSULTATION**

The Environment Advisory Committee were briefed in February 2019 on a variety of issues, including Advanced Waste Processing, with overall support. There have been many strategic and operational briefings with Council along the journey of the Advanced Waste Processing project.

Upon release of the EOI phase in March 2020, the MWRRG undertook the following communication activities:

- Exclusive editorial in the Herald Sun.
- Advertisements (print and online) in Victorian, Australian and international newspapers and trade journals.
- Radio interviews with key spokespeople.
- Independently commissioned surveys which assessed the community's knowledge, awareness and likely acceptance of Advanced Waste Processing as a potential solution for managing residual waste streams.

Officers have also received specific legal advice on matters related to Advanced Waste Processing, both through the established project working group, in addition to independent advice sought by participant Councils to inform their respective participation in the establishment of a company to procure and deliver the solution.

## **4. CLIMATE CHANGE CONSIDERATIONS**

The subject of this report has been considered in the context of climate change and its relevance to the Knox Climate Response Plan 2021 – 2031.

Implementation of the recommendation will both:

- Positively impact on Council's net zero 2030 target by reducing current landfilling of waste, as is currently the practice, which creates legacy contamination impacts for both Knox Council, who continue to manage its own closed landfills and neighbouring municipalities, who currently receive landfill waste streams from Knox.
- Positively impacts on Council's net zero 2030 target by reducing transport emissions if waste is continued to be landfilled due to the increased distances to alternative landfill sites.
- Negatively impact on Council's net zero 2030 target by potentially creating a waste technology solution that does not seek to absolutely maximise the recovery of waste from all available waste streams. This impact however, will in part be offset by complementary waste service enhancements and increased waste diversion and resource recovery offered by new Council services such as FOGO and glass container recycling.



It is to be noted that both the above statements represent positive outcomes compared with Council's current methodology for managing residual waste streams and are compounded in their benefit when considered with the transportation impacts of BAU and/or alternative future disposal methods.

## **5. ENVIRONMENTAL / AMENITY ISSUES**

The Regional Business Case for AWP considered air quality, carbon abatement and transport impacts of various reviewed technologies. Of the four technologies reviewed, all had lower environmental impacts than landfill.

Achieving better environmental outcomes has been a long-standing objective of this project. Environmental elements featured strongly in the EOI phase. A full review of the environmental and amenity issues will be assessed during the final assessment phases of the procurement process.

There exists a strong need for Council to continue to actively participate in the circular economy agenda and minimise residual waste through both its own actions and those of the Knox community.

## **6. FINANCIAL & ECONOMIC IMPLICATIONS**

Council has previously contributed \$75,000 towards the establishment cost for the South East Metropolitan Advanced Waste Processing Pty Ltd company which will ultimately procure the contract which delivers the facility. Council will not need to fund the facility but rather commit to being a long term customer of the successful tenderer and pay the agreed gate fee for every tonne of waste over the contract term.

There exist some additional financial risks associated with the procurement process, which are outlined in the Confidential Report presented to Council. Council officer time will be required as Council continues to participate in both the working group and executive discussions regarding the project.

## **7. SOCIAL IMPLICATIONS**

The Business Case for the SEAWP project considered air quality, carbon abatement, job creation and transport impacts. All four technologies reviewed had lower social impacts than landfill with favourable outcomes for inter-generational equality compared to current landfill practices. Ongoing review of these implications will occur through the tender evaluation phase.

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

### **Goal 2 – Neighbourhoods, Housing & Infrastructure**

Strategy 2.1 - Protect and enhance our natural environment.

### **Goal 3 – Natural Environment & Sustainability**

Strategy 3.3 – Lead by example and encourage our community to reduce waste.

## **9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

## **10. CONCLUSION**

Council resolved to continue to participate in the establishment of a Special Purpose Vehicle (SPV) and collaborative procurement process for Advanced Waste Processing in June 2021. This process is now moving to the final procurement stage, where participant Councils with equal shareholdings in the South East Metropolitan Advanced Waste Processing Pty Ltd will seek to construct and operate an advanced waste processing facility, subject to a number of key requirements being met by the tender process. Successful delivery of the project will support Council as it seeks to manage residual waste needs into the future.

## **11. CONFIDENTIALITY**

**A Confidential Report to Council has been prepared to supplement this report and details information which may be confidential pursuant to Council's Governance rules and Section 66 of the Local Government Act 2020. It relates to:**

- Private commercial information that, if released, would unreasonably expose AWP tenderers to disadvantage/advantage.

**Report Prepared By:                      Coordinator, Waste Management, Nick Dunstan**

**Report Authorised By:                 Director Infrastructure, Grant Thorne**

## **Attachments**

Nil

## 9 Connected Communities Officers' Reports for consideration

### 9.1 Minor Grants Program 2021-22 Monthly Report

**SUMMARY:** Community Partnerships Officer, Deb Robert

This report summarises the grant applications recommended for approval in February 2022 for the 2021-2022 Minor Grants Program. All applications have been assessed against the criteria set out in the Minor Grants Program Policy.

Applications under the Minor Grants Policy are limited to a maximum of \$3,000 within the current financial year.

#### RECOMMENDATION

That Council:

1. Approve four applications for a total of \$6,212.00, as detailed below:

Applicant Name	Project Title	Amount Requested	Amount Recommended
Koorie Academy Ltd	Koorie Academy Charity AllStar Game	\$3,000.00	\$2,000.00
Miller Park Tennis Club	BAC Light Integration	\$506.00	\$506.00
Combined Probus Club of Knox Inc.	Purchase of Square Point of Sale System	\$2,877.00	\$2,877.00
Lions Club of Rowville	Caps/Aprons for new members and children's book collection program trolley	\$829.00	\$829.00
<b>TOTAL</b>		<b>\$7,212.00</b>	<b>\$6,212.00</b>

2. Refuse three applications requesting \$9,000.00, as detailed below:

Applicant Name	Project Title	Amount Requested	Reason for Refusal
Out of the Wings Theatre	Footloose the Musical	\$3,000.00	Retrospective funding for an event that was held on 12/13 February 2022 (Cl.6.28).
The Food Affectionist	Meals for Locals	\$3,000.00	Funding for same project provided in current financial year (Cl.6.24).
Lighthouse Foundation	Sustaining Carer Workforce with Rapid Antigen Tests	\$3,000.00	Considered to be funding responsibility of other level of Government (Cl.6.23). Allocation of State Government funded RATs to be distributed

- 3. Note that inclusive of the above recommended grants, totalling \$6,212.00, a total of \$124,715.30 has been awarded to date under the 2021-2022 Minor Grants Program supporting 57 different community-based organisations and their programs.**

## **1. INTRODUCTION**

The Minor Grants Program provides a pool of grant funding that can respond on a monthly basis to requests for small amounts of funding to assist with short term, one-off projects or initiatives that are relatively minor in nature.

The objective of the Minor Grants Program is to be an accessible and responsive funding source to assist a wide range of community led activities across the municipality and support volunteer effort and civic participation.

It operates under the principles of other Knox Council grants programs to ensure:

- Funded projects will provide benefit to the Knox community and help meet Council objectives;
- Co-operation and collaboration between groups will be encouraged;
- The grant process will be consistent, equitable and transparent; and
- The grant process will support and strengthen community groups in developing local solutions to local needs.

Applications are assessed against criteria specified in the Minor Grants Program Policy (updated and approved in April 2020) to determine the eligibility of the applicant organisation and the eligibility of the grant application.

The Policy sets out an open and transparent grant program that meets the principles of good governance and is compliant with the requirements of the Local Government Act 2020.

In accordance with the Policy, applications for funding have been assessed by the Chief Executive Officer, or delegate, for Council's approval.

## **2. DISCUSSION**

This report presents to Council the recommendations for recent Minor Grant applications in accordance with the Policy.

Seven complete grant applications were received since the previous Council meeting held on 31 January 2022, requesting grants totalling \$16,212.00. Three of the applicant groups are eligible for the full amount requested and one is eligible for part funding.

An application was received from the Koorie Academy Ltd for a grant of \$3,000.00 to assist with event costs for an AllStars Basketball game for the Koorie community, to be held at the State Basketball Centre in Wantirna on 20 March 2022. The Koorie Academy received a grant of \$2,227.27 in 2020-21 and is, therefore, only eligible to receive \$2,272.73. The provision of the grant is recommended to be conditional on the completion of the acquittal for the 2020-2021 grant as per the Minor Grants Program Policy.

The other recommended applications are summarised as follows:

- Miller Park Tennis Club is seeking \$506.00 to assist with connection of new external court lighting;

- Combined Probus Club of Knox Inc. requests \$2,877.00 to purchase a Square Point of Sale system for club activities; and
- The Lions Club of Rowville are seeking \$829.00 to purchase caps and aprons for new members helping with their fundraising activities and projects, and a trolley for collecting children's book to redistribute.

The three remaining applications, from Out of the Wings Theatre, The Food Affectionist and the Lighthouse Foundation, are not recommended for funding.

The Out of the Wings Theatre requested \$3,000.00 to assist with a musical production by LGBTIQIA+, IBOC and disabled young people and is not recommended because the production was scheduled for 10-13 February 2022. A grant allocation would be retrospective and not eligible under Cl.6.28 of the Minor Grants Program Policy. There is no reference in the application to exceptional circumstances that would warrant exemption from the Policy.

The Food Affectionist, auspiced by Outer East Foodshare Inc., requested a grant of \$3,000.00 for food supplies to provide cooked meals for people in the Outer East/Dandenongs and is not eligible under Cl.6.24 of the Minor Grants Program Policy. The group received a grant of \$2000.00 in November, 2021, for the same, or substantially the same, project. Officers will refer the applicant to alternate upcoming Council grant programs.

The Lighthouse Foundation operates out of home care for young people in Boronia and seeks a grant to purchase additional Rapid Antigen Tests to assist in protecting the carers and household members. A limited supply has been provided though DHHS to date. This expense is an operational cost that is the funding responsibility of other levels of government and is, therefore, not eligible under Cl.6.23 of the Minor Grants Program Policy.

Council has no capacity, within its current budget, to fund or provide rapid antigen tests for the many community groups, clubs and local community services across the municipality who may require them.

Advice was provided by Department of Jobs, Precincts and Regions on 18 February 2022 that all Victorian councils have been allocated limited additional supplies of Rapid Antigen Tests (RATs) from the State Supply Chain. This will allow councils to provide tests to vulnerable and CALD community members and providers, who access existing services and who face barriers in accessing RATs. The Lighthouse Foundation will be included in this allocation.

Officers are also liaising with the Foundation to explore options to fund alternate projects that meet the Minor Grants criteria which would alleviate financial pressures.

Application details are provided in Attachment 1.

### **3. CONSULTATION**

Consultation is undertaken with organisations in relation to their grant applications whenever possible and if necessary, to clarify details regarding their applications prior to Council's consideration.

Advice or information may be sought from officers across Council in relation to either the applying organisation or the proposed project, or both, if considered necessary.

The Policy specifies assessment can occur by the Chief Executive Officer, or delegate, and make recommendation for Council's determination.

#### **4. CLIMATE CHANGE CONSIDERATIONS**

The subject of this report has been considered in the context of climate change and its relevance to the Knox Climate Response Plan 2021 – 2031.

Implementation of the recommendation is considered to have no direct implications for Council's Net Zero 2030 target, the Community Net Zero 2040, exposure to climate risks or climate change adaptation.

#### **5. ENVIRONMENTAL/AMENITY CONSIDERATIONS**

There are no environmental or amenity issues associated with this report.

#### **6. FINANCIAL & ECONOMIC IMPLICATIONS**

The approval of Minor Grants is managed within Council's adopted budget. The 2021-2022 budget provides \$193,729.00 for the Minor Grants Program (comprising the annual allocation of \$150,582.00 plus an additional \$43,147.00 carried forward from the 2020-21 Minor Grants Program, as per the Minor Grants Policy).

Recommended applications for the February period total \$6,212.00. If approved as recommended, the remaining Minor Grants budget for 2021-2022 will total \$90,707.44 before GST adjustments.

#### **7. SOCIAL IMPLICATIONS**

The Minor Grants Program allows Council to respond promptly to requests from Knox- based community groups for small amounts of funding to assist a variety of community-based programs, projects or activities. Council's Minor Grants are a simple and streamlined source of funding that can make a significant difference for local community organisations in need of short-term, specific purpose assistance.

#### **8. RELEVANCE TO KNOX COMMUNITY AND COUNCIL PLAN 2021-2025**

##### **Opportunity & Innovation**

Strategy 1.3 - Support organisations in Knox to navigate recovery and new ways of working.

##### **Neighbourhoods, Housing & Infrastructure**

Strategy 2.2 - Create, enhance and maintain places and spaces for people to live, work, play and connect.

##### **Connection, Resilience & Wellbeing**

Strategy 4.1 - Support our community to improve their physical, mental and social health and wellbeing.

Strategy 4.2 - Foster inclusivity, equality, belonging and safety within the community.

Strategy 4.3 - Honour and integrate First Nations Culture into actions and environments.

Strategy 4.4 - Support the community to identify and lead community strengthening initiatives.

### **Civic Engagement & Integrity**

Strategy 5.2 - Manage our resources effectively to ensure financial sustainability and improved customer experience.

Strategy 5.3 - Ensure our processes are transparent and decisions are accountable.

### **9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

### **10. CONFIDENTIALITY**

There is no content in this report that meets the definition of confidential information from the Local Government Act 2020.

**Report Prepared By:                   Community Partnerships Officer, Deb Robert**

**Report Authorised By:            Director Connected Communities, Tanya Scicluna**

### **Attachments**

1. Attachment 1 - Minor Grants Applications [9.1.1 - 42 pages]

## Attachment 1

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 98- MGP - 2021-22 From Lighthouse Foundation**  
 Form Submitted 13 Jan 2022, 3:05pm AEDT

## MINOR GRANTS PROGRAM APPLICATION FORM

### Minor Grants Information

**To meet the policy requirements for funding applications under the Minor Grants Program, requests must meet the following criteria:**

1. Applications must be from individuals who reside in Knox or community groups that provide services to the Knox community.
2. Applications for funding cannot be made retrospectively and must be received before the event or activity to which the funding relates is undertaken.

Application Amount	Incorporated or Auspiced?	Assessment & Determination	Acquittal
< \$500	No	Assessed and determined by the CEO or delegate.	Proof of expenditure / purchase (i.e. receipt).
\$501 to \$1,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Proof of expenditure / purchase (i.e. receipt).
\$1,001 to \$3,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Funding Agreement & Acquittal required.

### Application Category

#### Application Amount

< \$500  \$501 to \$1,000  \$1,001 to \$3,000

## APPLICANT DETAILS

**\* indicates a required field**

### Applicant Details

#### Organisation Name \*

Lighthouse Foundation

#### Organisation Address \*

[REDACTED]

State/Province, Postcode, and Country are required.



**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 98- MGP - 2021-22 From Lighthouse Foundation**  
 Form Submitted 13 Jan 2022, 3:05pm AEDT

**Contact Name**

[REDACTED]

**Project Contact Address \***

[REDACTED]

State/Territory/Province, Postcode, and Country are required.

**Phone Number**

[REDACTED]

Provide a valid phone number.

**Mobile Phone Number \***

[REDACTED]

Provide a valid Australian phone number.

**Email \***

[REDACTED]

**Please provide your ABN**

12 101 549 508

Information from the Australian Business Register	
<b>ABN</b>	12 101 549 508
<b>Entity name</b>	Lighthouse Foundation
<b>ABN status</b>	Active
<b>Entity type</b>	Australian Public Company
<b>Goods &amp; Services Tax (GST)</b>	Yes
<b>DGR Endorsed</b>	Yes (Item 1)
<b>ATO Charity Type</b>	Public Benevolent Institution <a href="#">More information</a>
<b>ACNC Registration</b>	Registered
<b>Tax Concessions</b>	FBT Exemption, GST Concession, Income Tax Exemption
<b>Main business location</b>	3121 VIC

*Information retrieved at 6:54am today*

Must be an ABN.

Provide ABN of auspice organisation if relevant. If no ABN please complete a Statement by Supplier declaration.

**Is your organisation Incorporated? \*** Yes  No

If No please provide details of Auspice below

**Incorporation Details****Please provide your Incorporated number**

101 549 508

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 98- MGP - 2021-22 From Lighthouse Foundation**  
 Form Submitted 13 Jan 2022, 3:05pm AEDT

## PROJECT DETAILS

\* indicates a required field

### Request Details

**Project Title \***

Sustaining our carer workforce with Rapid Antigen Testing

**Project Start Date \***

31/01/2022

Must be a date.

**Project End Date \***

30/06/2022

Must be a date.

**(a) Briefly describe details of the request: \***

Lighthouse Foundation employs carers to live with and support vulnerable young people who would otherwise be homeless in our community. With PCR testing unable to cope with Australia's surge in Omicron COVID cases, Rapid Antigen Tests (RAT) are the most effective way to maintain our carer workforce. A negative RAT allows carers who would otherwise have to isolate (as a consequence of being exposed to a covid positive person or because of the onset of mild symptoms) to continue their vital role. RATs are available to purchase in Australia however they are expensive. This is particularly true at our Lighthouse homes including our home in Boronia, where we had a positive case. At that time we required 6 RATs per day to ensure those not infected could maintain contact with other staff and household members. Lighthouse seeks funding to purchase 200 RATs @ \$15 per test. As a worst-case scenario, this will allow 6 individuals to be tested for 34 days. Lighthouse will ensure that these tests are used only when necessary, therefore, if fewer people are exposed to a positive case or have symptoms, the supply of 100 RATs will last longer than 34 days.

**(b) What community benefit is gained from this project / activity? \***

Lighthouse Foundation combines long-term accommodation with intensive therapeutic care and support to help homeless young people heal from past traumas. We know from independent evaluations that more than 80% of our young people never experience homelessness again. Our Bonbeach house is home to up to four formerly homeless young people and their live-in carers. The current surge in COVID cases has affected more than 10% of Lighthouse staff and residents and that number is expected to increase in the coming weeks and months. Lighthouse will use RAT to ensure that individuals are identified as COVID negative before they come into contact with our vulnerable cohort of young people. This will help us sustain our workforce when so many businesses are organisations are forced to shut or under service vulnerable clients.

**How many people will directly benefit from or participate in your project / activity? \***

16

Must be a number

**How many of the above are Knox residents? \***

100%

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 98- MGP - 2021-22 From Lighthouse Foundation**  
 Form Submitted 13 Jan 2022, 3:05pm AEDT

Must be a number

**BUDGET**

**\* indicates a required field**

**(d) What is the total cost of the project / activity? \***

\$3,000.00

Must be a dollar amount.

What is the total budgeted cost (dollars) of your project?

**(c) What amount is being requested? \***

\$3,000.00

Must be a dollar amount.

What is the total financial support you are requesting in this application?

**Minor Grant Expenses**

Please detail the items you would like the Minor Grants Program to fund.

Expenditure	\$
Rapid Antigen Tests x 200 @\$15 each	\$3,000.00
	Must be a dollar amount.

**Minor Grant Budget Total**

**Total Expenditure Amount**

\$3,000.00

This number/amount is calculated.

**Quotes For Planned Expenses**

**Attach quotes for expenses here. \***

---

Filename: Correspondence and price of RATs.pdf  
 File size: 195.3 kB

**Other Grant Funding**

**(e) Have funds been sought / provided from other Council grants? \***

Yes  No

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 98- MGP - 2021-22 From Lighthouse Foundation**  
Form Submitted 13 Jan 2022, 3:05pm AEDT

## Other Fund Details

**Year of Application:**  
2012

**Grant Program:**  
Community Development Fund - Unsuccessful

**Amount:**  
\$  
Must be a dollar amount.

## ADDITIONAL SUPPORTING INFORMATION

**\* indicates a required field**

### Evidence of Public Liability

**Evidence of current Public Liability Insurance must be supplied \***

---

Filename: LHF\_Certificate of Currency\_All Policies\_21-22 (2).pdf  
File size: 312.7 kB

**Public Liability Expiry Date \***  
30/06/2022  
Must be a date.

**Please attach relevant supporting documentation, including:**

- A project plan
- Evidence of Incorporation

**Attach relevant documentation:**

---

Filename: Lighthouse Constitution - (amended AGM Nov 2010).pdf  
File size: 432.6 kB

## DECLARATION

**\* indicates a required field**

**I declare that all information within this application is true and correct.**  
**If successful the organisation commits to provide an acquittal of all grant funds to Council as outlined in the Minor Grants Program Policy.**



**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 98- MGP - 2021-22 From Lighthouse Foundation**  
Form Submitted 13 Jan 2022, 3:05pm AEDT

**Position (if organisation) \***

[REDACTED]

**Declaration Date \***

13/01/2022

Must be a date.

**Privacy Statement**

The personal information requested in this application form is for the purposes of administering the Minor Grants Program and will only be used by Council for that primary purpose or directly related purposes. Whilst information relating to groups and the specific request/project details will be published, personal information in regards to individuals will not be disclosed except as required by law.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 99- MGP - 2021-22 From The Food Affectionist**  
 Form Submitted 18 Jan 2022, 7:32pm AEDT

## MINOR GRANTS PROGRAM APPLICATION FORM

### Minor Grants Information

**To meet the policy requirements for funding applications under the Minor Grants Program, requests must meet the following criteria:**

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2. Applications for funding cannot be made retrospectively and must be received before the event or activity to which the funding relates is undertaken.

Application Amount	Incorporated or Auspiced?	Assessment & Determination	Acquittal
< \$500	No	Assessed and determined by the CEO or delegate.	Proof of expenditure / purchase (i.e. receipt).
\$501 to \$1,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Proof of expenditure / purchase (i.e. receipt).
\$1,001 to \$3,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Funding Agreement & Acquittal required.

### Application Category

#### Application Amount

< \$500  \$501 to \$1,000  \$1,001 to \$3,000

## APPLICANT DETAILS

**\* indicates a required field**

### Applicant Details

#### Organisation Name \*

The Food Affectionist

#### Organisation Address \*

[REDACTED]

ate/Province, Postcode, and Country are required.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 99- MGP - 2021-22 From The Food Affectionist**  
 Form Submitted 18 Jan 2022, 7:32pm AEDT

**Contact Name**

[REDACTED]

**Project Contact Address \***

[REDACTED]

b/ [REDACTED] ate/Province, Postcode, and Country are required.

**Phone Number**

Must be an Australian phone number.

**Mobile Phone Number \***

[REDACTED]

ustralian phone number.

**Email \***

[REDACTED]

**Please provide your ABN**

51 108 838 193

Information from the Australian Business Register	
<b>ABN</b>	51 108 838 193
<b>Entity name</b>	Lillie Giang
<b>ABN status</b>	Active
<b>Entity type</b>	Individual/Sole Trader
<b>Goods &amp; Services Tax (GST)</b>	Yes
<b>DGR Endorsed</b>	No
<b>ATO Charity Type</b>	Not endorsed <a href="#">More information</a>
<b>ACNC Registration</b>	No
<b>Tax Concessions</b>	No tax concessions
<b>Main business location</b>	3152 VIC
<i>Information retrieved at 4:47am today</i>	

Must be an ABN.

provide ABN of auspice organisation if relevant. If no ABN please complete a Statement by Supplier declaration.

**Is your organisation Incorporated? \*** Yes  No

If No please provide details of Auspice below

**Auspice Details****Auspice Organisation Name \***

Outer East Foodshare Inc

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 99- MGP - 2021-22 From The Food Affectionist**  
 Form Submitted 18 Jan 2022, 7:32pm AEDT

**Auspice ABN**  
 96 742 344 380

Information from the Australian Business Register	
<b>ABN</b>	96 742 344 380
<b>Entity name</b>	Outer East Foodshare Inc
<b>ABN status</b>	Active
<b>Entity type</b>	Other Incorporated Entity
<b>Goods &amp; Services Tax (GST)</b>	Yes
<b>DGR Endorsed</b>	Yes
<b>ATO Charity Type</b>	Charity <a href="#">More information</a>
<b>ACNC Registration</b>	Registered
<b>Tax Concessions</b>	FBT Rebate, GST Concession, Income Tax Exemption
<b>Main business location</b>	3158 VIC

*Information retrieved at 4:47am today*

Must be an ABN.

**Auspice Project Contact \***

[REDACTED]

**Auspice Position \***

[REDACTED]

**Auspice Phone Number \***

[REDACTED]

Australian phone number.

**Auspice Email \***

[REDACTED]

**Signature of auspice representative - permission required \***

Filename: Text of email from Outer East Foodshare.docx

File size: 13.4 kB

Please upload signed declaration from auspice representative

## PROJECT DETAILS

**\* indicates a required field**

### Request Details

**Project Title \***

Meals for Locals

**Project Start Date \***



**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 99- MGP - 2021-22 From The Food Affectionist**  
 Form Submitted 18 Jan 2022, 7:32pm AEDT

24/01/2022  
 Must be a date.

**Project End Date \***  
 16/04/2022  
 Must be a date.

**(a) Briefly describe details of the request: \***

To source ingredients and cook around 200 meals per week for needy people in the Outer East / Dandenongs. Free fruit and vegetables will be sourced from Foodbank and SecondBite where possible. Given current shortages in the food supply chain it is expected that fewer free raw ingredients will be available this year, also there is likely to be shortages of staples such as pasta, cooking oil and flour. Therefore these items may need to be purchased this quarter. Protein foods will still need to be purchased, as will takeaway food containers.

**(b) What community benefit is gained from this project / activity? \***

Many of the recipients of this program during the last half of 2021 were struggling with Covid shortages /restrictions, lack of meals from Community Meals programs and financial difficulties. This program will continue to support these people by easing these problems and improving their nutrition. (Many people who are struggling financially turn to 'cheaper' meals such as hot chips /pizza.) Once Covid restrictions begin to ease 'cook-ins' will be offered such as one planned for Homeless People in a park using gas fired woks. The aim is to engage and enthuse people to cook nutritious food and end the session with the meals they have cooked.

**How many people will directly benefit from or participate in your project / activity? \***

300  
 Must be a number

**How many of the above are Knox residents? \***

230  
 Must be a number

## BUDGET

**\* indicates a required field**

**(d) What is the total cost of the project / activity? \***

\$3,800.00  
 Must be a dollar amount.  
 What is the total budgeted cost (dollars) of your project?

**(c) What amount is being requested? \***

\$3,000.00  
 Must be a dollar amount.  
 What is the total financial support you are requesting in this application?

## Minor Grant Expenses

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 99- MGP - 2021-22 From The Food Affectionist**  
 Form Submitted 18 Jan 2022, 7:32pm AEDT

Please detail the items you would like the Minor Grants Program to fund.

<b>Expenditure</b>	<b>\$</b>
protein foods	\$1,600.00
takeaway containers	\$900.00
kichen staples, oil, pasta, rice	\$500.00
	Must be a dollar amount.

### Minor Grant Budget Total

**Total Expenditure Amount**  
 \$3,000.00

This number/amount is calculated.

### Quotes For Planned Expenses

**Attach quotes for expenses here. \***

Filename: Invoice INV-0021 (1).pdf  
 File size: 49.8 kB

Filename: Invoice INV-0022.pdf  
 File size: 55.2 kB

Filename: Invoice INV-0024 (3).pdf  
 File size: 48.7 kB

Filename: Supply of quotes for Lillie2022.docx  
 File size: 10.7 kB

### Other Grant Funding

**(e) Have funds been sought / provided from other Council grants? \***

Yes  No

## ADDITIONAL SUPPORTING INFORMATION

**\* indicates a required field**

### Evidence of Public Liability

**Evidence of current Public Liability Insurance must be supplied \***

Filename: Lillie Glang BIZPACK\_InsurerCertificateOfCurrency2022.pdf  
 File size: 76.7 kB

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 99- MGP - 2021-22 From The Food Affectionist**  
Form Submitted 18 Jan 2022, 7:32pm AEDT

**Public Liability Expiry Date \***

30/09/2022

Must be a date.

**Please attach relevant supporting documentation, including:**

- **A project plan**
- **Evidence of Incorporation**

**Attach relevant documentation:**

---

Filename: Lillie's Meal Share 2022 to Knox Council.docx

File size: 11.8 kB

## DECLARATION

**\* indicates a required field**

**I declare that all information within this application is true and correct.**

**If successful the organisation commits to provide an acquittal of all grant funds to Council as outlined in the Minor Grants Program Policy.**

**Name \***

[REDACTED]

**Position (if organisation) \***

[REDACTED]

**Declaration Date \***

18/01/2022

Must be a date.

## Privacy Statement

The personal information requested in this application form is for the purposes of administering the Minor Grants Program and will only be used by Council for that primary purpose or directly related purposes. Whilst information relating to groups and the specific request/project details will be published, personal information in regards to individuals will not be disclosed except as required by law.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 100- MGP - 2021-22 From Koorie Academy Ltd**  
 Form Submitted 31 Jan 2022, 12:33pm AEDT

## MINOR GRANTS PROGRAM APPLICATION FORM

### Minor Grants Information

**To meet the policy requirements for funding applications under the Minor Grants Program, requests must meet the following criteria:**

1. Applications must be from individuals who reside in Knox or community groups that provide services to the Knox community.
2. Applications for funding cannot be made retrospectively and must be received before the event or activity to which the funding relates is undertaken.

Application Amount	Incorporated or Auspiced?	Assessment & Determination	Acquittal
< \$500	No	Assessed and determined by the CEO or delegate.	Proof of expenditure / purchase (i.e. receipt).
\$501 to \$1,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Proof of expenditure / purchase (i.e. receipt).
\$1,001 to \$3,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Funding Agreement & Acquittal required.

### Application Category

#### Application Amount

< \$500  \$501 to \$1,000  \$1,001 to \$3,000

## APPLICANT DETAILS

**\* indicates a required field**

### Applicant Details

#### Organisation Name \*

Koorie Academy Ltd

#### Organisation Address \*

[REDACTED]

/Province, Postcode, and Country are required.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 100- MGP - 2021-22 From Koorie Academy Ltd**  
 Form Submitted 31 Jan 2022, 12:33pm AEDT

**Contact Name**

[REDACTED]

**Project Contact Address \***

[REDACTED]

Address, Postcode, and Country are required.

**Phone Number**

Must be an Australian phone number.

**Mobile Phone Number \***

[REDACTED]

Must be an Australian phone number.

**Email \***

[REDACTED]

**Please provide your ABN**

89 644 927 042

Information from the Australian Business Register	
<b>ABN</b>	89 644 927 042
<b>Entity name</b>	Koorie Academy Ltd
<b>ABN status</b>	Active
<b>Entity type</b>	Australian Public Company
<b>Goods &amp; Services Tax (GST)</b>	No
<b>DGR Endorsed</b>	Yes (Item 1)
<b>ATO Charity Type</b>	Public Benevolent Institution <a href="#">More information</a>
<b>ACNC Registration</b>	Registered
<b>Tax Concessions</b>	FBT Exemption, GST Concession, Income Tax Exemption
<b>Main business location</b>	3141 VIC
<i>Information retrieved at 3:53am today</i>	

Must be an ABN.

Provide ABN of auspice organisation if relevant. If no ABN please complete a Statement by Supplier declaration.

**Is your organisation Incorporated? \*** Yes  No

If No please provide details of Auspice below

**Incorporation Details****Please provide your Incorporated number**

644927042

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 100- MGP - 2021-22 From Koorie Academy Ltd**  
Form Submitted 31 Jan 2022, 12:33pm AEDT

## PROJECT DETAILS

**\* indicates a required field**

### Request Details

**Project Title \***

Koorie Academy Charity All Star Game

**Project Start Date \***

20/03/2022

Must be a date.

**Project End Date \***

20/03/2022

Must be a date.

**(a) Briefly describe details of the request: \***

Koorie Academy is hosting an All Star Basketball game for the Koorie community at the State Basketball Center, Knox. This event will see a combinations of Professional Athletes, Politicians, Victoria Police representatives and celebrities compete in a fun competition game. The event will show case Koorie children and young people who participate in Koorie Academy basketball programs as well as various events and activities to acknowledge Indigenous Culture.

**(b) What community benefit is gained from this project / activity? \***

The Victoria Aboriginal community who live in and around Knox City as well as other Indigenous and Torres Strait Islander peoples will benefit from this event.

**How many people will directly benefit from or participate in your project / activity? \***

250-300

Must be a number

**How many of the above are Knox residents? \***

100

Must be a number

## BUDGET

**\* indicates a required field**

**(d) What is the total cost of the project / activity? \***

\$60,000.00

Must be a dollar amount.

What is the total budgeted cost (dollars) of your project?

**(c) What amount is being requested? \***

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 100- MGP - 2021-22 From Koorie Academy Ltd**  
 Form Submitted 31 Jan 2022, 12:33pm AEDT

\$3,000.00

Must be a dollar amount.

What is the total financial support you are requesting in this application?

## Minor Grant Expenses

Please detail the items you would like the Minor Grants Program to fund.

Expenditure	\$
250 x Lanyards	\$752.00
200 x Tote bages	\$602.00
100 x Back packs	\$1,300.00
100 x Coloured Markers (Koorie art project)	\$300.00
	Must be a dollar amount.

## Minor Grant Budget Total

**Total Expenditure Amount**

\$2,954.00

This number/amount is calculated.

## Quotes For Planned Expenses

**Attach quotes for expenses here. \***

Filename: Quotes for KACharityAllStarGame (1).pdf

File size: 55.7 kB

## Other Grant Funding

**(e) Have funds been sought / provided from other Council grants? \***

Yes  No

## ADDITIONAL SUPPORTING INFORMATION

**\* indicates a required field**

### Evidence of Public Liability

**Evidence of current Public Liability Insurance must be supplied \***

Filename: KOORIE BASKETBALL ACADEMY - COC.pdf

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 100- MGP - 2021-22 From Koorie Academy Ltd**  
Form Submitted 31 Jan 2022, 12:33pm AEDT

File size: 320.7 kB

**Public Liability Expiry Date \***

01/02/2023  
Must be a date.

**Please attach relevant supporting documentation, including:**

- **A project plan**
- **Evidence of Incorporation**

**Attach relevant documentation:**

*No files have been uploaded*

## DECLARATION

**\* indicates a required field**

**I declare that all information within this application is true and correct.**

**If successful the organisation commits to provide an acquittal of all grant funds to Council as outlined in the Minor Grants Program Policy.**

**Name \***

[REDACTED]

[REDACTED]

**Declaration Date \***

31/01/2022  
Must be a date.

## Privacy Statement

The personal information requested in this application form is for the purposes of administering the Minor Grants Program and will only be used by Council for that primary purpose or directly related purposes. Whilst information relating to groups and the specific request/project details will be published, personal information in regards to individuals will not be disclosed except as required by law.



**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 104- MGP - 2021-22 From Miller Park Tennis Club**  
 Form Submitted 10 Feb 2022, 4:57pm AEDT

## MINOR GRANTS PROGRAM APPLICATION FORM

### Minor Grants Information

**To meet the policy requirements for funding applications under the Minor Grants Program, requests must meet the following criteria:**

1. Applications must be from individuals who reside in Knox or community groups that provide services to the Knox community.
2. Applications for funding cannot be made retrospectively and must be received before the event or activity to which the funding relates is undertaken.

Application Amount	Incorporated or Auspiced?	Assessment & Determination	Acquittal
< \$500	No	Assessed and determined by the CEO or delegate.	Proof of expenditure / purchase (i.e. receipt).
\$501 to \$1,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Proof of expenditure / purchase (i.e. receipt).
\$1,001 to \$3,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Funding Agreement & Acquittal required.

### Application Category

#### Application Amount

< \$500  \$501 to \$1,000  \$1,001 to \$3,000

## APPLICANT DETAILS

**\* indicates a required field**

### Applicant Details

#### Organisation Name \*

Miller Park Tennis Club

#### Organisation Address \*

[REDACTED]

State/Province, Postcode, and Country are required.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 104- MGP - 2021-22 From Miller Park Tennis Club**  
 Form Submitted 10 Feb 2022, 4:57pm AEDT

**Contact Name**

[REDACTED]

**Project Contact Address \***

[REDACTED]

State/Province, Postcode, and Country are required.

**Phone Number**

[REDACTED]

Australian phone number.

**Mobile Phone Number \***

[REDACTED]

Australian phone number.

**Email \***

[REDACTED]

**Please provide your ABN**

65 925 360 517

Information from the Australian Business Register	
<b>ABN</b>	65 925 360 517
<b>Entity name</b>	Miller Park Tennis Club Inc
<b>ABN status</b>	Active
<b>Entity type</b>	Other Incorporated Entity
<b>Goods &amp; Services Tax (GST)</b>	No
<b>DGR Endorsed</b>	No
<b>ATO Charity Type</b>	Not endorsed <a href="#">More information</a>
<b>ACNC Registration</b>	No
<b>Tax Concessions</b>	No tax concessions
<b>Main business location</b>	3154 VIC
<i>Information retrieved at 4:47am today</i>	

Must be an ABN.

provide ABN of auspice organisation if relevant. If no ABN please complete a Statement by Supplier declaration.

**Is your organisation Incorporated? \*** Yes  No

If No please provide details of Auspice below

**Incorporation Details****Please provide your Incorporated number**

A0008718V

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 104- MGP - 2021-22 From Miller Park Tennis Club**  
Form Submitted 10 Feb 2022, 4:57pm AEDT

## PROJECT DETAILS

**\* indicates a required field**

### Request Details

**Project Title \***

BAC light integration

**Project Start Date \***

01/03/2022

Must be a date.

**Project End Date \***

15/03/2022

Must be a date.

**(a) Briefly describe details of the request: \***

Connect the lights on the rear 3 courts with the newly installed BAC (Keyless Court Access System)

**(b) What community benefit is gained from this project / activity? \***

This will streamline the use of the rear three courts for coaching and competition tennis, so that they will come on automatically at dusk when required by the coaches or comp players

**How many people will directly benefit from or participate in your project / activity? \***

100

Must be a number

**How many of the above are Knox residents? \***

80

Must be a number

## BUDGET

**\* indicates a required field**

**(d) What is the total cost of the project / activity? \***

\$506.00

Must be a dollar amount.

What is the total budgeted cost (dollars) of your project?

**(c) What amount is being requested? \***

\$506.00

Must be a dollar amount.

What is the total financial support you are requesting in this application?

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 104- MGP - 2021-22 From Miller Park Tennis Club**  
 Form Submitted 10 Feb 2022, 4:57pm AEDT

## Minor Grant Expenses

Please detail the items you would like the Minor Grants Program to fund.

Expenditure	\$
Electrical contractor to undertake works	\$506.00
	Must be a dollar amount.

## Minor Grant Budget Total

### Total Expenditure Amount

\$506.00

This number/amount is calculated.

## Quotes For Planned Expenses

**Attach quotes for expenses here. \***

Filename: QUOQ1466 Integration of Back courts.pdf

File size: 181.1 kB

## Other Grant Funding

**(e) Have funds been sought / provided from other Council grants? \***

Yes  No

## ADDITIONAL SUPPORTING INFORMATION

**\* indicates a required field**

### Evidence of Public Liability

**Evidence of current Public Liability Insurance must be supplied \***

Filename: MPTC Certificate of Currency MAI\_Tennis - 28-01-2022.pdf

File size: 137.6 kB

**Public Liability Expiry Date \***

30/09/2022

Must be a date.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 104- MGP - 2021-22 From Miller Park Tennis Club**  
Form Submitted 10 Feb 2022, 4:57pm AEDT

**Please attach relevant supporting documentation, including:**

- **A project plan**
- **Evidence of Incorporation**

**Attach relevant documentation:**

*No files have been uploaded*

## DECLARATION

**\* indicates a required field**

**I declare that all information within this application is true and correct.**

**If successful the organisation commits to provide an acquittal of all grant funds to Council as outlined in the Minor Grants Program Policy.**

**Name \***

[REDACTED]

**Position (if organisation) \***

[REDACTED]

**Declaration Date \***

28/01/2022

Must be a date.

## Privacy Statement

The personal information requested in this application form is for the purposes of administering the Minor Grants Program and will only be used by Council for that primary purpose or directly related purposes. Whilst information relating to groups and the specific request/project details will be published, personal information in regards to individuals will not be disclosed except as required by law.

## EFT PAYMENT CONSENT

**\* indicates a required field**

### Payment of Grant

Payments will be made by electronic funds transfer into the Organisation's bank account. Please provide details of the Organisation's bank account below.

**Bank Account \***

Account Name:

[REDACTED]

BSB Number:

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 104- MGP - 2021-22 From Miller Park Tennis Club**  
Form Submitted 10 Feb 2022, 4:57pm AEDT

Account Number: [REDACTED]  
Must be a valid Australian [REDACTED] account format.

**Contact Name \***

[REDACTED]

**Position \***

[REDACTED]

[REDACTED]

**Email Address \***

[REDACTED]

Must be an email address.

**Contact Phone Number \***

[REDACTED]

Must be an Australian phone number.

**Date \***

28/01/2022

Must be a date.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 101- MGP - 2021-22 From Out of the Wings Theatre**  
 Form Submitted 5 Feb 2022, 2:42pm AEDT

## MINOR GRANTS PROGRAM APPLICATION FORM

### Minor Grants Information

**To meet the policy requirements for funding applications under the Minor Grants Program, requests must meet the following criteria:**

1. Applications must be from individuals who reside in Knox or community groups that provide services to the Knox community.
2. Applications for funding cannot be made retrospectively and must be received before the event or activity to which the funding relates is undertaken.

Application Amount	Incorporated or Auspiced?	Assessment & Determination	Acquittal
< \$500	No	Assessed and determined by the CEO or delegate.	Proof of expenditure / purchase (i.e. receipt).
\$501 to \$1,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Proof of expenditure / purchase (i.e. receipt).
\$1,001 to \$3,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Funding Agreement & Acquittal required.

### Application Category

#### Application Amount

< \$500  \$501 to \$1,000  \$1,001 to \$3,000

## APPLICANT DETAILS

**\* indicates a required field**

### Applicant Details

#### Organisation Name \*

Out of the Wings Theatre

#### Organisation Address \*

[REDACTED]

e/Province, Postcode, and Country are required.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 101- MGP - 2021-22 From Out of the Wings Theatre**  
 Form Submitted 5 Feb 2022, 2:42pm AEDT

**Contact Name**

[REDACTED]

**Project Contact Address \***

[REDACTED]

e/Province, Postcode, and Country are required.

**Phone Number**

Must be an Australian phone number.

**Mobile Phone Number \***

[REDACTED]

ustralian phone number.

**Email \***

[REDACTED]

**Please provide your ABN**

Information from the Australian Business Register	
<b>ABN</b>	
<b>Entity name</b>	
<b>ABN status</b>	
<b>Entity type</b>	
<b>Goods &amp; Services Tax (GST)</b>	
<b>DGR Endorsed</b>	
<b>ATO Charity Type</b>	
<b>ACNC Registration</b>	No
<b>Tax Concessions</b>	
<b>Main business location</b>	

Must be an ABN.

provide ABN of auspice organisation if relevant. If no ABN please complete a Statement by Supplier declaration.

**Is your organisation Incorporated? \*** Yes  No

If No please provide details of Auspice below

**Incorporation Details****Please provide your Incorporated number**

A0112330J



**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 101- MGP - 2021-22 From Out of the Wings Theatre**  
 Form Submitted 5 Feb 2022, 2:42pm AEDT

## PROJECT DETAILS

\* indicates a required field

### Request Details

**Project Title \***

Footloose the Musical

**Project Start Date \***

10/02/2022

Must be a date.

**Project End Date \***

13/02/2022

Must be a date.

**(a) Briefly describe details of the request: \***

Our request is for financial assistance for the promotion, organisation, management and facilitation of Out Of The Wing's first full scale musical production, 'Footloose the Musical'. We are a not for profit youth theatre company aiming to provide theatrical opportunities for young people aged 15-21 who come from different minority backgrounds. Out of the Wings Theatre creates spaces for youth in the LGBTQIA+ community as well as IBPOC (Indigenous, Black or People of Colour) and disabled youth. Our show has a cast of youth from all these walks of life. We rely solely on fundraising and donations to be able to fund theatre hire as well as technical hire. Our show rehearses and will perform in the heart of Knox (Knox Community Arts Centre). We are applying for this Minor Grant to assist us financially in the hire of the theatre, as well as the lighting and sound equipment and technicians.

**(b) What community benefit is gained from this project / activity? \***

This show will provide an inclusive, creative, and professional performance experience for youth performers, crew members, and audiences in the City of Knox and surrounding suburbs. Our aim is to provide a creative and supportive space for young people in the Knox community who are often marginalised. Theatre is an important form of human connection and celebration, especially to young people. There is often a lack of dedicated spaces for LGBTQIA+, IBPOC or disabled youth, particularly in Arts. 'Footloose the Musical' is our very first fully staged production, which was specifically chosen to showcase and uplift these youth who so often feel alone, particularly in our community's post-Covid19 recovery. By doing this project, we are also facilitating opportunities for social connection and skill development through the art of music, dancing and acting. In the short time we have been rehearsing, many parents have reached out to us commenting on how they are so pleased there is this opportunity for their child in the Knox area, as there has not been many before. When the Knox community sees these talented young performers onstage at the Knox Community Arts Centre, we hope this will encourage future parents and children in the area that they have a place where they can grow, have creative opportunities and belong.

**How many people will directly benefit from or participate in your project / activity? \***

623

Must be a number

**How many of the above are Knox residents? \***

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 101- MGP - 2021-22 From Out of the Wings Theatre**  
 Form Submitted 5 Feb 2022, 2:42pm AEDT

500

Must be a number

## BUDGET

**\* indicates a required field**

**(d) What is the total cost of the project / activity? \***

\$10,730.00

Must be a dollar amount.

What is the total budgeted cost (dollars) of your project?

**(c) What amount is being requested? \***

\$3,000.00

Must be a dollar amount.

What is the total financial support you are requesting in this application?

## Minor Grant Expenses

Please detail the items you would like the Minor Grants Program to fund.

Expenditure	\$
Theatre Performance Hire and Technical Hire 10th February 2022	\$769.50
Theatre Performance Hire and Technical Hire 11th February 2022	\$769.50
Theatre Performance Hire and Technical Hire February 13th 2022 (not requesting full amount invoiced)	\$1,461.00
	Must be a dollar amount.

## Minor Grant Budget Total

**Total Expenditure Amount**

\$3,000.00

This number/amount is calculated.

## Quotes For Planned Expenses

**Attach quotes for expenses here. \***

---

 Filename: Event\_Sheet\_Report\_\_2022\_02\_06\_00\_00\_00\_\_2022\_02\_13\_23\_59\_59.pdf

File size: 1.1 MB

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 101- MGP - 2021-22 From Out of the Wings Theatre**  
Form Submitted 5 Feb 2022, 2:42pm AEDT

**Other Grant Funding**

**(e) Have funds been sought / provided from other Council grants? \***  
 Yes  No

**ADDITIONAL SUPPORTING INFORMATION**

**\* indicates a required field**

**Evidence of Public Liability**

**Evidence of current Public Liability Insurance must be supplied \***

Filename: PublicLiabilityCoC.pdf  
File size: 105.9 kB

**Public Liability Expiry Date \***  
02/12/2022  
Must be a date.

**Please attach relevant supporting documentation, including:**

- **A project plan**
- **Evidence of Incorporation**

**Attach relevant documentation:**

Filename: CERT-A0112330J.pdf  
File size: 115.1 kB

Filename: Project Outline - OOTW Footloose.pdf  
File size: 1.2 MB

**DECLARATION**

**\* indicates a required field**

**I declare that all information within this application is true and correct.**  
**If successful the organisation commits to provide an acquittal of all grant funds to Council as outlined in the Minor Grants Program Policy.**

**Name \***

[Redacted Name]

**Organisation) \***

[Redacted Organisation]

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022**  
**Application 101- MGP - 2021-22 From Out of the Wings Theatre**  
Form Submitted 5 Feb 2022, 2:42pm AEDT

**Declaration Date \***

05/02/2022

Must be a date.

**Privacy Statement**

The personal information requested in this application form is for the purposes of administering the Minor Grants Program and will only be used by Council for that primary purpose or directly related purposes. Whilst information relating to groups and the specific request/project details will be published, personal information in regards to individuals will not be disclosed except as required by law.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 105- MGP - 2021-22 From Combined Probus Club of Knox Inc.**  
 Form Submitted 10 Feb 2022, 12:58pm AEDT

## MINOR GRANTS PROGRAM APPLICATION FORM

### Minor Grants Information

**To meet the policy requirements for funding applications under the Minor Grants Program, requests must meet the following criteria:**

1. Applications must be from individuals who reside in Knox or community groups that provide services to the Knox community.
2. Applications for funding cannot be made retrospectively and must be received before the event or activity to which the funding relates is undertaken.

Application Amount	Incorporated or Auspiced?	Assessment & Determination	Acquittal
< \$500	No	Assessed and determined by the CEO or delegate.	Proof of expenditure / purchase (i.e. receipt).
\$501 to \$1,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Proof of expenditure / purchase (i.e. receipt).
\$1,001 to \$3,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Funding Agreement & Acquittal required.

### Application Category

#### Application Amount

< \$500  \$501 to \$1,000  \$1,001 to \$3,000

## APPLICANT DETAILS

**\* indicates a required field**

### Applicant Details

#### Organisation Name \*

Combined Probus Club of Knox Inc.

#### Organisation Address \*

[REDACTED]

ate/Province, Postcode, and Country are required.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 105- MGP - 2021-22 From Combined Probus Club of Knox Inc.**  
 Form Submitted 10 Feb 2022, 12:58pm AEDT

**Contact Name**

[Redacted]

**Project Contact Address \***

[Redacted]

Province, Postcode, and Country are required.

**Phone Number**

[Redacted]

Australian phone number.

**Mobile Phone Number \***

[Redacted]

Australian phone number.

**Email \***

[Redacted]

ss.

**Please provide your ABN**

Information from the Australian Business Register	
<b>ABN</b>	
<b>Entity name</b>	
<b>ABN status</b>	
<b>Entity type</b>	
<b>Goods &amp; Services Tax (GST)</b>	
<b>DGR Endorsed</b>	
<b>ATO Charity Type</b>	
<b>ACNC Registration</b>	No
<b>Tax Concessions</b>	
<b>Main business location</b>	

Must be an ABN.

provide ABN of auspice organisation if relevant. If no ABN please complete a Statement by Supplier declaration.

**Is your organisation Incorporated? \***

Yes  No

If No please provide details of Auspice below

**Incorporation Details**

**Please provide your Incorporated number**

A0037753A

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 105- MGP - 2021-22 From Combined Probus Club of Knox Inc.**  
 Form Submitted 10 Feb 2022, 12:58pm AEDT

## PROJECT DETAILS

\* indicates a required field

### Request Details

**Project Title \***

Purchase of Square Point of Sale System

**Project Start Date \***

01/04/2022

Must be a date.

**Project End Date \***

30/06/2022

Must be a date.

**(a) Briefly describe details of the request: \***

We wish to purchase (i) a Square Reader Point of Sale system, iPad and Touch Keyboard case (ii) A Square Terminal Point of Sale System, iPad and touch keyboard case and (iii) A Telstra Pre Paid 4GxWi-Fi Plus mobile broadband system.

The Square Reader system will be situated at the entrance to the Club's Meeting Room to enable members to pay the entry fee to Monthly meetings by credit/debit card.

The Terminal will be situated at the rear of the Meeting Room to enable members to pay for membership fees as well as the numerous social outings and activities arranged by the Club, by card. Both will be in use before the meeting starts

The iPads are a necessary component of the system, enabling the operation of the system via an App. They also will record all transactions carried out by card, which is important for administration purposes. Both iPads are compatible with each Square device.

The mobile wi fi is necessary for the systems to operate.

**(b) What community benefit is gained from this project / activity? \***

(i) The Club will rectify an adverse situation in that members will now be able to pay for membership fees, monthly meeting entrance fees and social activities arranged by the Club by credit/debit card. Most payments presently are cash payments.

(ii) Members can gather, be active and involved and feel secure in the knowledge that they do not need to be concerned about the amount of cash they have on hand to pay for Club expenses.

(iii) The Square system is a simple system to operate. We have consulted with another Probus Club which successfully uses the system. Their members are happy with it and find it simple to use; likewise, the Treasurer of the Club. We have carried out in depth research via the Square website as well as YouTube Videos in determining the suitability of the system for our needs. We consider the system so suitable. Being a simple system to use, it should attract use by members as well as attract members to volunteer to operate the system.

(iv) Members want such a system. They have expressed their approval of the Club setting up a credit/debit card system of payment.

(v) The Square system will allow our members, who are mostly in the 65 years of age to 90 years of age, age group to have the convenience of using their credit card/debit card to pay for club expenses in lieu of cash, cheque or EFT.

They will not need to bring large amounts of cash to our monthly meetings. Such amounts

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 105- MGP - 2021-22 From Combined Probus Club of Knox Inc.**  
 Form Submitted 10 Feb 2022, 12:58pm AEDT

can be in excess of \$100.00 at times. Members will enjoy our club facilities even more.

(vi) The inconvenience for members and the possibility of putting themselves at risk in carrying large amounts of cash from an ATM or the bank will be reduced.

(vii) The Square system will simplify the recording of payments, reduce amounts of cash to be counted and banked and provide information for the Club's administrative purposes.

(viii) Members will benefit financially. The cost of running the Square system is cheaper than fees paid for the use of eftpos machine. There are no monthly fees. Costs for the Square Terminal are 1.6% of the transaction cost and for the reader 1.9% of those costs

(ix) This updating approach will assist in bringing new members to the club thereby keeping it as a viable and worthwhile club to join.

**How many people will directly benefit from or participate in your project / activity? \***

86

Must be a number

**How many of the above are Knox residents? \***

86

Must be a number

## BUDGET

**\* indicates a required field**

**(d) What is the total cost of the project / activity? \***

\$2,877.00

Must be a dollar amount.

What is the total budgeted cost (dollars) of your project?

**(c) What amount is being requested? \***

\$2,877.00

Must be a dollar amount.

What is the total financial support you are requesting in this application?

## Minor Grant Expenses

Please detail the items you would like the Minor Grants Program to fund.

<b>Expenditure</b>	<b>\$</b>
logitechCombo Touch Keyboard Case x2	\$518.00
Square Terminal	\$439.00
Telstra Pre Paid Mobile Broadband Unit	\$69.00
Apple iPad x 2	\$1,792.00
Square Reader	\$59.00
	\$



**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 105- MGP - 2021-22 From Combined Probus Club of Knox Inc.**  
 Form Submitted 10 Feb 2022, 12:58pm AEDT

Must be a dollar amount.

## Minor Grant Budget Total

### Total Expenditure Amount

\$2,877.00

This number/amount is calculated.

## Quotes For Planned Expenses

### Attach quotes for expenses here. \*

Filename: Ipad.jpeg

File size: 81.4 kB

Filename: logitech touch keyboard case.jpeg

File size: 55.2 kB

Filename: Reader.jpeg

File size: 76.2 kB

Filename: telstra wi fi.jpeg

File size: 75.1 kB

Filename: terminal.jpeg

File size: 71.9 kB

## Other Grant Funding

### (e) Have funds been sought / provided from other Council grants? \*

Yes  No

## Other Fund Details

### Year of Application:

2017

### Grant Program:

Community Development Fund.

### Amount:

\$3,105.00

Must be a dollar amount.

## ADDITIONAL SUPPORTING INFORMATION

\* indicates a required field

## Evidence of Public Liability

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 105- MGP - 2021-22 From Combined Probus Club of Knox Inc.**  
 Form Submitted 10 Feb 2022, 12:58pm AEDT

**Evidence of current Public Liability Insurance must be supplied \***

---

Filename: Cert Currency.jpeg  
 File size: 70.3 kB

**Public Liability Expiry Date \***

30/06/2022  
 Must be a date.

**Please attach relevant supporting documentation, including:**

- **A project plan**
- **Evidence of Incorporation**

**Attach relevant documentation:**

---

Filename: evidence of inc..jpeg  
 File size: 39.0 kB

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Filename: Supplier Statement.jpeg  
 File size: 139.6 kB

**DECLARATION**

**\* indicates a required field**

**I declare that all information within this application is true and correct.**  
**If successful the organisation commits to provide an acquittal of all grant funds to Council as outlined in the Minor Grants Program Policy.**

**Name \***

[Redacted Name]

[Redacted Signature] \*

**Declaration Date \***

07/02/2022  
 Must be a date.

**Privacy Statement**

The personal information requested in this application form is for the purposes of administering the Minor Grants Program and will only be used by Council for that primary purpose or directly related purposes. Whilst information relating to groups and the specific request/project details will be published, personal information in regards to individuals will not be disclosed except as required by law.

**Minor Grants Program - 2021 - 2022**  
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**Application 106- MGP - 2021-22 From Lions Club of Rowville**  
 Form Submitted 15 Feb 2022, 9:27am AEDT

## MINOR GRANTS PROGRAM APPLICATION FORM

### Minor Grants Information

**To meet the policy requirements for funding applications under the Minor Grants Program, requests must meet the following criteria:**

1. Applications must be from individuals who reside in Knox or community groups that provide services to the Knox community.
2. Applications for funding cannot be made retrospectively and must be received before the event or activity to which the funding relates is undertaken.

Application Amount	Incorporated or Auspiced?	Assessment & Determination	Acquittal
< \$500	No	Assessed and determined by the CEO or delegate.	Proof of expenditure / purchase (i.e. receipt).
\$501 to \$1,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Proof of expenditure / purchase (i.e. receipt).
\$1,001 to \$3,000	Yes	Assessed by the CEO or delegate. Determined by Council at the monthly ordinary meeting of Council.	Funding Agreement & Acquittal required.

### Application Category

#### Application Amount

< \$500  \$501 to \$1,000  \$1,001 to \$3,000

## APPLICANT DETAILS

**\* indicates a required field**

### Applicant Details

#### Organisation Name \*

Lions Club of Rowville

#### Organisation Address \*

[REDACTED]

ate/Province, Postcode, and Country are required.

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 106- MGP - 2021-22 From Lions Club of Rowville**  
 Form Submitted 15 Feb 2022, 9:27am AEDT

**Contact Name**

[REDACTED]

**Project Contact Address \***

[REDACTED]

ate/Province, Postcode, and Country are required.

**Phone Number**

[REDACTED]

tralian phone number.

**Mobile Phone Number \***

[REDACTED]

tralian phone number.

**Email \***

[REDACTED]

**Please provide your ABN**

70 977 340 038

Information from the Australian Business Register	
<b>ABN</b>	70 977 340 038
<b>Entity name</b>	Lions Club of Rowville Inc
<b>ABN status</b>	Active
<b>Entity type</b>	Other Incorporated Entity
<b>Goods &amp; Services Tax (GST)</b>	No
<b>DGR Endorsed</b>	No
<b>ATO Charity Type</b>	Not endorsed <a href="#">More information</a>
<b>ACNC Registration</b>	No
<b>Tax Concessions</b>	No tax concessions
<b>Main business location</b>	3178 VIC

*Information retrieved at 9:28am yesterday*

Must be an ABN.

provide ABN of auspice organisation if relevant. If no ABN please complete a Statement by Supplier declaration.

**Is your organisation Incorporated? \*** Yes  No

If No please provide details of Auspice below

**Incorporation Details****Please provide your Incorporated number**

A0027176U

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 106- MGP - 2021-22 From Lions Club of Rowville**  
 Form Submitted 15 Feb 2022, 9:27am AEDT

## PROJECT DETAILS

**\* indicates a required field**

### Request Details

**Project Title \***

This application is intended to request from you a grant to pay new members Cap/Aprons and buy a Trolley for our children book collection project

**Project Start Date \***

01/03/2022

Must be a date.

**Project End Date \***

25/04/2022

Must be a date.

**(a) Briefly describe details of the request: \***

We are recruited new members for our club and need to supply Cap & Apron for them to use at our fundraising activities.

We need to buy a trolley for our 123Read2Me children book collection project

**(b) What community benefit is gained from this project / activity? \***

Our main fundraising is that monthly BBQ at Bunnings Scoresby , selling Christmas cakes/ puddings and actively participating with Knox council community events.

Our major projects are to support the William Angliss Hospital, Monash Children Hospital, Sponsoring multiple student achievement awards for many of our local Schools and also helping our local food banks/ emergency relief

**How many people will directly benefit from or participate in your project / activity? \***

1000

Must be a number

**How many of the above are Knox residents? \***

1000

Must be a number

## BUDGET

**\* indicates a required field**

**(d) What is the total cost of the project / activity? \***

\$829.00

Must be a dollar amount.

What is the total budgeted cost (dollars) of your project?

**Minor Grants Program - 2021 - 2022**  
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**Application 106- MGP - 2021-22 From Lions Club of Rowville**  
 Form Submitted 15 Feb 2022, 9:27am AEDT

**(c) What amount is being requested? \***

\$829.00

Must be a dollar amount.

What is the total financial support you are requesting in this application?

**Minor Grant Expenses**

Please detail the items you would like the Minor Grants Program to fund.

Expenditure	\$
Cap	\$150.00
Apron	\$180.00
Trolley	\$499.00
	Must be a dollar amount.

**Minor Grant Budget Total**

**Total Expenditure Amount**

\$829.00

This number/amount is calculated.

**Quotes For Planned Expenses**

**Attach quotes for expenses here. \***

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Filename: New members uniform.png  
 File size: 73.0 kB

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Filename: Trolley1.png  
 File size: 101.6 kB

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Filename: Trolley2.png  
 File size: 192.6 kB

**Other Grant Funding**

**(e) Have funds been sought / provided from other Council grants? \***

Yes  No

**ADDITIONAL SUPPORTING INFORMATION**

**\* indicates a required field**

**Evidence of Public Liability**

**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 106- MGP - 2021-22 From Lions Club of Rowville**  
Form Submitted 15 Feb 2022, 9:27am AEDT

**Evidence of current Public Liability Insurance must be supplied \***

---

Filename: certificate of currency 2021 2022.pdf  
File size: 70.8 kB

**Public Liability Expiry Date \***

01/09/2022  
Must be a date.

**Please attach relevant supporting documentation, including:**

- **A project plan**
- **Evidence of Incorporation**

**Attach relevant documentation:**

---

Filename: book2.jpg  
File size: 119.6 kB

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Filename: book3.jpg  
File size: 120.0 kB

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Filename: g10.JPG  
File size: 5.5 MB

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Filename: g9.JPG  
File size: 5.0 MB

---

Filename: l1.JPG  
File size: 5.2 MB

---

Filename: w.jpg  
File size: 82.6 kB

## DECLARATION

**\* indicates a required field**

**I declare that all information within this application is true and correct.**  
**If successful the organisation commits to provide an acquittal of all grant funds to Council as outlined in the Minor Grants Program Policy.**

**Name \***

[Redacted Name]

**organisation) \***

[Redacted Organisation]

**Declaration Date \***

14/02/2022  
Must be a date.



**Minor Grants Program - 2021 - 2022**  
**Minor Grants Program Application Form 2021 - 2022 (Version 2 of 2)**  
**Application 106- MGP - 2021-22 From Lions Club of Rowville**  
Form Submitted 15 Feb 2022, 9:27am AEDT

## Privacy Statement

The personal information requested in this application form is for the purposes of administering the Minor Grants Program and will only be used by Council for that primary purpose or directly related purposes. Whilst information relating to groups and the specific request/project details will be published, personal information in regards to individuals will not be disclosed except as required by law.

## EFT PAYMENT CONSENT

**\* indicates a required field**

### Payment of Grant

Payments will be made by electronic funds transfer into the Organisation's bank account. Please provide details of the Organisation's bank account below.

**Bank Account \***

Account Name:

BSB Number:

Account Number:

Must be a valid Australian bank account number format.

**Contact Name \***

[Redacted]

**Organisation \***

**Email Address \***

Must be an email address.

**Contact Phone Number \***

Must be an Australian phone number.

**Date \***

14/02/2022

Must be a date.

## 9.2 Child, Youth and Seniors Plan 2021-25

**SUMMARY:** Social Policy and Projects Lead, Kylie Wilmot

The Child, Youth and Seniors Plan 2021-2025 contributes to the implementation of the Knox Community Plan 2021-2031 and Knox Council Plan 2021-2025 through applying a life course lens to each of the five key directions. The Plan acknowledges that children, young people, and seniors may have differing needs and interests according to their life stage and identifies where tailored approaches are required to support the health and wellbeing of these priority population groups. The specific focus of this Plan on children (early years), young people and seniors is based on a strong evidence base outlining the importance of intervention across these three life stages. The rationale for highlighting these three cohorts as priority population groups is outlined in detail within the Plan.

### RECOMMENDATION

That Council endorse the Child, Youth and Seniors Plan 2021-2025 (Attachment 1 to the Officer's Report).

#### 1. INTRODUCTION

The Child, Youth and Seniors Plan 2021-2025 (the Plan) (please refer to Attachment 1) replaces the previous Knox Key Life Stages Plan 2017-2021. The Plan has a key focus on children in the early years (0-6 years), young people (10-25 years) and seniors (55 years or over), noting that each of these groups can be defined by significant developmental milestones, key life events and/or periods of transition.

The Plan also builds on Council's commitment to an integrated and intergenerational planning process, consolidating a focus on opportunities to deliver and promote intergenerational interactions. Building on the strengths and capacities of residents across the life course, intergenerational activities provide opportunities to promote connection, learning and belonging.

It is acknowledged that children, young people and seniors are all cohorts that have faced, and are still facing, significant challenges and changes as a result of the COVID-19 Pandemic. As a result, there is a heightened focus on strengthening individual and community connection, resilience and wellbeing within the Plan.

#### 2. DISCUSSION

The objectives of the Child, Youth and Seniors Plan 2021-2025 are to:

- Value the unique perspectives, experiences, abilities and contributions of residents across the life course, from the youngest to the oldest residents in Knox;
- Promote greater understanding of the changing priorities, needs and challenges facing children, young people and seniors in Knox; and
- Identify opportunities for intergenerational activities that build understanding and strengthen community connectedness across the life course.

The Plan captures key priorities and actions to be delivered over the next four years, in responding to the aspirations and needs of children, young people and seniors in Knox. These are directly linked to the five key directions of the Knox Community Plan 2021-2031 and the Knox Council Plan 2021-2025.

The State and Federal legislative and policy context as it relates to these age groups has been considered in the development of the Plan. Additionally, a range of international frameworks and conventions relevant to children, young people and seniors have been recognised.

The specific focus of this Plan on children (early years), young people and seniors is based on a strong evidence base outlining the importance of intervention across these three life stages. The rationale for highlighting these three cohorts as priority population groups is outlined in detail within the Plan.

The Plan recognises that an individual's life trajectory can be influenced by a range of factors during any life stage, including those outside of the scope of this Plan; specifically, the middle years (ages 6-10) and adulthood (ages 25-55). The Plan notes that Council provides a range of programs, services and facilities aimed at children, adults, and families outside of the three priority groups, as well as re-affirming a commitment to monitor, respond to and advocate for, the needs of all community members.

### **3. CONSULTATION**

The Plan has been informed by strong consultation and engagement with the Knox community, including the three priority population groups of children (early years), young people and seniors. Community input and feedback from a variety of engagement activities undertaken during the development of the new Knox Community and Council Plans have influenced the Plan's direction and actions.

Findings from the Age Friendly Knox Survey (2020), Knox COVID-19 Community Household Impacts Survey (conducted in 2020 and repeated in 2021), and Youth Summit (2021), have also been drawn upon to further guide our work and understand the interests, needs and priorities across different age groups. Consultation has also taken place with the Council's Early Years, Youth, and Active Ageing Advisory Committees.

Demographic information and supporting statistical evidence have also been reviewed from Council's "State of Knox" report, which provides an overview of key data sources and monitors emerging trends and themes over time.

Additionally, community consultation was undertaken to adopt a consistent term to describe people aged 55 years or over. Through this process the term "seniors" emerged as the strong preference, selected by 48% of the 150 respondents. "Older adults" was the next preference at 17%, followed by "older person" at 10%.

### **4. CLIMATE CHANGE CONSIDERATIONS**

The subject of this report has been considered in the context of climate change and its relevance to the Knox Climate Response Plan 2021-2031.

Implementation of the recommendation may positively impact opportunities for the community to adapt to climate change. Specific actions have been included in the Child, Youth and Seniors Plan 2021-25 that relate to climate change education and awareness raising.

## **5. ENVIRONMENTAL/AMENITY CONSIDERATIONS**

Consultation with the three priority population groups highlighted that they highly value natural environments, with young people specifically expressing concern about the potential impacts of climate change. Corresponding actions can be found in relation to the Knox Council Plan key direction of “natural environment and sustainability”.

## **6. FINANCIAL & ECONOMIC IMPLICATIONS**

The Plan will be delivered within existing resources and actions will be principally led by Councils Family and Children’s Services and Community Access and Support departments with support from Community Wellbeing.

## **7. SOCIAL IMPLICATIONS**

The Plan is forecast to have a positive social impact for the Knox community, through supporting the three priority population groups to enhance health and wellbeing, as well as increasing participation, skill development and social inclusion.

## **8. RELEVANCE TO KNOX COUNCIL PLAN 2021-2025**

### **Opportunity & Innovation**

Strategy 1.2 - Encourage and support opportunities for skills development and lifelong learning for all people in Knox.

### **Neighbourhoods, Housing & Infrastructure**

Strategy 2.1 - Plan for and support diverse housing to meet changing community needs.

Strategy 2.2 - Create, enhance and maintain places and spaces for people to live, work, play and connect.

Strategy 2.3 - Provide, maintain and advocate for accessible and sustainable ways to move around Knox.

### **Natural Environment & Sustainability**

Strategy 3.2 - Prepare for, mitigate and adapt to the effects of climate change.

### **Connection, Resilience & Wellbeing**

Strategy 4.1 - Support our community to improve their physical, mental and social health and wellbeing.

Strategy 4.2 - Foster inclusivity, equality, belonging and safety within the community.

Strategy 4.3 - Honour and integrate First Nations Culture into actions and environments.

### **Civic Engagement & Integrity**

Strategy 5.1 - Provide opportunities for all people in Knox to have their say.

Strategy 5.2 - Manage our resources effectively to ensure financial sustainability and improved customer experience.

### **9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

### **10. CONFIDENTIALITY**

There is no content in this report that meets the definition of confidential information from the Local Government Act 2020.

**Report Prepared By:**

**Social Policy and Projects Lead, Kylie Wilmot**

**Report Authorised By:**

**Director Connected Communities, Tanya Scicluna**

### **Attachments**

1. Final Draft - Child Youth and Seniors Plan 2021-25 - 2022-02-11 [**9.2.1** - 30 pages]

Attachment 1

# Child, Youth and Seniors Plan 2021-25

**KNOX**  
your city





## Statement of Acknowledgement

Knox City Council acknowledges the Wurundjeri Woi-wurrung people and Bunurong people of the Kulin Nation as Traditional Custodians of the land. The Knox Aboriginal and Torres Strait Islander Community come from a variety of different Nations within Australia and Torres Strait, including the Traditional Custodians and Stolen Generation. As such we pay respect to all Aboriginal and Torres Strait Islander Elders, past and present, who have resided in the area and have been an integral part of the region's history.

Located at the foot of the Dandenong Ranges, Knox has many places of historic significance to the Kulin nation. Important cultural and historical sites within Knox hold both the traditional knowledge of the First Nations People and the traumatic stories of colonisation.

The journey ahead for Knox involves the land, the traditional custodians, the local Indigenous community, the wider community and the Council itself. Walking together and listening together to create a culturally safe and culturally rich community for all.

In 2021 Knox City Council announced an intention to promote a "whole of business" mindset, moving forward in its acknowledgement and respect of First Nations people, ensuring cross functional collaboration as opportunities present themselves.



## Contents

<b>Statement of Acknowledgement .....</b>	<b>2</b>
<b>Purpose of the Child, Youth and Seniors Plan .....</b>	<b>4</b>
Objectives of the Plan .....	4
Development of the Plan .....	5
Impacts of the COVID-19 pandemic.....	5
Planning Context.....	6
<b>Our life stages approach.....</b>	<b>7</b>
Why focus on these life stages?.....	8
Supporting community members in other life stages .....	9
<b>Our community demographics.....</b>	<b>10</b>
About children in Knox.....	10
About young people in Knox.....	11
About seniors in Knox .....	12
<b>What we will deliver .....</b>	<b>13</b>
Key Direction – Opportunity and innovation.....	13
Key Direction – Neighbourhoods, housing and infrastructure .....	15
Key Direction – Natural environment and sustainability.....	18
Key Direction – Connection, resilience and wellbeing.....	19
Key Direction – Civic engagement and integrity.....	27
<b>Implementation, monitoring and evaluation.....</b>	<b>29</b>
<b>Appendix 1: State and Federal Legislative, Policy and Reform Context .....</b>	<b>30</b>






---

***Knox: where we connect with our people and our environment, ensuring they are safe, supported and have every opportunity to thrive.***

---

*- Knox Community Vision 2021-31*

## Purpose of the Child, Youth and Seniors Plan

The *Child, Youth and Seniors Plan 2021-25* outlines our commitment to building an accessible and inclusive community where people of all ages have opportunities to thrive and participate in the full breadth of community life and activity.

In developing the plan, we acknowledge that Knox residents will have different interests, needs and priorities according to their life stage. Children (early years), young people and seniors have been identified as the priority population groups who are the focus of this plan, noting that each of these cohorts can be, and often are, defined by significant developmental milestones, key life events and/or periods of transition.

The plan responds to the five key directions outlined in the Knox Council Plan 2021-25, applying a life course lens to identify the differing interests, needs and priorities of children, young people and seniors. The actions contained within the plan highlight the similarities between the life stages, as well as identifying where tailored approaches are required to support the wellbeing, inclusion and participation of people of different ages.

The *Child, Youth and Seniors Plan 2021-25* builds on our commitment to an integrated and intergenerational planning process first established in the previous Knox Key Life Stages Plan 2017-21. That plan brought together Council's Municipal Early Years Plan, Youth Strategy, and Active Ageing Plan.

Through the continuation of this integrated planning approach, we are continuing to focus on providing opportunities to deliver and promote intergenerational interactions. Building on the strengths and capacities of residents across the life course, intergenerational activities provide opportunities to promote connection, learning and belonging.

The implementation of a Child, Youth and Seniors Plan is an initiative captured in the Knox Council Plan 2021-25, under the key priority area of 'Connection, Resilience and Wellbeing' (strategy – 'support our community to improve their physical, mental and social health and wellbeing').

## Objectives of the Plan

- To value the unique perspectives, experiences, abilities and contributions of residents across the life course, from the youngest to the oldest residents in Knox.
- To promote greater understanding of the changing priorities, needs and challenges facing children, young people and seniors in Knox.
- To identify opportunities for intergenerational activities that build understanding and strengthen community connectedness across the life course.



## Development of the Plan

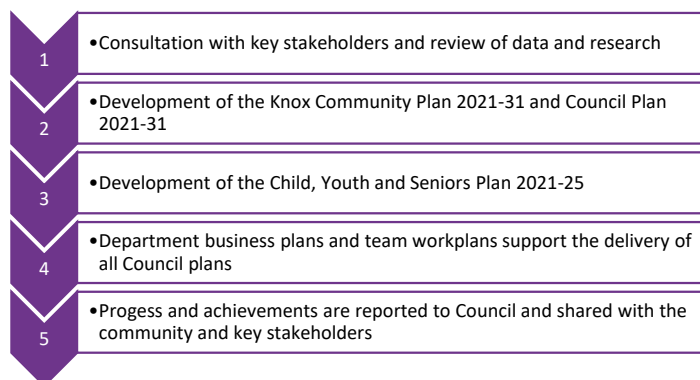
The *Child, Youth and Seniors Plan 2021-25* aligns with Council's four year planning cycle and supports the delivery of the Knox Community Plan 2021-31 and Knox Council Plan 2021-25, which were formally adopted by Council in October 2021.

The plan has been informed by strong consultation and engagement with the Knox community, including the three priority population groups of children (early years), young people and seniors. Community input and feedback from the engagement activities undertaken during the development of the new Knox Community and Council Plans have influenced this plan's direction and actions.

Findings from the Age Friendly Knox survey (2020), Knox COVID-19 Community Household Impacts survey (conducted in 2020 and repeated in 2021), and Youth Summit (2021), have also been drawn upon to further guide our work and understand the interests, needs and priorities across different age groups. Consultation has also taken place with Council's Early Years, Youth, and Active Ageing, Advisory Committees.

Demographic information and supporting statistical evidence has also been reviewed from the 'State of Knox' report, which provides an overview of key data sources and monitors emerging trends and themes over time.

Diagram 1: Child, Youth and Seniors Plan – development and implementation process



## Impacts of the COVID-19 pandemic

The COVID-19 pandemic has significantly impacted community members of all ages, with profound changes to the ways we live, work, learn and experience social and community life throughout 2020 and 2021. Council acknowledges that the number and type of impacts have varied across the different life stages, with children, young people and seniors all cohorts that have faced - and are still facing - significant challenges and changes.

At the time of developing this plan, an emerging body of research is indicating that recovery from COVID-19 will be an extended process. As such, the impacts of the COVID-19 pandemic have been considered in the development of this plan. Notably, there is a heightened focus on strengthening individual and community connection, resilience and wellbeing within the plan.

We are committed to working with the community to understand and respond to their short, medium and long term needs and aspirations throughout the recovery process and the life of this plan.



## Planning Context

The Knox Community Vision 2021-31 and Knox Council Plan 2021-25 provide the overarching framework to guide the delivery of Council’s services and supports in coming years. These plans identify five key directions, which describe the priorities we need to focus on to achieve the Community Vision. Across each of the five key directions, children, young people and seniors may require similar and different services or supports. The table below outlines some of the considerations relevant to children, young people and seniors.

Community Plan 2021 – 2031 Community Vision				
<i>“Knox: where we connect with our people and our environment, ensuring they are safe, supported and have every opportunity to thrive.”</i>				
Council Plan 2021-25 – Key Directions (incorporating the Municipal Public Health and Wellbeing Plan)				
Opportunity and Innovation	Neighbourhoods, Housing and Infrastructure	Natural Environment and Sustainability	Connection, Resilience and Wellbeing	Civic Engagement and Integrity
Knox strives to be a city of opportunity, embracing innovation and change, and providing local learning and employment opportunities for all.	Building on what’s great about our city, Knox’s housing and infrastructure will meet the changing needs of our community.	Knox’s natural environment is protected and enhanced to ensure sustainability for future generations.	Knox is a place to call home. Our community is strong, healthy and we support and respect each other.	Knox Council is a trusted and respected leader in our community, acting appropriately and ensuring all voices are heard.
Child, Youth and Seniors Plan 2021-2025 (What does this mean for children, young people and seniors?)				
<ul style="list-style-type: none"> <li>Supporting opportunities for formal and informal learning, beginning with quality early childhood education and continuing throughout the life course to support the learning needs of seniors.</li> <li>Facilitating opportunities for people of all ages to build knowledge and skills appropriate to their developmental needs, life stage and individual circumstances.</li> </ul>	<ul style="list-style-type: none"> <li>Planning for diverse and affordable housing to meet the needs of community members throughout the life course.</li> <li>Delivering infrastructure and public places and spaces that cater for different ages (including planning for early years infrastructure in line with the statewide expansion of kindergarten).</li> <li>Advocating for transport that is accessible to different needs throughout the life course – including the use of prams, scooters, walkers, wheelchairs and more.</li> </ul>	<ul style="list-style-type: none"> <li>Tailored engagement and education across all age groups to promote actions that mitigate the impacts of climate change and preserve our natural environments.</li> <li>Recognising the value of natural environments to people in different life stages, and understanding the potential impacts associated with climate change.</li> </ul>	<ul style="list-style-type: none"> <li>Recognising the health and wellbeing challenges relevant to specific age cohorts, and supporting age appropriate interventions.</li> <li>Addressing the different factors, circumstances and life events that may impact on a person’s ability to feel safe and connected to their community.</li> </ul>	<ul style="list-style-type: none"> <li>Accessible, age-appropriate consultation and engagement activities that provide people of different life stages with opportunities to have their say and meaningfully engage on issues of importance to them.</li> </ul>

## International, Federal and State Legislative and Policy Context

The provision of services and supports for children, young people and seniors is also influenced by a range of State and Federal legislative requirements, reform agendas and policy documents. We also recognise a number of international frameworks and conventions relevant to children, young people and seniors. For a full list, refer to Appendix 1.



## Our life stages approach

The approach outlined in this plan is based upon a shared understanding of the following:

- We believe community members in different stages of the life course share fundamental rights including the right to participate socially, culturally, economically, physically, spiritually and politically in their community.
- We recognise that different stages of the life course can be associated with specific developmental, biological and social needs. We will invest in planning, services, infrastructure and partnerships which respond to identified interests and needs, and promote the social inclusion of children, young people and seniors.
- We believe that community members of all ages should be supported and valued, and commit to collaborating with people throughout their life course to ensure their voices inform our planning and decision making processes.

The life course model can be visually depicted as follows:



There is a strong evidence base outlining the value and importance of intervention for children in the early years, young people and seniors. The rationale for prioritising these three life stages as the focus of this plan is outlined on the following page.



## Why focus on these life stages?

### Children in Knox (0-6 years)

*We recognise that children are capable citizens and the principles of the United Nations Convention on the Rights of the Child inform our work towards making Knox a Child Friendly City.*

Fostering children's health, wellbeing, learning and their right to participation in decision-making provides the very best opportunities for children and for the future of our city. There is strong evidence that investment in early childhood has a positive long-term impact on health, wellbeing, education and employment outcomes across the life course. Given that children are dependent upon the health and wellbeing of their families, carers and communities, it is vital that this work takes place across household, early years and community settings to create supportive environments that foster positive childhood development during these formative years.

### Young people in Knox (10-25 years)

*We are committed to actively engaging with young people to value their unique contributions to the Knox community. Council recognises the challenges to young people's wellbeing, and has a key focus on improving mental health and supporting young people to develop positive relationships with their peers, families and the broader community.*

Adolescence and early adulthood is recognised as a critical period of development, where young people are building the skills and confidence required to successfully transition to adulthood and independent living. Young people are increasingly influenced by external factors, as they begin to forge their own relationships, identity and place in the community. They are progressively taking greater responsibility for personal decision-making which impacts their life trajectory, including choices related to education, employment, relationships, living situation and their personal health and wellbeing.

### Seniors in Knox (55+ years)

*We want to ensure that Knox is an age-friendly community that is accessible and inclusive to all people; a community that optimises opportunities for health, participation and security, and where quality of life and dignity are maintained as people age.*

As our city's population ages, we have a critical role to play in fostering the social conditions that support seniors to 'age well'. Seniors are willing and able to continue to contribute to society in a positive way. We are committed to enabling seniors in Knox to enjoy active, healthy and independent lives by encouraging positive approaches to active ageing and by removing barriers to participation.

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#### A note on the term 'seniors'

We understand that for some people the language used to describe age groups is very important. As such, Council engaged the community to understand their preferences, with the aim of adopting a consistent term to describe people aged 55 years or over. Through this process the term 'seniors' emerged as the strong preference, selected by 48% of the 150 respondents. 'Older adults' was next at 17%, followed by 'Older person' at 10%.

Although adopting the term 'seniors' throughout this document, we will continue to strive to be accessible and inclusive in our engagement practices, recognising that there will continue to be community members who prefer alternative names and/or who prefer a name not be applied at all.



## Supporting community members in other life stages

We recognise that an individual's life trajectory can be influenced at any stage of life by individual lifestyle factors, as well as the social, economic, cultural and environmental conditions in which they live. In keeping with the integrated approach outlined in this plan, we will continue to work in partnership with the community to foster healthy and supportive family and community environments that provide the conditions required for people of all ages to thrive.

This approach aligns with the six health promotion priorities outlined in the Knox Council Plan 2021-25. These include mental health, physical activity, healthy eating, family violence, drugs and alcohol, and climate change and health.

It is important to note that Council already provides a range of activities, events, programs, services and facilities aimed at families, children and adults outside of the priority groups identified in this *Child, Youth and Seniors Plan 2021-25*.

These include, but are not limited to:

- arts and cultural programs,
- leisure and recreation facilities and programs,
- community activities and events,
- health promotion activities,
- community safety initiatives,
- working alongside our First Nations and multicultural communities,
- addressing challenges such as family violence, homelessness and mental health,
- community grants, and
- an array of infrastructure including parks, playgrounds, open spaces and more.

We also have a focus on supporting positive transitions between life stages, including the transition from kindergarten to primary school, from primary to secondary school, and the transition to retirement.

It is acknowledged that the COVID-19 pandemic has been particularly disruptive for children in the middle years (ages 6-10), impacting on their learning and the development of social and emotional skills. Where possible, the actions contained within this plan will also seek to support children in the middle years.

Council will continue to monitor and respond to current and emerging trends, and advocate for the needs of children in the middle years (ages 6-10), as well as adults including singles, couples without children, and parents/carers in our community.



## Our community demographics

### About Children in Knox (0-6 years)

**14,100**

children aged 0-6 years live in Knox

**70%**

of children participate in a maternal and child health key age and stage visit at 3 ½ years

**84%**

of children (0-6 years) are developmentally 'on track'

What matters to children in Knox?	
Having safe, stable family environments and relationships with parents or caregivers	Enjoying the outdoors and exploring the natural environment
Being healthy (including maternal and child health visits and immunisations)	Participating in a range of fun and creative activities
Being able to learn, through access to quality early childhood education	Developing relationships with peers

Knox has consistently achieved better than average results for key childhood health and wellbeing indicators over many years, including developmental benchmarks, participation in key age and stage maternal and child health visits, and immunisation and breastfeeding rates.

- Immunisation rates for one, two and five year olds are all above 90% (in 2016-17), and approaching the national aspirational benchmark of 95%.
- The rate of babies being fully breastfed at six months has declined in recent years, but at 28.1% in 2017-18, remains higher than the State averages of 22%.
- One in four family violence incidents in Knox in 2019-20 were witnessed by a child or children.
- The percentage of children 0-6 years in Knox that are vulnerable on two or more development domains has increased from 6.5% in 2015 to 7.1% in 2018, but remains lower than the State average of 10.1%.

**What does this mean going forward?**

*Early childhood health and wellbeing is an ongoing strength in Knox and needs to be maintained. The decline in the rate of babies fully breastfed at six months and an increase in the percentage of developmentally vulnerable children requires monitoring and potential future attention.*



About Young People in Knox (10-25 years)

**32,400**

Young people aged 10-25 years live in Knox

**15%**

of Knox residents are young people

**44%**

of students have good or excellent resilience

What matters to young people in Knox?	
Developing and supporting positive mental health	Inclusion and recognition of LGBTIQ+ community members
Protecting our natural environment	Prevention of family violence
Securing employment opportunities, particularly given the impacts of the COVID-19 pandemic	Prevention of bullying

- The Knox Student Resilience Survey (2021) found that young people in Knox are generally socially conscious and well connected to family, friends, school and the community.
- Young people in Knox are experiencing increasing rates of psychological distress: in 2018, nearly one in four students (23%) in Years 5, 8 and 11 had depressive symptoms.
- Alcohol misuse amongst young people remains a concern with approximately 50 young people (15-24 years) hospitalised annually in recent years, and an average of 85 ambulance attendances to young people for alcohol intoxication each year over the past decade.

**What does this mean going forward?**

*Youth connectedness and resilience are a significant strength in Knox and needs to be maintained. Data indicates increasing substance use by young people in Knox and growth in depressive symptoms among youth in the Outer Eastern region more generally. This requires monitoring and potential future attention.*





About Seniors in Knox (55 years and above)

**49,100**

seniors aged 55 years and older live in Knox

**28%**

of Knox residents are seniors

**8 / 10**

Average score for life satisfaction amongst residents aged 65 and over in Knox

What matters to seniors in Knox?	
Addressing ageism	Having access to appropriate housing and home maintenance services
Having access to infrastructure including accessible parking, transport and footpaths	Enhancing safety and preparedness for emergencies
Developing or maintaining social connection and supports	

- Seniors in Knox report a very high level of life satisfaction ('wellbeing') which can be associated with lower rates of illness, and better overall physical and mental health. Knox residents aged 65 years and over rated their general satisfaction with life at 8 out of 10.
- Seniors in Knox are over-represented in disability figures. According to 2018 estimates, one in nine (11.9%) people aged 0-64 years have a disability of some type. This increases to one in two (47.7%) by age 65 years and over.
- Seniors are strongly associated with low-income in Knox. People 65 years or over make up 14% of Knox's population, but account for 31% of Knox residents who are living in low-income households.
- An emerging issue for seniors is the incidence of reported elder abuse. One in six family violence incidents (15%) in Knox over the past five years has involved a person aged 55 years or over as an 'affected family member' (deemed to have been adversely affected by events occurring during the family violence incident). In 2020 there were 286 family violence incidents where seniors were recorded as affected family members.

**What does this mean going forward?**

*Seniors in Knox have good life satisfaction, housing security and social support. However, seniors feature prominently in disability figures and account for a higher than average share of people living in low-income households. Elder abuse is an emerging issue that requires monitoring and potential future attention.*



# What we will deliver

This plan contributes to the implementation of the Knox Council Plan 2021-25, and ultimately achieving the Council Vision. It captures key priorities and actions to be delivered over the next four years, in responding to the aspirations and needs of children, young people and seniors in Knox.

## Key Direction – Opportunity and innovation

*Knox strives to be a city of opportunity, embracing innovation and change, and providing local learning and employment opportunities for all. It's a place where people and business can thrive.*

### What will success look like

- Increased community engagement in learning across the life course
- Support residents to develop skills and knowledge that increase capacity to live independent and healthy lives
- Compliance with all current and emerging legislative and regulatory requirements in the provision of early years services

Council Plan strategy	What we will do	Cohort	When we will do it	Council's role	How we will measure our progress	Responsible department	Other relevant departments
Encourage and support skills development and lifelong learning for all people in Knox	1.1 Support the expansion of education, training and volunteering opportunities for seniors across the municipality	●	1, 2, 3, 4	Advocate Partner Provide Plan	<ul style="list-style-type: none"> <li>• Number of existing programs, services and initiatives scaled</li> <li>• Level of community participation</li> <li>• Community satisfaction rates</li> </ul>	Community Access and Support	Community Wellbeing  Economic Development  People and Culture

● Children   ● Young people   ● Seniors



Council Plan strategy	What we will do	Cohort	When we will do it	Council's role	How we will measure our progress	Responsible department	Other relevant departments
Encourage and support skills development and lifelong learning for all people in Knox <i>(continued)</i>	1.2 Deliver programs focused on increasing knowledge and skills of young people and their families <ul style="list-style-type: none"> <li>Engage skill development programs</li> <li>Parent/carer workshops</li> <li>Sporting Young Leaders program</li> <li>LGBTIQ+ youth volunteers</li> </ul>	●	1, 2, 3, 4	Partner Provide Educate Plan	<ul style="list-style-type: none"> <li>Number of programs delivered</li> <li>Level of community participation</li> <li>Community satisfaction rates</li> </ul>	Community Access and Support	Active and Creative Communities  Family and Children's Services  People and Culture
	1.3 Prioritise the needs of vulnerable children and implement integrated service strategies that provide full access to services and supports for families and community members, to support all children in Knox to successfully transition to school	●	1, 2, 3, 4	Provide Plan	<ul style="list-style-type: none"> <li>Increased participation of vulnerable children in early years' services</li> <li>Participation and advocacy in the Outer East Out of Home Care Working Group as part of the Children and Youth Area Partnership group</li> </ul>	Family and Children's Services	Communications
	1.4 Advocate for the provision of targeted resources to ensure that all children in Knox have the opportunity to participate in two years of funded kindergarten	●	1, 2, 3, 4	Advocate	<ul style="list-style-type: none"> <li>Advocacy undertaken</li> <li>Increased investment in kindergarten facilities</li> </ul>	Family and Children's Services	Communications  Community Infrastructure

● Children   ● Young people   ● Seniors



### Key Direction – Neighbourhoods, housing and infrastructure

*Building on what’s great about our city, Knox’s housing and infrastructure will meet the changing needs of our community.*

What will success look like

- Planning and delivery of infrastructure to meet the needs of children, young people and seniors
- Improved access to transportation including public transport and car parking, to meet needs across the life course
- Increased awareness of housing support services

Council Plan strategy	What we will do	Cohort	When we will do it	Council’s role	How we will measure our progress	Responsible department	Other relevant departments
Plan for and support diverse housing to meet changing community needs	2.1 Provide housing information, resources and support to seniors across the municipality <ul style="list-style-type: none"> <li>• Home and Gardening Expo</li> <li>• Housing Transition Kit</li> <li>• Housing Support</li> </ul>	●	1, 2, 3, 4	Provide Educate Plan	<ul style="list-style-type: none"> <li>• Number of resources provided and initiatives delivered (events, resource kits, etc)</li> <li>• Reach of resources and initiatives</li> <li>• Level of community participation</li> <li>• Community satisfaction rates</li> </ul>	Community Access and Support	City Futures Communications Community Laws Community Wellbeing
Create, enhance and maintain places and spaces for people to live, work, play and connect	2.2 Plan for future municipal early years infrastructure needs to provide access to funded kindergarten for 3 and 4-year-old children in Knox, in line with Council’s decision on kindergarten expansion	●	1, 2, 3, 4	Plan Provide Educate	<ul style="list-style-type: none"> <li>• Plan for early years infrastructure in the municipality (year 1)</li> <li>• Increased kindergarten participation (years 2-4)</li> </ul>	Family and Children’s Services	Community Infrastructure

● Children ● Young people ● Seniors



Council Plan strategy	What we will do	Cohort	When we will do it	Council's role	How we will measure our progress	Responsible department	Other relevant departments
Create, enhance and maintain places and spaces for people to live, work, play and connect <i>(continued)</i>	2.3 Manage and support the relocation of the Knox Youth Information Centre to a new site (co-located with the Knox Library, inside Westfield Knox) to support the health and wellbeing of young people and their families	●	1, 2	Provide Plan	<ul style="list-style-type: none"> <li>New centre established</li> <li>Number of community members accessing the new facility</li> <li>Community satisfaction rates</li> </ul>	Community Access and Support	Community Infrastructure  Community Wellbeing
Provide, maintain and advocate for accessible and sustainable ways for moving around Knox	2.4 Support the research for additional accessible parking spaces and innovative seating at parks and reserves, shopping centres and train stations	●	1, 2	Plan Research	<ul style="list-style-type: none"> <li>Research summary paper developed</li> <li>Additional parking and seating provided</li> <li>Community satisfaction rates</li> </ul>	Community Access and Support	City Futures  Community Infrastructure  Sustainable Futures
	2.5 Support the improvement of pedestrian access for seniors in high traffic areas such as parks and reserves, residential aged care facilities, retirement villages, and, shopping centres and strips	●	1, 2, 3, 4	Plan Research	<ul style="list-style-type: none"> <li>Number of pedestrian improvement projects completed</li> <li>Community satisfaction rates</li> </ul>	Community Access and Support	Community Infrastructure  Sustainable Infrastructure
	2.6 Deliver the Community Transport and Outings program and On Demand Bus service across the municipality	●	1, 2, 3, 4	Partner Provide Educate Plan	<ul style="list-style-type: none"> <li>Number of passengers (by reason for travel and access by priority groups - high, medium or low)</li> <li>Community satisfaction rates</li> </ul>	Community Access and Support	Sustainable Futures  Sustainable Infrastructure

● Children ● Young people ● Seniors



Council Plan strategy	What we will do	Cohort	When we will do it	Council's role	How we will measure our progress	Responsible department	Other relevant departments
Provide, maintain and advocate for accessible and sustainable ways for moving around Knox <i>(continued)</i>	2.7 Support young people and seniors to contribute to Council Plan advocacy to improve public transport across the municipality	● ●	1, 2, 3, 4	Advocate Plan Research	<ul style="list-style-type: none"> <li>Number of consultation activities delivered</li> <li>Community participation rates</li> </ul>	Community Access and Support	City Futures  Sustainable Futures

● Children   ● Young people   ● Seniors



### Key Direction – Natural environment and sustainability

*Knox’s natural environment is protected and enhanced to ensure sustainability for future generations.*

What will success look like

- Children, young people and seniors are more strongly connected to the natural environment in their local neighbourhood
- Increased knowledge of sustainability, climate change and environmental challenges, including how to take positive action

Council Plan strategy	What we will do	Cohort	When we will do it	Council’s role	How we will measure our progress	Responsible department	Other relevant departments
Prepare for, mitigate and adapt to the effects of climate change	<p>3.1 Raise awareness of climate change by providing information, and supporting children, families, young people and seniors to help reduce their environmental footprint and impact of climate stressors</p> <ul style="list-style-type: none"> <li>• <i>Education sessions in school and community settings</i></li> <li>• <i>Social media campaign</i></li> <li>• <i>Youth Environment Group</i></li> </ul>	<p>● Seniors ● Young people ● Children</p>	1, 2, 3, 4	Provide Educate	<ul style="list-style-type: none"> <li>• Number of resources provided and initiatives delivered</li> <li>• Reach of resources and initiatives</li> <li>• Reach of campaign, resources and initiatives</li> </ul>	<p>Community Access and Support</p> <p>Family and Children’s Services</p>	<p>Communications</p> <p>Sustainable Futures</p>

● Children   ● Young people   ● Seniors



### Key Direction – Connection, resilience and wellbeing

*Knox is a place to call home. Our community is strong, healthy and we support and respect each other.*

What will success look like

- Enhanced social connections for children, young people and seniors to address the impacts of social isolation and loneliness
- Responding to the health and wellbeing impacts of the COVID-19 pandemic for children, young people and seniors
- Increased community participation and connection across cultural groups and generations

Council Plan strategy	What we will do	Cohort	When we will do it	Council's Role	How we will measure our progress	Responsible department	Other relevant departments
Respond to emerging social and health issues caused by COVID-19 pandemic	4.1 Review, deliver and support programs and initiatives that address social isolation and loneliness for seniors across the municipality	●	1, 2, 3, 4	Advocate Partner Provide Plan Research	<ul style="list-style-type: none"> <li>• Research summary paper developed</li> <li>• Number of new programs and initiatives implemented and partnerships established</li> <li>• Level of community participation</li> <li>• Community satisfaction rates</li> </ul>	Community Access and Support	City Futures Community Wellbeing

● Children   ● Young people   ● Seniors





Council Plan strategy	What we will do	Cohort	When we will do it	Council's Role	How we will measure our progress	Responsible department	Other relevant departments
Support our community to improve their physical, mental and social health and wellbeing	4.2 Support the review and modification of existing exercise reserves and outdoor gyms, and design and implement new seniors exercise parks, to improve physical activity by seniors across the municipality	●	1, 2, 3, 4	Partner Provide Plan Research	<ul style="list-style-type: none"> <li>Needs analysis completed</li> <li>Number and type of modifications made</li> <li>Number of seniors exercise parks implemented</li> <li>Number of community members accessing the parks</li> <li>Community satisfaction rates</li> </ul>	Community Access and Support	Active and Creative Communities  City Futures  Community Infrastructure
	4.3 Facilitate the delivery of in-home mobility and out-of-home exercise, recreation and leisure activities, events and programs for seniors and vulnerable persons	●	1, 2, 3, 4	Partner Provide Plan	<ul style="list-style-type: none"> <li>Number of activities, events or programs implemented</li> <li>Level of community participation</li> <li>Community satisfaction rates</li> </ul>	Community Access and Support	Active and Creative Communities  Community Wellbeing
	4.4 Advocate for improved access to, and increase the reach of technology programs, services and supports for seniors across the municipality	●	1, 2, 3, 4	Advocate Partner Provide Educate Plan Research	<ul style="list-style-type: none"> <li>Advocacy campaign conducted</li> <li>Number of activities, events or programs implemented</li> <li>Level of community participation</li> <li>Community satisfaction rates</li> </ul>	Community Access and Support	City Futures  Community Wellbeing  Technical Services  Communications

● Children ● Young people ● Seniors



Council Plan strategy	What we will do	Cohort	When we will do it	Council's Role	How we will measure our progress	Responsible department	Other relevant departments
Support our community to improve their physical, mental and social health and wellbeing <i>(continued)</i>	4.5 Support residents in older persons public housing estates to build their individual and collective capacities to participate in their communities	●	1, 2	Provide Partner	<ul style="list-style-type: none"> <li>Number of meetings, events and activities held</li> <li>Level of community participation (from clients and other housing estate residents)</li> <li>Community satisfaction rates</li> </ul>	Community Access and Support	Community Wellbeing
	4.6 Deliver selected Commonwealth Home Support Programme services and supports to seniors and vulnerable persons within the municipality <ul style="list-style-type: none"> <li><i>Food services</i></li> <li><i>Home maintenance</i></li> <li><i>Home modifications</i></li> <li><i>Occupational therapy</i></li> </ul>	●	1	Advocate Provide Plan	<ul style="list-style-type: none"> <li>Number of active clients</li> <li>Client satisfaction rates</li> </ul>	Community Access and Support	Customer Service

● Children   ● Young people   ● Seniors



Council Plan strategy	What we will do	Cohort	When we will do it	Council's Role	How we will measure our progress	Responsible department	Other relevant departments
Support our community to improve their physical, mental and social health and wellbeing <i>(continued)</i>	4.7 Deliver individual and group based wellbeing programs, services and supports to young people and their families to support <ul style="list-style-type: none"> <li>• <i>Individual counselling and support</i></li> <li>• <i>LGBTIQ+ groups</i></li> <li>• <i>Young parents program</i></li> </ul>	●	1, 2, 3, 4	Partner Provide Educate Plan	<ul style="list-style-type: none"> <li>• Number and type of programs, services and supports delivered</li> <li>• Level of community participation</li> <li>• Community satisfaction rates</li> </ul>	Community Access and Support	Community Wellbeing  Family and Children's Services  Active and Creative Communities
	4.8 Facilitate the delivery of programs in primary, secondary and alternative education settings to support staff health and wellbeing and student engagement <ul style="list-style-type: none"> <li>• <i>First Nations programs (in partnership with EACH)</i></li> <li>• <i>Primary and secondary staff wellbeing networks</i></li> <li>• <i>School Focused Youth Services</i></li> <li>• <i>Healthy relationship workshops</i></li> </ul>	●	1, 2, 3, 4	Partner Provide Fund Educate Plan	<ul style="list-style-type: none"> <li>• Number and type of programs delivered</li> <li>• Level of community participation</li> <li>• Community satisfaction rates</li> </ul>	Community Access and Support	Community Wellbeing

● Children   ● Young people   ● Seniors



Council Plan strategy	What we will do	Cohort	When we will do it	Council's Role	How we will measure our progress	Responsible department	Other relevant departments
Support our community to improve their physical, mental and social health and wellbeing <i>(continued)</i>	4.9 Support young people to facilitate activities and events that increase youth connection and improve wellbeing <ul style="list-style-type: none"> <li>• Knox Youth Events crew</li> <li>• Supporting youth engagement at community events/festivals</li> <li>• FReeZA program</li> </ul>	●	1, 2, 3, 4	Provide Partner	<ul style="list-style-type: none"> <li>• Number of activities and events delivered/supported</li> <li>• Level of community participation in events/activities</li> </ul>	Community Access and Support	Active and Creative Communities
	4.10 Deliver the agreed annual priorities from the 'Early Years Compact' to promote coordinated and collaborative approaches which improve outcomes for all Knox children in the early years	●	1, 2, 3, 4		<ul style="list-style-type: none"> <li>• Advocacy for Knox families is recognised and reflected in Outer East partnership activities</li> <li>• MCH service complete transition documentation for all eligible families into kindergarten</li> </ul>	Family and Children's Services	Communications  ICT Programs
	4.11 Establish allied health services within the Wantirna South and Bayswater Early Years Hubs to provide an integrated service delivery model	●	1, 2, 3, 4	Partner Provide	<ul style="list-style-type: none"> <li>• Percentage of staff trained to respond to Family Violence issues</li> <li>• Number of allied health referrals &amp; community participation in allied health and family violence services</li> </ul>	Family and Children's Services	Community Infrastructure  Communications

● Children   ● Young people   ● Seniors



Council Plan strategy	What we will do	Cohort	When we will do it	Council's Role	How we will measure our progress	Responsible department	Other relevant departments
Foster inclusivity, equality, belonging and safety within the community	4.12 Support the development of new dementia support pathways, build workforce capacities, and apply dementia friendly principles to the design of new facilities	●	1, 2, 3, 4	Advocate Partner Provide Educate Plan	<ul style="list-style-type: none"> <li>Dementia Friendly Action Plan developed</li> <li>Number of new programs and education sessions delivered</li> <li>Level of community participation</li> <li>Community satisfaction rates</li> <li>Dementia Friendly standards developed and implemented</li> </ul>	Community Access and Support	City Futures  Community Infrastructure  Community Wellbeing  People and Culture
	4.13 Raise awareness and support the research of community attitudes and beliefs towards seniors, and strengthen organisational systems and structures <ul style="list-style-type: none"> <li>Ageism campaign</li> <li>Knox Seniors Festival</li> <li>Age equity audits</li> </ul>	●	1, 2, 3, 4	Partner Provide Educate Plan Research	<ul style="list-style-type: none"> <li>Ageism campaign delivered</li> <li>Reach of campaign</li> <li>Number and type of activities and events held</li> <li>Level of community participation</li> <li>Community satisfaction rates</li> <li>Number of age equity audits completed</li> </ul>	Community Access and Support	City Futures  Community Wellbeing  People and Culture  Communications
	4.14 Embed the State Government's Child Information Sharing Scheme (CISS) to support the safety and wellbeing of children	● ●	1, 2, 3, 4	Provide	<ul style="list-style-type: none"> <li>Services and business systems are compliant with legislation and regulations</li> </ul>	Family and Children's Services	Community Access and Support  Governance

● Children   ● Young people   ● Seniors



Council Plan strategy	What we will do	Cohort	When we will do it	Council's Role	How we will measure our progress	Responsible department	Other relevant departments
Foster inclusivity, equality, belonging and safety within the community <i>(continued)</i>	4.15 Design and deliver a range of intergenerational activities, events and programs across the Knox municipality <ul style="list-style-type: none"> <li>• <i>Resource kit</i></li> <li>• <i>Children, youth and seniors visual arts activities</i></li> <li>• <i>Youth and seniors digital literacy and storytelling program</i></li> <li>• <i>Children and seniors early years program</i></li> </ul>	Seniors Young people Children	1, 2, 3, 4	Partner Provide Educate Plan	<ul style="list-style-type: none"> <li>• Research summary paper developed, including investigation of intergenerational models and agreed principles</li> <li>• Number of activities, events and programs delivered and partnerships established</li> <li>• Level of community participation</li> <li>• Community satisfaction rates</li> </ul>	Community Access and Support  Family and Children's Services	Active and Creative Communities  Community Wellbeing  Communications
	4.16 Deliver community events and activities that cater to a variety of interests and ages <ul style="list-style-type: none"> <li>• <i>Carols by Candlelight</i></li> <li>• <i>Knox Festival</i></li> <li>• <i>Stringybark Festival</i></li> </ul>	Seniors Young people Children	1, 2, 3, 4	Partner Provide	<ul style="list-style-type: none"> <li>• Number of activities and events delivered/supported</li> <li>• Level of community participation</li> <li>• Community satisfaction rates</li> </ul>	Active and Creative Communities	Community Access and Support  Family and Children's Services  Community Wellbeing

Children  
 Young people  
 Seniors



Council Plan strategy	What we will do	Cohort	When we will do it	Council's Role	How we will measure our progress	Responsible department	Other relevant departments
Honour and integrate First Nations Culture into actions and environments	4.17 Develop and implement an Indigenous Partnership strategy to build tangible connections with Knox families and children	●	1, 2, 3, 4	Partner Educate	<ul style="list-style-type: none"> <li>Broad principles agreed and implemented across a percentage of service sites</li> <li>Partnership established and innovative opportunities documented and implemented</li> </ul>	Family and Children's Services	Community Wellbeing

● Children ● Young people ● Seniors



### Key Direction – Civic engagement and integrity

*Knox Council is a trusted and respected leader in our community, acting appropriately and ensuring all voices are heard.*

What will success look like

- Recognition of Knox as an Age Friendly and Child Friendly City
- Capture the voices of children, young people and seniors in community engagement and consultation processes
- Improved customer service for residents accessing early years’ services

Council Plan strategy	What we will do	Cohort	When we will do it	Council’s role	How we will measure our progress	Responsible department	Other relevant departments
Provide opportunities for all people in Knox to have their say	5.1 Deliver the Age Friendly Knox project to strengthen seniors voice and participation in Council and the community	●	1, 2, 3, 4	Partner Provide Educate Plan Research	<ul style="list-style-type: none"> <li>• Number and reach of engagement mechanisms</li> <li>• Baseline and endline assessments conducted</li> <li>• Level of community participation</li> <li>• Evidence of seniors voice in Council planning and activities</li> </ul>	Community Access and Support	City Futures  People and Culture  Strategy and Business Intelligence

● Children   ● Young people   ● Seniors





Council Plan strategy	What we will do	Cohort	When we will do it	Council's role	How we will measure our progress	Responsible department	Other relevant departments
Provide opportunities for all people in Knox to have their say <i>(continued)</i>	5.2 Develop and implement a framework that guides Youth Services to support the aspirations and needs of young people and strengthens their voice and participation in Council and the community	●	1, 2, 3, 4	Partner Provide Educate Plan Research	<ul style="list-style-type: none"> <li>Youth Services framework developed</li> <li>Youth Summit delivered</li> <li>Resilience survey conducted</li> <li>Level of community participation</li> <li>Evidence of youth voice in Council planning activities</li> </ul>	Community Access and Support	City Futures  People and Culture  Strategy and Business Intelligence
	5.3 Provide opportunities for the voices of children and families to inform decision making, including Council service planning and provision	●	1, 2, 3, 4	Provide	<ul style="list-style-type: none"> <li>Number and reach of engagement mechanisms</li> <li>Children's voice is considered in Council activities</li> <li>Parents and children recognise that feedback has informed service planning and provision</li> </ul>	Family and Children's Services	Strategy and Business Intelligence
Manage our resources effectively to ensure financial sustainability and improved customer experience	5.4 Undertake business system improvements to remain sustainable and enhance the experience of community members accessing Children's Services	●	1, 2, 3, 4	Plan Provide	<ul style="list-style-type: none"> <li>Establish a current baseline of customer experience</li> <li>Deliver improved customer experience through the early years ICT strategy project</li> </ul>	Family and Children's Services	ICT Programs  Transformation

● Children   ● Young people   ● Seniors



## Implementation, monitoring and evaluation

### ***Implementation***

Council teams will work in partnership with community members, community groups and organisations, and service providers, to deliver on the actions in this plan. The actions will principally be delivered by two Council departments: Family and Children's Services, and, Community Access and Support, and be supported by relevant Knox Council Advisory Committees and other Council volunteers.

To strengthen our commitment to intergenerational practice, a dedicated project officer will lead the process of identifying opportunities to develop and deliver meaningful and sustainable programs and events that promote greater understanding of, and facilitate connections between, generations.

The resources required to deliver actions will involve a mixed contribution of Council resources, external funding and shared resourcing or funding models with key partners.

### ***Monitoring and evaluation***

An internal working group comprising of key Council Officers will meet on a quarterly basis to monitor the implementation of the plan, and identify further opportunities for integrated and intergenerational planning and initiatives.

Monitoring and evaluation of specific actions will be led by the responsible Council Officers, and captured in departmental business planning processes. A mid-term review of the plan will be completed and reported to Council. This review will focus on identifying any emerging needs or trends for children, young people and seniors in Knox, whilst capturing any lessons that have been learnt during the initial implementation period. If required, the plan may be amended during this mid-term review to reflect any significant changes to existing priorities.

The plan will be formally reviewed as part of our four-year planning cycle, in line with the development of the future Council Plan 2025-2029.



## Appendix 1: State and Federal Legislative, Policy and Reform Context

	Children	Young people	Seniors
<b>International/Federal Context</b>			
United Nations Convention on the Rights of the Child	●	●	
United Nations Decade of Healthy Ageing (2021-30)			●
World Health Organisation's Global Age Friendly Cities: A Guide			●
Early Learning Framework for Australia (2009)	●		
Education and Care Services National Law Act (2010)	●		
Education and Care National Regulations (2011)	●		
The Revised National Quality Standard (2018)	●		
<b>State Context</b>			
Child Safe Standards	●	●	
Child, Youth and Families Act (2005)	●	●	
Victorian Government Youth Strategy*		●	
The Victorian Department of Health and Human Services Ageing Well Framework			●
The Victorian Early Years Learning and Development Framework (Revised 2016)	●		
Maternal and Child Health Service Guidelines (2019)	●		
Maternal and Child Health Program Standards (Reissued 2019)	●		
Enhanced Maternal and Child Health Program Guidelines (Reissued 2019)	●		
Information Privacy Act 2000 (Vic)	●	●	●
Gender Equality Act 2020 (Vic)	●	●	●
Local Government Act 2020 (Vic)	●	●	●
Victorian Charter of Human Rights and Responsibilities	●	●	●
<b>Local Context</b>			
Knox Community Plan 2021-31	●	●	●
Knox Council Plan 2021-25	●	●	●
Knox Access & Equity Implementation Plan* (2022-26)	●	●	●
Knox Climate Response Plan (2021-31)	●	●	●

\*under development

● Children ● Young people ● Seniors

30

## 10 Office of the CEO Reports for consideration

### 10.1 Financial Performance Report for the Quarter Ended 31 December 2021

**SUMMARY: Coordinator Finance Operations, James Morris**

**The Financial Performance Report for the period ended 31 December 2021 is presented for consideration.**

#### **RECOMMENDATION**

**That Council receive and note the Financial Performance Report for the period ended 31 December 2021.**

#### **1. INTRODUCTION**

The provision of the quarterly Financial Performance Report to Council ensures that associated processes are accountable, transparent and responsible resulting in sound financial management.

The attached Financial Performance Report (Attachment 1) has been prepared in accordance with Australian Accounting Standards and contains the following financial statements:

- Comprehensive Income Statement;
- Balance Sheet;
- Cash Flow Statement; and
- Statement of Capital Works.

The Financial Performance Report is designed to identify major variations against Council's year to date financial performance (actual results) and the Adopted Budget. Council adopted its 2021-22 Annual Budget at its Ordinary Council Meeting held 28 June 2021 and adopted a Revised Budget at its Ordinary Council Meeting held on 26 July 2021.

The financial year-end position of Council is anticipated by way of forecasts. The full year Adopted Budget is compared against the projected financial year-end position as reflected by the Forecast. The 2021-22 Forecast includes the following details:

- The 2021-22 Adopted Budget;
- Carry forward funding from 2020-21 into 2021-22 for both operational and capital works income and expenditure items. These funds are required for the successful completion and delivery of key outcomes and projects; and
- Adjustments to forecasts as a result of officers periodically assessing Council's budgetary performance considering emerging events and matters.

#### **2. DISCUSSION**

General discussion in regards to this report is detailed under Section 5 'Financial & Economic Implications'.

### **3. CONSULTATION**

This report does not necessitate community consultation. A copy of the quarterly Financial Performance Report is provided to Council's Audit and Risk Committee.

### **4. CLIMATE CHANGE CONSIDERATIONS**

Implementation of the recommendation is considered to have no direct implications or has no direct impacts upon Council's Net Zero 2030 target, the Community Net Zero 2040, exposure to climate risks or climate change adaptation.

### **5. ENVIRONMENTAL/AMENITY CONSIDERATIONS**

This report does not have any environmental or amenity issues for discussion.

### **6. FINANCIAL & ECONOMIC IMPLICATIONS**

The overall financial position at 31 December 2021 is satisfactory with a working capital ratio of 3.61 to 1. The forecast position indicates Council will have a reduced deficit outcome for 2021-22, primarily through the recognition of grant funds from 2020/21 in the current financial year, in line with accounting standards. The cash from these grants was received in 2020/21 and reflected as part of the cash balance at 30 June 2021.

There continues to be several watch points in the operating budget regarding the impact of COVID on revenue, unbudgeted expenditure and the timing of property sales. Council officers will continue to closely monitor the impacts on the financial position for the remainder of 2021-22. The reduced deficit position is primarily the result of timing of recognition of grant funds from the previous financial year.

For the period ended 31 December 2021, Council has achieved an operating surplus of \$74.199 million. This is \$32.969 million favorable to the year to date (YTD) Adopted Budget. This favourable variance is related to the Knox Regional Sports Park (KRSP) project, with the transfer of assets yet to occur (\$23.581 million), while the year-to-date budget also includes a \$12.500 million part contribution towards this project (\$5.000 million has been contributed to date). Council expects to deliver an operating deficit of \$27.110 million, which is a \$6.919 million improvement on the Adopted Budget. This improvement is primarily due to the carry forward of income and expenditure from 2020-21 into 2021-22, in particular the carry forward of unearned capital grants totalling \$10.075 million received in 2020-21 in accordance with accounting standards.

The forecast deficit is due to the anticipated transfer of the KRSP assets to the State Government (\$23.581 million), together with Council's contribution towards this project (\$27.000 million).

The total capital works expenditure for the period ended 31 December 2021 is \$38.778 million. This is right on the YTD Adopted Budget. However the year-to-date expenditure includes \$18.000 million for land purchases, with the budget for this carried forward from the previous financial year. The forecast capital works expenditure for the year is \$77.918 million and includes identified carry forward expenditure. The amount expected to be carried-forward into 2022-23 will continue to be reviewed and is expected to increase. Council's contribution of \$27.000 million towards the Knox Regional Sports Park project has been reduced from the capital works budget, and instead is being treated as an operational expense within the Comprehensive Income Statement in accordance with accounting standard requirements.

Council's cash and financial assets are \$27.449 million as at 31 December 2021, which is \$1.443 million greater than budgeted.

Further detail and discussion of the financial performance of Council for the period ended 31 December 2021 is provided in the attached Financial Performance Report (Attachment 1).

### **Revised Budget**

The *Local Government Act 2020* under Section 97(3) requires that, for the second quarterly report of a financial year, the report must include a statement by the Chief Executive Officer as to whether a revised budget is, or may be, required.

Section 95(1) of The Act states:

*A Council must prepare and adopt a revised budget before the Council—*

*(a) can make a variation to the declared rates or charges; or*

*(b) can undertake any borrowings that have not been approved in the budget; or*

*(c) can make a change to the budget that the Council considers should be the subject of community engagement.*

Council officers are currently reviewing expected capital works timing and borrowing requirements for the remainder of the financial year in line with the parameters required to be met to access borrowings through Treasury Corporation of Victoria. If adjustments were made, these could be reflected in a revised budget. Accordingly, the Chief Executive Officer is noting in this report that a revised budget may be required. This will be determined in the coming weeks.

## **7. SOCIAL IMPLICATIONS**

There are no direct social implications arising from this report.

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

### **Civic Engagement & Integrity**

Strategy 5.2 - Manage our resources effectively to ensure financial sustainability and improved customer experience.

## **9. CONFLICT OF INTEREST**

The officers contributing to and responsible for this report have no conflicts of interest requiring disclosure under Chapter 5 of the Governance Rules of Knox City Council.

## **10. CONCLUSION**

Council has achieved an operating surplus of \$74.199 million for the period ended 31 December 2021, which compares favorably with the year to date Adopted Budget operating surplus of \$41.230 million.

An operating deficit of \$27.110 million is forecast for 2021-22, with the forecast transfer of the Knox Regional Sports Park and Council's contribution towards this project leading to the forecast deficit.

## **11. CONFIDENTIALITY**

There is no content in this report that meets the definition of confidential information from the Local Government Act 2020.

**Report Prepared By:** Coordinator Finance Operations, James Morris

**Report Authorised By:** Chief Executive Officer, Bruce Dobson

### **Attachments**

1. Financial Performance Report - Council Report - December 2021 [**10.1.1** - 22 pages]

**KNOX**  
your city



# Financial Performance Report

For year to date ended 31 December 2021



## Contents

### Financial Performance Report for year to date ended 31 December 2021

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<b>Title</b>	<b>Page</b>
Executive Summary	2
Financial Performance Indicators	7
<b>Appendix A</b>	
Summary of Net Income and Expenditure	9
Comprehensive Income Statement	12
Balance Sheet	14
Statement of Cash Flows	16
Statement of Capital Works	18
Investment Analysis	21

# Executive Summary

## Financial Performance Report for the year to date ended 31 December 2021



### Introduction and Purpose

This report is aimed and designed to identify major variations against Council's year to date financial performance (actual results) and the adopted budget and anticipate the financial position of Council as at financial year end by way of forecasts.

The full year adopted budget is compared against the full year projected position as reflected by the forecast. The 2021-22 forecast includes carry forward funding from 2020-21 into 2021-22 for both operational and capital works expenditure items. These funds are required for the successful completion and delivery of key outcomes and projects.

### Financial Performance

#### Summary

Summary	Year to Date			Full Year		
	Adopted Budget \$'000's	Actual \$'000's	Variance \$'000's	Adopted Budget \$'000's	Forecast \$'000's	Adopted Variance \$'000's
<b>Operating</b>						
Income	156,003	161,148	5,145	194,793	207,773	12,980
Expense	114,773	86,949	27,824	228,821	234,883	(6,061)
<b>Surplus (Deficit)</b>	<b>41,230</b>	<b>74,199</b>	<b>32,969</b>	<b>(34,029)</b>	<b>(27,110)</b>	<b>6,919</b>
Capital Works	38,794	38,778	16	127,984	77,918	50,066
Cash and Investments	26,006	27,449	1,443	26,850	38,002	11,152

The overall financial position at 31 December 2021 is satisfactory with a working capital ratio of 3.61 to 1.

The adopted budget operating deficit of \$34.0M is driven by the transfer of the Knox Regional Sports Park assets to the State Government, together with Council's \$27.0M contribution towards this project. The forecast improvement of \$6.9M against the adopted budget is primarily due to the carry forward of unearned capital grants totalling \$10.1M from 2020-21 in accordance with accounting standards.

The transfer of the Knox Regional Sports Park assets to the State Government (\$23.6M) were budgeted to have occurred by the end of December 2021, while the first \$12.5M contribution was budgeted to have been made (\$5.0M has been paid to date). This has contributed to the favourable year-to-date variance against budget.

The forecast capital works expenditure includes identified carried forward expenditure.

# Executive Summary (continued)

## Financial Performance Report for the year to date ended 31 December 2021



### Operating

Operating Results	Year to Date			Full Year		
	Adopted Budget \$'000's	Actual \$'000's	Variance \$'000's	Adopted Budget \$'000's	Forecast \$'000's	Adopted Variance \$'000's
Income	156,003	161,148	5,145	194,793	207,773	12,980
Expense	114,773	86,949	27,824	228,821	234,883	(6,061)
<b>Surplus (Deficit)</b>	<b>41,230</b>	<b>74,199</b>	<b>32,969</b>	<b>(34,029)</b>	<b>(27,110)</b>	<b>6,919</b>

The 2021-22 Forecast includes \$3.965M in carry forward expenditure from 2020-21 into 2021-22 required for the completion and delivery of key operational projects. Operational and capital grants received totalling \$11.657M were treated as unearned income in 2020-21 and carried forward to 2021-22 in accordance with accounting standards.

### Year-to-Date

There is a \$33.0M favourable variance between the YTD actual result and the adopted budget. The surplus primarily relates to:

#### Revenue

- \$6.2M unearned capital grants from 2020-21 being recognised as income in 2021-22;
- \$0.8M unearned operating grants from 2020-21 being recognised as income in 2021-22;
- \$0.8M favourable variance for outdoor dining grant income;
- \$0.5M favourable variance for kindergarten and childcare special education grants;
- \$0.3M favourable (timing) variance for the school crossing supervisors grant; and
- Offset by a \$4.4M unfavourable (timing) variance for capital grants relating to the Local Roads and Community Infrastructure Program and the Fairpark Reserve Pavilion Upgrade.

#### Expenditure

- \$27.2M favourable variance for net gain on disposal of property; this mainly relates to Knox Regional Sports Park with the transfer of the assets yet to occur (\$23.6M), while the year-to-date budget also includes a \$12.5M part-contribution towards this project, with the timing of property sales also having an impact;
- \$5.0M unfavourable variance in contributions and donations, with the first contribution of \$5.0M towards the Knox Regional Sports Park project now being treated as a contribution as opposed to being included in the net gain on disposal of property;
- \$3.6M favourable variance in materials and services including \$0.8M in Waste Management due to timing of invoices, and \$0.5M in Family & Children's Services;
- \$2.0M favourable depreciation and amortisation due to the carry forward of capital works expenditure into 2021-22; and
- \$0.3M favourable variance for borrowing costs due to borrowings not undertaken until December.

### Forecast

The 2021-22 forecast result is showing a deficit of \$27.1M against an adopted budget deficit of \$34.0M, a variance of \$6.9M. An additional \$13.0M is forecast in revenue, while expenditure is forecast to increase by \$6.1M compared with the adopted budget position. The main variances relate to:

# Executive Summary (continued)

## Financial Performance Report for the year to date ended 31 December 2021



### Revenue

- Operational and capital grants received totalling \$11.7M (\$1.6M operational and \$10.1M capital) were treated as unearned income in 2020-21 and carried forward to 2021-22 in accordance with accounting standards. This is partially offset by a reduction of \$2.1M for stage 2 of Local Roads and Community Infrastructure Program grant funding received in 2020-21 but budgeted in 2021-22;
- Kindergarten special education grant received is forecast to be \$0.6M greater than budget;
- Capital contributions totalling \$2.3M were not received in 2020-21 and carried forward for receipt in 2021-22; and
- This is partially offset by a forecast reduction of \$0.8M in traffic enforcement fines.

### Expenditure

- \$4.0M in carry forward expenditure from 2020-21 into 2021-22 required for the completion and delivery of key operational projects; this includes \$1.6M in carry forward expenditure related to unearned operating grants that have been recognised as carry forward income;
- Offset by a reduction of \$4.2M in operational expenditure from the capital works program due to the capital works projects that have been identified to be carried forward to 2022-23;
- A reduction of \$3.3M in depreciation due to the carry forward of capital works from 2020-21 into 2021-22, together with the capital works projects identified to be carried forward to 2022-23;
- The \$27.0M contribution towards the Knox Regional Sports Park has been moved from net gain on disposal of property to contributions and donations; and
- The net gain on disposal of property is also impacted by the forecast carry forward of disposals into the following year (\$10.6M).

### Capital

Capital Works Expenditure	Year to Date			Full Year		
	Adopted Budget \$'000's	Actual \$'000's	Variance \$'000's	Adopted Budget \$'000's	Forecast \$'000's	Adopted Variance \$'000's
Property	8,896	23,060	(14,164)	37,546	38,272	(726)
Plant and Equipment	2,989	2,332	657	12,676	6,219	6,457
Infrastructure	26,909	13,386	13,523	77,762	33,427	44,335
<b>Total Capital Works Expenditure</b>	<b>38,794</b>	<b>38,778</b>	<b>16</b>	<b>127,984</b>	<b>77,918</b>	<b>50,066</b>

### Year-to-Date

Capital works expenditure for the December quarter is right on budget. However included in the expenditure is the \$18.0M full amount paid for the Knox Central land purchase, with the budget for this carried forward from the previous financial year. Excluding the land purchase, capital works expenditure is \$18.0M unfavourable to budget as at 31 December 2021.

### Forecast

The forecast capital expenditure includes capital expenditure carried forward from 2020-21, while capital expenditure has been identified to be carried forward to 2022-23. The adopted budget also includes \$27.0M for Council's contribution towards the Knox Regional Sports park project; the capital forecast has been reduced to reflect that this payment will occur through operational expenditure.

# Executive Summary (continued)

## Financial Performance Report for the year to date ended 31 December 2021



### Balance Sheet

Balance Sheet	Year to Date			Full Year		
	Adopted Budget \$'000's	Actual \$'000's	Variance \$'000's	Adopted Budget \$'000's	Forecast \$'000's	Variance \$'000's
Current Assets	124,329	129,001	4,672	44,053	58,667	14,614
Non-Current Assets	2,010,378	1,977,189	(33,189)	2,046,409	2,014,864	(31,545)
<b>Total Assets</b>	<b>2,134,707</b>	<b>2,106,190</b>	<b>(28,517)</b>	<b>2,090,462</b>	<b>2,073,531</b>	<b>(16,931)</b>
Current Liabilities	35,726	35,731	(5)	44,185	40,425	3,760
Non-Current Liabilities	59,472	27,344	32,128	82,028	48,490	33,538
<b>Total Liabilities</b>	<b>95,199</b>	<b>63,075</b>	<b>32,123</b>	<b>126,213</b>	<b>88,915</b>	<b>37,298</b>
<b>Net Assets</b>	<b>2,039,508</b>	<b>2,043,114</b>	<b>3,606</b>	<b>1,964,249</b>	<b>1,984,616</b>	<b>20,367</b>
Accumulated Surplus	757,023	750,080	(6,943)	692,632	693,373	741
Asset Revaluation Reserve	1,255,640	1,261,515	5,875	1,255,640	1,261,515	5,875
Other Reserves	26,845	31,519	4,674	15,977	29,728	13,751
<b>Total Equity</b>	<b>2,039,508</b>	<b>2,043,114</b>	<b>3,606</b>	<b>1,964,249</b>	<b>1,984,616</b>	<b>20,367</b>
<b>Working Capital Ratio</b>	<b>3.48</b>	<b>3.61</b>		<b>1.00</b>	<b>1.45</b>	

The Balance Sheet as at 31 December 2021 indicates a satisfactory result. A comparison of total Current Assets of \$129.0M with total Current Liabilities of \$35.7M continues to depict a satisfactory financial position (Working Capital Ratio of 3.61 to 1). The Working Capital Ratio for the same period last year was 4.22, with this year's ratio being impacted by the unearned grants of \$4.7M at the end of December. Current Assets primarily comprises Cash and Cash Equivalents (\$27.4M) and Trade and Other Receivables (\$99.4M). Trade and Other Receivables includes \$93.4M of rates debtors (of which \$8.7M relates to arrears pre July 2021) and \$5.4M in other debtors.

The working capital ratio of 3.61 is slightly higher than the Adopted Budget working capital ratio of 3.48. The Working Capital Ratio is anticipated to continue to reduce over the course of the financial year, reflecting the utilisation of funds by Council to deliver on its operating programs and capital works. The forecast working capital ratio is anticipated to be 1.45 at year end, which is an improvement on the Adopted Budget working capital ratio of 1.00 due to capital works projects being identified to be carried forward into 2022-23.

Trade and Other Receivables	Ageing				Total \$'000
	Current - 30 Days \$'000	31 Days - 60 Days \$'000	61 Days - 90 Days \$'000	More than 90 Days \$'000	
Rates Debtors	84,695	0	0	8,732	93,427
Special Rate Assessment	0	0	0	52	52
Parking and Animal Infringement Debtors	49	63	44	426	582
Other Debtors	1,499	229	1,031	2,594	5,353
<b>Total Trade and Other Receivables</b>	<b>86,243</b>	<b>292</b>	<b>1,075</b>	<b>11,804</b>	<b>99,414</b>

Rate amounts owing are a charge over the property and therefore Council has recourse to collect these debts. The due date for rates being paid in full is 15 February 2022, while the third instalment due date is 28 February 2022.

# Executive Summary (continued)

## Financial Performance Report for the year to date ended 31 December 2021



Rates outstanding for more than 90 days is \$1.2M greater than at the same time last year, reflective of the decision to waive interest and not actively pursue late payments during the COVID-19 pandemic. COVID-19 related payment arrangements or extensions are in place for 450 ratepayers.

Other Debtors outstanding for more than 90 days includes \$0.8M for Government grants that will be received.

### Investment Analysis

Investment	Year to Date			Full Year		
	Adopted Budget \$'000's	Actual \$'000's	Variance \$'000's	Adopted Budget \$'000's	Forecast \$'000's	Variance \$'000's
Cash and Cash Equivalents	26,006	27,449	1,443	26,850	38,002	11,152
Other Financial Assets	0	0	0	0	0	0
<b>Total Funds Invested</b>	<b>26,006</b>	<b>27,449</b>	<b>1,443</b>	<b>26,850</b>	<b>38,002</b>	<b>11,152</b>
<b>Earnings on Investments</b>	<b>20</b>	<b>2</b>	<b>(17)</b>	<b>150</b>	<b>16</b>	<b>(134)</b>

The earnings on investments for the period ended 31 December 2021 were minimal as a result of low interest rates and current holdings of Cash and Cash Equivalents and Other Financial Assets.

### Revised Budget

The *Local Government Act 2020* under Section 97(3) requires that, for the second quarterly report of a financial year, the report must include a statement by the Chief Executive Officer as to whether a revised budget is, or may be, required.

Section 95(1) of The Act states:

*A Council must prepare and adopt a revised budget before the Council —*

*(a) can make a variation to the declared rates or charges; or*

*(b) can undertake any borrowings that have not been approved in the budget; or*

*(c) can make a change to the budget that the Council considers should be the subject of community engagement.*

Council officers are currently reviewing expected capital works timing and borrowing requirements for the remainder of the financial year in line with the parameters required to be met to access borrowings through Treasury Corporation of Victoria. If adjustments were made, these could be reflected in a revised budget. Accordingly, the Chief Executive Officer is noting in this report that a revised budget may be required. This will be determined in the coming weeks.

## Financial Performance Indicators

as at 31 December 2021



The following table highlights Council's current and forecasted performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the Council's objectives.

Indicator	Calculation of Measure	Full Year			Notes
		Expected Bands	Adopted Budget	Forecast	
<p><b>Operating Position - Measures whether a council is able to generate an adjusted underlying surplus.</b></p>					
<p><b>Adjusted Underlying Result</b></p>					
Indicator of the broad objective that an adjusted underlying surplus should be generated in the ordinary course of business. A surplus or increasing surplus suggests an improvement in the operating position. The adjusted underlying surplus and the adjusted underlying revenue exclude the following types of income: grants - capital (non-recurrent), contributions - monetary (capital) and contributions - non-monetary.	[Adjusted Underlying Surplus (Deficit) / Adjusted Underlying Revenue] x 100	(20%) to 20%	(28.62%)	(30.37%)	✘ 1
<p><b>Liquidity - Measures whether a council is able to generate sufficient cash to pay bills on time.</b></p>					
<p><b>Working Capital</b></p>					
Indicator of the broad objective that sufficient working capital is available to pay bills as and when they fall due. High or increasing level of working capital suggests an improvement in liquidity.	[Current Assets / Current Liabilities] x 100	100% - 400%	99.70%	145.13%	✔ 2
<p><b>Unrestricted Cash</b></p>					
Indicator of the broad objective that sufficient cash which is free of restrictions is available to pay bills as and when they fall due. High or increasing level of unrestricted cash suggests an improvement in liquidity.	[Unrestricted Cash / Current Liabilities] x 100	10% - 300%	31.45%	55.25%	✔ 3
<p><b>Obligations - Measures whether the level of debt and other long term obligations is appropriate to the size and nature of the Council's activities.</b></p>					
<p><b>Loans and Borrowings</b></p>					
Indicator of the broad objective that the level of interest bearing loans and borrowings should be appropriate to the size and nature of a council's activities. Low or decreasing level of loans and borrowings suggests an improvement in the capacity to meet long term obligations.	[Interest Bearing Loans and Borrowings / Rate Revenue] x 100	0% - 70%	68.23%	38.21%	✔ 4
<p><b>Debt Commitments</b></p>					
Defined as interest and principal repayments on interest bearing loans and borrowings as a percentage of rate revenue.	[Interest and Principal Repayments / Rate Revenue] x 100	0% - 20%	3.63%	1.77%	✔ 5
<p><b>Indebtedness</b></p>					
Indicator of the broad objective that the level of long term liabilities should be appropriate to the size and nature of a Council's activities. Low or decreasing level of long term liabilities suggests an improvement in the capacity to meet long term obligations	[Non Current Liabilities / Own Source Revenue] x 100	2% - 70%	55.58%	33.05%	✔ 6

## Financial Performance Indicators

as at 31 December 2021



Indicator	Calculation of Measure	Full Year			Notes
		Expected Bands	Adopted Budget	Forecast	
<b>Asset Renewal</b> Indicator of the broad objective that assets should be renewed as planned. High or increasing level of planned asset renewal being met suggests an improvement in the capacity to meet long term obligations	$\frac{[\text{Asset Renewal Expenditure} / \text{Depreciation}] \times 100}{}$	40% - 130%	128.95%	142.71% <span style="color: green;">✔</span>	7
<b>Stability - Measures whether a council is able to generate revenue from a range of sources.</b>  <b>Rates Concentration</b> Indicator of the broad objective that revenue should be generated from a range of sources. High or increasing range of revenue sources suggests an improvement in stability.	$\frac{[\text{Rate Revenue} / \text{Adjusted Underlying Revenue}] \times 100}{}$	30.00% - 80.00%	70.97%	70.25% <span style="color: orange;">!</span>	8

✔ Forecasts improvements in Council's financial performance / financial position indicator compared to the Adopted Budget position.  
! Forecasts that Council's financial performance / financial position indicator will be reasonably steady and is within Expected Bands.  
✘ Forecasts deterioration in Council's financial performance / financial position indicator compared to the Adopted Budget position.

**Notes:**

1	<b>Permanent Variance:</b> - The adjusted underlying result ratio is outside the expected bands due to the transfer of the Knox Regional Sports Park assets to the State Government, together with Council's \$27.000M contribution towards the project
2	<b>Timing Variance:</b> - The working capital ratio is outside the expected bands - The anticipated increase in the ratio is due to the expected carry forward of capital expenditure from 2021-22 in to 2022-23, partially offset by the subsequent reduction in the level of loan borrowings required during the financial year, together with the carry forward of expected proceeds from the sale of property, plant and equipment
3	<b>Timing Variance:</b> - The unrestricted cash ratio is within the expected bands - The anticipated increase in the ratio is due to the expected carry forward of capital expenditure from 2021-22 in to 2022-23, partially offset by the carry forward of operational and capital expenditure from 2020-21 in to 2021-22, together with associated transfers from restricted cash reserves, and the carry forward of expected proceeds from the sale of property, plant and equipment
4	<b>Timing Variance:</b> - The loans and borrowings ratio is within expected bands - The anticipated decrease in the ratio is due to the expected carry forward of capital expenditure from 2021-22 in to 2022-23, and the subsequent reduction in the level of loan borrowings required during the financial year
5	<b>Timing Variance:</b> - The debt commitments ratio is within expected bands
6	<b>Timing Variance:</b> - The indebtedness ratio is within expected bands - The anticipated decrease in the ratio is due to the expected carry forward of capital expenditure from 2021-22 in to 2022-23, and the subsequent reduction in the level of loan borrowings required during the financial year
7	<b>Timing Variance:</b> - The forecast asset renewal is greater than the expected band, due to the carry forward of renewal expenditure from 2020-21, together with a reduction in depreciation expense due to the carry forward of capital expenditure
8	<b>Timing Variance:</b> - The rates concentration ratio is within the expected bands



# Appendix A

## Summary of Net Income and Expenditure by Department

for year to date ended 31 December 2021



Net (Income) / Expenditure	Notes	Year-to-Date				Full Year			
		Adopted		Variance		Adopted Budget	Forecast	Adopted Variance	
		Budget	Actual	Fav/(Unfav)	%				\$000'S
<b>Rates</b>									
Rates and Valuation		(108,154)	(108,777)	623	0.58%	✓	(108,279)	(108,838)	559
<b>Net (Income) / Expense - Rates</b>		<b>(108,154)</b>	<b>(108,777)</b>	<b>623</b>	<b>0.58%</b>		<b>(108,279)</b>	<b>(108,838)</b>	<b>559</b>
<b>CEO</b>									
Chief Executive Officer		302	347	(46)	(15.08%)	✗	604	604	0
Chief Financial Officer	1	1,140	900	240	21.04%	✓	2,172	2,105	67
<b>Net (Income) / Expense - CEO</b>		<b>1,442</b>	<b>1,247</b>	<b>194</b>	<b>13.48%</b>		<b>2,776</b>	<b>2,710</b>	<b>67</b>
<b>City Strategy and Integrity</b>									
Directorate City Strategy and Integrity		260	250	10	3.88%	✓	515	515	0
City Planning and Building	2	(1,879)	(1,732)	(147)	(7.83%)	✗	(3,811)	(3,870)	60
City Safety and Health	3	1,657	1,027	629	37.99%	✓	2,890	3,235	(345)
City Futures	4	2,132	1,227	905	42.43%	✓	4,283	4,660	(377)
Governance	5	2,055	1,917	138	6.72%	✓	3,981	3,897	83
Strategic Procurement and Property		413	381	32	7.71%	✓	816	740	76
<b>Net (Income) / Expense - City Strategy and Integrity</b>		<b>4,639</b>	<b>3,072</b>	<b>1,567</b>	<b>33.78%</b>		<b>8,674</b>	<b>9,177</b>	<b>(502)</b>
<b>City Centre</b>									
Directorate City Centre		161	172	(11)	(6.87%)	✗	318	318	0
Customer Experience	6	1,049	844	205	19.57%	✓	2,089	1,947	142
Communications	7	1,080	855	225	20.85%	✓	1,943	1,896	47
Knox Central	8	350	38	312	89.27%	✓	696	502	195
<b>Net (Income) / Expense - City Centre</b>		<b>2,639</b>	<b>1,907</b>	<b>732</b>	<b>27.72%</b>		<b>5,046</b>	<b>4,662</b>	<b>383</b>
<b>Connected Communities</b>									
Directorate Connected Communities	9	123	371	(248)	(201.14%)	✗	245	270	(25)
Community Wellbeing		4,664	4,435	229	4.91%	✓	8,575	8,882	(307)
Family and Children's Services	10	3,003	2,650	353	11.74%	✓	5,783	4,982	801
Community Access and Support	11	1,987	1,435	552	27.80%	✓	3,959	3,674	285
Active and Creative Communities	12	1,933	1,507	425	22.01%	✓	3,308	4,059	(750)
<b>Net (Income) / Expense - Connected Communities</b>		<b>11,710</b>	<b>10,398</b>	<b>1,312</b>	<b>11.20%</b>		<b>21,871</b>	<b>21,867</b>	<b>4</b>
<b>People and Innovation</b>									
Directorate People and Innovation		0	3	(3)	(100.00%)	✗	0	0	0
Strategy People & Culture		4,660	4,592	68	1.47%	✓	7,542	8,137	(596)
Chief Information Officer		4,196	3,997	199	4.74%	✓	7,240	6,619	621
Transformation	13	639	433	206	32.25%	✓	768	898	(129)
<b>Net (Income) / Expense - People and Innovation</b>		<b>9,495</b>	<b>9,025</b>	<b>470</b>	<b>4.95%</b>		<b>15,550</b>	<b>15,654</b>	<b>(104)</b>
<b>Infrastructure</b>									
Directorate Infrastructure		230	268	(38)	(16.65%)	✗	455	500	(45)
Sustainable Infrastructure	14	(10,210)	(11,617)	1,407	13.78%	✓	3,229	2,013	1,216
Community Infrastructure	15	3,477	3,105	373	10.71%	✓	6,964	7,147	(182)
Operations		8,004	7,892	112	1.40%	✓	15,895	17,619	(1,724)
Major Initiatives		181	105	75	41.65%	✓	350	350	0
<b>Net (Income) / Expense - Infrastructure</b>		<b>1,682</b>	<b>(247)</b>	<b>1,929</b>	<b>114.66%</b>		<b>26,893</b>	<b>27,628</b>	<b>(735)</b>

# Appendix A

## Summary of Net Income and Expenditure by Department

for year to date ended 31 December 2021



Indicators of the variances between year to date (YTD) Adopted Budget and Actual results:

- ✔ 0% or greater.
- ⚠ Less than 0% and greater than negative 5%.
- ✘ Negative 5% or less.

Notes have been provided for these variances:

1. Favourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or greater than positive \$100K and equal to or greater than positive 5%.
2. Unfavourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or less than negative \$100K and equal to or less than negative 5%.

### Notes:

1	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$100K favourable variance for Valuations contract costs</li> <li>- \$34K favourable variance for Rates &amp; Valuations transaction charge payments; this variance relates to the payment of rates</li> </ul>
2	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$64K favourable variance in Public Open Space Contributions; income of this nature is unpredictable and is directly contingent on developer activities in the municipality</li> <li>- \$143K unfavourable variance for pool certification fees and \$84K unfavourable variance for fines</li> </ul>
3	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$312K favourable variance in School Crossing employee costs and oncosts due to the closure of schools during the current COVID-19 lockdown</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$312K favourable variance in School Crossing grant income</li> </ul>
4	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$822K favourable variance for the outdoor dining grants received</li> </ul>
5	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$84K favourable variance for election fines income received</li> </ul>
6	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$135K favourable variance in Customer Experience employee costs and oncosts</li> </ul>
7	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$205K favourable variance for Communications employee costs and oncosts, partially due to the first year of the digital team costs being covered by the ICT program</li> </ul>
8	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$183K favourable variance in contractors and services costs due to the timing of the program's activities</li> <li>- \$138K favourable variance in employee costs and oncosts due to timing of program's activities</li> </ul>
9	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$206K unfavourable variance in employee costs and oncosts due to the staff vacancies budget for the Directorate sitting within the Director program</li> </ul>
10	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$359K favourable variance for operating grants that were received in 2020-21 but have been treated as unearned income as at 30 June 2021 in accordance with accounting standards; there has been corresponding expenditure</li> <li>- \$327K favourable variance for the kindergarten special education grant</li> <li>- \$133K favourable variance for the childcare special education grant</li> <li>- \$206K favourable variance for the Commonwealth business continuity payment</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$197K favourable variance for childcare and \$134K favourable variance for child, family health and wellbeing employee costs and oncosts</li> <li>- \$374K unfavourable variance for childcare parent fees received; partially offset by a \$197K favourable variance in childcare employee costs and oncosts</li> <li>- \$510K unfavourable variance for kindergarten grants received, \$192K unfavourable variance for kindergarten subsidies, and \$437K unfavourable variance for kindergarten employee costs and oncosts</li> <li>- \$146K favourable variance for the 3 year-old kindergarten expansion project grant</li> </ul>

## Appendix A

### Summary of Net Income and Expenditure by Department

for year to date ended 31 December 2021



Notes (continued):	
11	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$72K favourable variance for operating grants that were received in 2020-21 but have been treated as unearned income as at 30 June 2021 in accordance with accounting standards; there has been corresponding expenditure</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$181K favourable variance in grants received for the Home Maintenance CHSP program, partially offset by an unfavourable variance of \$43K for Home Maintenance CHSP contract costs</li> <li>- \$92K favourable variance in the Community Access &amp; Support Management program</li> <li>- \$74K favourable variance in the Seniors Support program</li> <li>- \$58K favourable variance for Food Services contract payments</li> </ul>
12	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$135K favourable variance for a grant received for the Funded Arts Projects program</li> <li>- \$122K favourable variance for sponsorship payments</li> <li>- \$133K favourable variance for Carols by Candlelight</li> <li>- \$92K favourable variance for the Stringybark Festival</li> <li>- \$172K unfavourable variance for Sports Facilities rental income</li> </ul>
13	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$130K favourable variance in contract payments</li> </ul>
14	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$190K favourable variance for Commercial Waste garbage charge</li> <li>- \$149K favourable variance for Green Waste bin charge due to a higher takeup of green waste bins</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$826K favourable variance for Waste Management materials and services due to the timing of receipt of invoices</li> </ul>
15	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$170K favourable variance for Stormwater Management costs</li> <li>- \$130K favourable variance for Biodiversity Management costs</li> <li>- \$121K favourable variance for Landscaping costs</li> </ul>

# Comprehensive Income Statement

for year to date ended 31 December 2021



Description	Notes	Year-to-Date				Full Year			
		Adopted		Variance		Adopted Budget	Forecast	Adopted Variance	
		Budget	Actual	Fav/(Unfav)					
		\$000'S	\$000'S	\$000'S	%	\$000'S	\$000'S	\$000'S	
<b>Income</b>									
Rates and Charges		125,553	126,266	713	0.57%	✓	126,258	126,563	305
Statutory Fees and Fines		1,713	1,481	(232)	(13.57%)	✗	4,098	3,180	(917)
User Fees		10,523	10,525	2	0.02%	✓	16,212	16,014	(198)
Grants - Operating	1	9,270	11,693	2,422	26.13%	✓	21,757	24,940	3,183
Grants - Capital	2	5,260	7,290	2,031	38.61%	✓	15,111	23,555	8,444
Contributions - Monetary		3,309	3,457	148	4.48%	✓	8,326	10,576	2,250
Contributions - Non-Monetary		0	0	0	0.00%	✓	2,000	2,000	0
Increment on investment in associates		0	0	0	0.00%	✓	0	0	0
Other Income		375	436	61	16.14%	✓	1,031	945	(86)
<b>Total Income</b>		<b>156,003</b>	<b>161,148</b>	<b>5,145</b>	<b>3.30%</b>		<b>194,793</b>	<b>207,773</b>	<b>12,980</b>
<b>Expenses</b>									
Employee Costs		38,748	38,976	(228)	(0.59%)	!	75,557	75,376	180
Materials and Services	3	31,083	27,447	3,636	11.70%	✓	77,651	76,376	1,274
Depreciation	4	12,787	11,140	1,648	12.89%	✓	25,576	22,313	3,263
Amortisation - Intangible Assets		389	355	34	8.74%	✓	778	710	68
Amortisation - Right-of-Use Assets		656	319	336	51.30%	✓	1,311	1,311	0
Contributions and Donations	5	3,265	8,328	(5,063)	(155.07%)	✗	5,787	33,082	(27,295)
Borrowing Costs		372	56	316	85.04%	✓	743	597	146
Finance Costs - Leases		35	16	19	54.52%	✓	69	69	0
Bad and Doubtful Debts		38	114	(76)	(202.74%)	✗	75	128	(53)
Other Expenses		286	309	(23)	(8.22%)	!	629	666	(37)
Net (Gain) Loss on Disposal of Property, Infrastructure, Plant and Equipment	6	27,115	(111)	27,226	100.41%	✓	40,645	24,253	16,392
<b>Total Expenses</b>		<b>114,773</b>	<b>86,949</b>	<b>27,824</b>	<b>24.24%</b>		<b>228,821</b>	<b>234,883</b>	<b>(6,061)</b>
<b>Surplus (Deficit)</b>		<b>41,230</b>	<b>74,199</b>	<b>32,969</b>	<b>79.96%</b>		<b>(34,029)</b>	<b>(27,110)</b>	<b>6,919</b>
<b>Total Comprehensive Income for the Year</b>		<b>41,230</b>	<b>74,199</b>	<b>32,969</b>	<b>79.96%</b>		<b>(34,029)</b>	<b>(27,110)</b>	<b>6,919</b>

Indicators of the variances between year to date (YTD) Adopted Budget and Actual results:

- ✓ 0% or greater.
- ! Less than 0% and greater than negative 10%.
- ✗ Negative 10% or less.

Notes have been provided for the following variances:

1. Favourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or greater than positive \$500K and equal to or greater than positive 10%.
2. Unfavourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or less than negative \$500K and equal to or less than negative 10%.

# Comprehensive Income Statement

for year to date ended 31 December 2021



## Notes:

1	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.797M favourable variance for operating grants that were received in 2020-21 but have been treated as unearned income as at 30 June 2021 in accordance with accounting standards and have subsequently been expended</li> <li>- \$0.751M favourable variance for outdoor dining</li> <li>- \$0.327M favourable variance for the kindergarten special education grant</li> <li>- \$0.206M favourable variance for the child care business continuity payment</li> <li>- \$0.181M favourable variance for the Home Maintenance CHSP program</li> <li>- \$0.133M favourable variance for the child care special education grant</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.312M favourable variance for the school crossing supervisors grant</li> <li>- \$0.125M favourable variance for the 3 year-old kindergarten expansion project</li> <li>- \$0.510M unfavourable variance in kindergarten grants</li> <li>- \$0.115M unfavourable variance for the Kindergarten School Readiness program</li> </ul>
2	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$6.198M favourable variance for capital grants that were received in 2020-21 but have been treated as unearned income as at 30 June 2021 in accordance with accounting standards and have subsequently been expended</li> <li>- \$0.180M favourable variance for unbudgeted capital grant received for the Erica Avenue Streetscape Renewal</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$2.940M unfavourable variance relating to the Local Roads and Community Infrastructure Program Phase 2; 50% of grant funding was received late in the 2021 financial year (included in unearned income as at 30 June 2021), while the remainder of the funding is yet to be received</li> <li>- \$1.500M unfavourable variance for the Fairpark Reserve Pavilion Upgrade</li> </ul>
3	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.135M favourable variance for Carols by Candlelight and \$0.097M favourable variance for the Stringy Bark Festival</li> <li>- \$0.154M unfavourable variance in Drainage Maintenance Works and \$0.082M unfavourable variance in Urban Forest and City Presentation due to weather events</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.826M favourable variance in Waste Management due to the timing of the receipt of invoices</li> <li>- \$0.452M favourable variance in Family &amp; Children's Services including \$0.140M for the 3 Year-Old Kindergarten Expansion Project, \$0.100M for early years resources, and \$0.072M for the Kindergarten School Readiness program</li> <li>- \$0.383M favourable variance in Strategy People and Culture including \$0.168M for Leadership Development</li> <li>- \$0.289M favourable variance in Leisure Services, including \$0.122M for sponsorship</li> <li>- \$0.212M favourable variance for Rates &amp; Valuations</li> <li>- \$0.186M favourable variance for Knox Central</li> <li>- \$0.166M favourable variance in Biodiversity, including \$0.107M for Bushland Management</li> <li>- \$0.164M favourable variance in Information Management</li> <li>- \$0.162M favourable variance for Transformation</li> <li>- \$0.133M favourable variance in Community Infrastructure Management</li> <li>- \$0.123M favourable variance in Traffic Management, including \$0.070M for signal maintenance charges</li> <li>- \$0.189M unfavourable variance in City Safety and Health</li> </ul>
4	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$2.037M favourable variance for depreciation due to the carry forward of capital works expenditure from 2020-21 into 2021-22 delaying the capitalisation of capital works programs</li> </ul>
5	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$5.000M unfavourable variance for the first contribution towards the Knox Regional Sports Park project; this has been moved from the Capital Works Program</li> </ul>
6	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$23.581M favourable variance for the transfer of the Knox Regional Sports Park assets to the State Government; this has yet to occur</li> <li>- \$12.500M favourable variance for the part-contribution towards the Knox Regional Sports Park project; this is now being treated as a contribution, with the first payment of \$5.000M being made</li> <li>- \$8.855M unfavourable variance for all other Net (Gain) Loss on Disposal of Property due to the timing of the sale of property, plant and motor vehicles</li> </ul>

The 2021-22 Forecast includes \$3.965M in carry forward expenditure from 2020-21 into 2021-22 required for the completion and delivery of key operational projects. Operational and capital grants received totalling \$11.657M were treated as unearned income in 2020-21 and carried forward to 2021-22 in accordance with accounting standards.

## Balance Sheet

as at 31 December 2021



Description	Notes	Year-to-Date				Full Year		
		Adopted Budget	Actual	Variance		Adopted Budget	Forecast	Variance
		\$000'S	\$000'S	\$000'S	%	\$000'S	\$000'S	\$000'S
<b>Current Assets</b>								
Cash and Cash Equivalents		26,006	27,449	1,443	5.55%	26,850	38,002	11,152
Other Financial Assets		0	0	0	0.00%	0	0	0
Trade and Other Receivables		97,759	99,414	1,655	1.69%	16,639	19,370	2,731
Other Current Assets		558	56	(502)	(89.90%)	558	1,285	727
Non-Current Assets classified as Held for Sale	1	0	2,072	2,072	100.00%	0	0	0
Inventories		6	9	3	58.17%	6	11	5
<b>Total Current Assets</b>		<b>124,329</b>	<b>129,001</b>	<b>4,672</b>	<b>3.76%</b>	<b>44,053</b>	<b>58,667</b>	<b>14,614</b>
<b>Non-Current Assets</b>								
Investment in Associates	2	4,920	3,074	(1,846)	(37.51%)	4,920	5,074	154
Property, Infrastructure, Plant and Equipment		2,002,917	1,971,885	(31,033)	(1.55%)	2,040,062	2,006,817	(33,245)
Right-of-Use Assets		1,271	1,213	(58)	(4.54%)	813	1,601	788
Intangible Assets		1,270	1,016	(253)	(19.94%)	614	1,371	757
<b>Total Non-Current Assets</b>		<b>2,010,378</b>	<b>1,977,189</b>	<b>(33,189)</b>	<b>(1.65%)</b>	<b>2,046,409</b>	<b>2,014,864</b>	<b>(31,545)</b>
<b>Total Assets</b>		<b>2,134,707</b>	<b>2,106,190</b>	<b>(28,517)</b>	<b>(1.34%)</b>	<b>2,090,462</b>	<b>2,073,531</b>	<b>(16,931)</b>
<b>Current Liabilities</b>								
Trade and Other Payables		6,424	5,560	863	13.44%	14,350	13,997	353
Trust Funds and Deposits	3	1,640	2,889	(1,249)	(76.19%)	1,640	1,881	(241)
Unearned Income	4	0	4,662	(4,662)	(100.00%)	0	0	0
Provisions - Employee Costs	5	17,914	19,743	(1,829)	(10.21%)	18,883	19,110	(227)
Defined Benefits Superannuation		0	0	0	0.00%	0	0	0
Provision - Landfill Rehabilitation		385	389	(4)	(1.06%)	385	389	(4)
Interest-Bearing Loans and Borrowings	6	8,967	2,198	6,768	75.48%	8,565	4,443	4,122
Lease Liabilities		397	289	107	27.11%	362	605	(243)
Other Provisions		0	0	0	0.00%	0	0	0
<b>Total Current Liabilities</b>		<b>35,726</b>	<b>35,731</b>	<b>(5)</b>	<b>(0.01%)</b>	<b>44,185</b>	<b>40,425</b>	<b>3,760</b>
<b>Non-Current Liabilities</b>								
Provisions - Employee Costs		1,132	1,212	(80)	(7.09%)	1,132	1,241	(109)
Interest-Bearing Loans and Borrowings	7	55,030	22,802	32,229	58.57%	77,586	43,918	33,668
Provision - Landfill Rehabilitation		2,851	2,396	455	15.95%	2,851	2,396	455
Defined Benefits Superannuation		0	0	0	0.00%	0	0	0
Lease Liabilities		459	934	(475)	(103.48%)	459	934	(475)
Other Provisions		0	0	0	0.00%	0	0	0
<b>Total Non-Current Liabilities</b>		<b>59,472</b>	<b>27,344</b>	<b>32,128</b>	<b>54.02%</b>	<b>82,028</b>	<b>48,490</b>	<b>33,538</b>
<b>Total Liabilities</b>		<b>95,199</b>	<b>63,075</b>	<b>32,123</b>	<b>33.74%</b>	<b>126,213</b>	<b>88,915</b>	<b>37,298</b>
<b>Net Assets</b>		<b>2,039,508</b>	<b>2,043,114</b>	<b>3,606</b>	<b>0.18%</b>	<b>1,964,249</b>	<b>1,984,616</b>	<b>20,367</b>
<b>Equity</b>								
Accumulated Surplus		757,023	750,080	(6,943)	(0.92%)	692,632	693,373	741
Asset Revaluation Reserve		1,255,640	1,261,515	5,875	0.47%	1,255,640	1,261,515	5,875
Other Reserves		26,845	31,519	4,674	17.41%	15,977	29,728	13,751
<b>Total Equity</b>		<b>2,039,508</b>	<b>2,043,114</b>	<b>3,606</b>	<b>0.18%</b>	<b>1,964,249</b>	<b>1,984,616</b>	<b>20,367</b>

## Balance Sheet

as at 31 December 2021



Indicators of the variances between year to date (YTD) Adopted Budget and Actual results:

- ✔ 0% or greater.
- ⚠ Less than 0% and greater than negative 10%.
- ✘ Negative 10% or less.

Notes have been provided for items with the following variances:

1. Favourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or greater than positive \$1M and equal to or greater than positive 10%.
2. Unfavourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or less than negative \$1M and equal to or less than negative 10%.

### Notes:

1	<b>Timing Variance:</b> - \$2.072M favourable variance for land and buildings that have been agreed to sell
2	<b>Permanent Variance:</b> - The \$2.000M distribution has been received from Eastern Regional Libraries Corporation
3	<b>Timing Variance:</b> - Trust funds and deposits primarily reflects the cash holdings for refundable deposits - This includes \$1.091M collected for the fire services levy; this amount is payable to the State Revenue Office by the 28th March 2022
4	<b>Timing Variance:</b> - Unearned grants are operating and capital grants that were received in 2020-21 but have been treated as unearned income as at 30 June 2021 in accordance with accounting standards and have yet to be expended
5	<b>Timing Variance:</b> - \$1.909M unfavourable variance for employee costs provisions is reflective of employee leave taken
6	<b>Timing Variance:</b> - The \$40.906M forecast borrowings for the 2020-21 financial year have been deferred to the 2021-21 financial year, with \$25.00M of borrowings taken up in December 2021
7	<b>Timing Variance:</b> - The \$40.906M forecast borrowings for the 2020-21 financial year have been deferred to the 2021-21 financial year, with \$25.00M of borrowings taken up in December 2021

# Cash Flow Statement

for year to date ended 31 December 2021



Description	Notes	Year-to-Date				Full Year		
		Adopted Budget	Actual	Variance Fav/(Unfav)	Adopted Budget	Forecast	Variance Fav/(Unfav)	
		\$000'S	\$000'S	\$000'S	\$000'S	\$000'S	\$000'S	
<b>Cash Flows from Operating Activities</b>								
<b>Receipts</b>								
Rates and Charges		47,194	48,991	1,797	3.81%	125,774	126,130	355
Statutory Fees and Fines		1,713	1,481	(232)	(13.57%)	4,098	3,180	(917)
User Fees		8,882	9,758	876	9.86%	16,194	15,997	(197)
Grants - Operating	1	7,964	9,608	1,643	20.63%	21,749	23,351	1,601
Grants - Capital	2	5,096	1,310	(3,786)	(74.30%)	15,110	13,479	(1,631)
Contributions - Monetary		3,146	3,296	151	4.79%	8,325	10,575	2,250
Interest Received		20	2	(17)	(88.68%)	150	16	(134)
Other Receipts		356	434	78	21.88%	881	928	47
Net Movement in Trust Deposits	3	24	1,033	1,009	4,202.34%	24	24	0
Employee Costs		(39,208)	(37,862)	1,345	3.43%	(75,048)	(74,867)	180
Materials and Services	4	(37,978)	(32,098)	5,880	15.48%	(77,549)	(76,327)	1,222
Contributions and Donations	5	(4,808)	(9,973)	(5,165)	(107.43%)	(5,745)	(33,040)	(27,295)
Short Term, Low Value and Variable Lease Payments		(4)	(4)	0	0.00%	(8)	(8)	0
Other Payments		(286)	(309)	(23)	(8.22%)	(629)	(666)	(37)
<b>Net Cash Provided by / (Used in) Operating Activities</b>		<b>(7,889)</b>	<b>(4,335)</b>	<b>3,554</b>	<b>45.05%</b>	<b>33,326</b>	<b>8,772</b>	<b>(24,554)</b>
<b>Cash Flows from Investing Activities</b>								
Payments for Property, Infrastructure, Plant and Equipment		(38,794)	(38,778)	16	0.04%	(110,523)	(64,680)	45,843
Proceeds from Sales of Property, Infrastructure, Plant and Equipment	6	10,266	391	(9,875)	(96.19%)	20,532	1,928	(18,604)
Payments for investments		0	0	0	0.00%	0	0	0
Proceeds from sale of investments		0	0	0	0.00%	0	0	0
<b>Net Cash Used in Investing Activities</b>		<b>(28,528)</b>	<b>(38,387)</b>	<b>(9,860)</b>	<b>(34.56%)</b>	<b>(89,991)</b>	<b>(62,752)</b>	<b>27,239</b>
<b>Cash Flows from Financing Activities</b>								
Proceeds of Borrowings		25,000	25,000	0	0.00%	50,030	50,000	(30)
Repayment of Borrowings	7	(959)	0	(959)	(100.00%)	(3,835)	(1,639)	2,196
Finance costs		(372)	0	(372)	(100.10%)	(743)	(597)	146
Interest Paid - Lease Liability		(35)	(16)	(19)	(54.52%)	(69)	(69)	0
Repayment of Lease Liabilities		(656)	(411)	(245)	(37.35%)	(1,311)	(1,311)	0
<b>Net Cash Provided by / (Used in) Financing Activities</b>		<b>22,979</b>	<b>24,574</b>	<b>(1,595)</b>	<b>(6.94%)</b>	<b>44,072</b>	<b>46,384</b>	<b>2,312</b>
<b>Net increase / (decrease) in Cash and Cash Equivalents</b>		<b>(13,437)</b>	<b>(18,149)</b>	<b>4,711</b>	<b>35.06%</b>	<b>(12,593)</b>	<b>(7,596)</b>	<b>4,997</b>
Cash and Cash Equivalents at the Beginning of the Financial Year		39,443	45,598	6,155	15.60%	39,443	45,598	6,155
<b>Cash at the End of the Year</b>		<b>26,006</b>	<b>27,449</b>	<b>1,444</b>	<b>5.55%</b>	<b>26,850</b>	<b>38,002</b>	<b>11,152</b>



## Cash Flow Statement

for year to date ended 31 December 2021



Indicators of the variances between year to date (YTD) Adopted Budget and Actual results:

- ✔ 0% or greater.
- ⚠ Less than 0% and greater than negative 10%.
- ✘ Negative 10% or less.

Notes have been provided for items with the following variances:

1. Favourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or greater than positive \$500K and equal to or greater than positive 10%.
2. Unfavourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or less than negative \$500K and equal to or less than negative 10%.

### Notes:

1	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.751M favourable variance for outdoor dining</li> <li>- \$0.327M favourable variance for the kindergarten special education grant</li> <li>- \$0.206M favourable variance for the child care business continuity payment</li> <li>- \$0.181M favourable variance for the Home Maintenance CHSP program</li> <li>- \$0.133M favourable variance for the child care special education grant</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.312M favourable variance for the school crossing supervisors grant</li> <li>- \$0.125M favourable variance for the 3 year-old kindergarten expansion project</li> <li>- \$0.510M unfavourable variance in kindergarten grants</li> <li>- \$0.115M unfavourable variance for the Kindergarten School Readiness program</li> </ul>
2	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.180M favourable variance for unbudgeted capital grant received for the Erica Avenue Streetscape Renewal</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$2.940M unfavourable variance relating to the Local Roads and Community Infrastructure Program Phase 2; 50% of grant funding was received late in the 2021 financial year (included in unearned income as at 30 June 2021), while the remainder of the funding is yet to be received</li> <li>- \$1.500M unfavourable variance for the Fairpark Reserve Pavilion Upgrade</li> </ul>
3	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- Trust funds and deposits primarily reflects the cash holdings for refundable deposits</li> <li>- This includes \$1.091M collected for the fire services levy; this amount is payable to the State Revenue Office by the 28th March</li> </ul>
4	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.135M favourable variance for Carols by Candlelight and \$0.097M favourable variance for the Stringy Bark Festival</li> <li>- \$0.154M unfavourable variance in Drainage Maintenance Works and \$0.082M unfavourable variance in Urban Forest and City Presentation due to weather events</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.826M favourable variance in Waste Management due to the timing of the receipt of invoices</li> <li>- \$0.452M favourable variance in Family &amp; Children's Services including \$0.140M for the 3 Year-Old Kindergarten Expansion Project, \$0.100M for early years resources, and \$0.072M for the Kindergarten School Readiness program</li> <li>- \$0.383M favourable variance in Strategy People and Culture including \$0.168M for Leadership Development</li> <li>- \$0.289M favourable variance in Leisure Services, including \$0.122M for sponsorship</li> <li>- \$0.212M favourable variance for Rates &amp; Valuations</li> <li>- \$0.186M favourable variance for Knox Central</li> <li>- \$0.166M favourable variance in Biodiversity, including \$0.107M for Bushland Management</li> <li>- \$0.164M favourable variance in Information Management</li> <li>- \$0.162M favourable variance for Transformation</li> <li>- \$0.133M favourable variance in Community Infrastructure Management</li> <li>- \$0.123M favourable variance in Traffic Management, including \$0.070M for signal maintenance charges</li> <li>- \$0.189M unfavourable variance in City Safety and Health</li> </ul>
5	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$5.000M unfavourable variance for the first contribution towards the Knox Regional Sports Park project; this has been moved from the Capital Works Program</li> </ul>
6	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$9.875M unfavourable variance in Proceeds from Sale of Property due to the timing of sale of property, plant and motor vehicles</li> </ul>
7	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- The \$40.906M forecast borrowings for the 2020-21 financial year have been deferred to the 2021-21 financial year, with \$25.00M of borrowings taken up in December 2021 and the first repayment due in March 2022</li> </ul>

## Statement of Capital Works

for year to date ended 31 December 2021



Description	Notes	Year-to-Date				Full Year		
		Adopted		Variance		Adopted Budget	Forecast	Adopted Variance Fav/(Unfav)
		Budget	Actual	Fav/(Unfav)	%			
<b>Expenditure - Capital Works Program</b>		<b>\$000'S</b>	<b>\$000'S</b>	<b>\$000'S</b>	<b>%</b>	<b>\$000'S</b>	<b>\$000'S</b>	<b>\$000'S</b>
<b>Property</b>								
Land	1	0	18,020	(18,020)	(100.00%)	0	18,235	(18,235)
Buildings	2	8,896	5,040	3,855	43.34%	37,546	20,037	17,509
<b>Total Property</b>		<b>8,896</b>	<b>23,060</b>	<b>14,164</b>	<b>159.22%</b>	<b>37,546</b>	<b>38,272</b>	<b>(726)</b>
<b>Plant and Equipment</b>								
Artworks		39	34	5	12.34%	120	187	(67)
Plant, Machinery and Equipment	3	1,067	500	567	53.14%	2,135	2,707	(572)
Fixtures, Fittings and Furniture		0	0	0	0.00%	0	0	0
Computers and Telecommunications		1,882	1,798	85	4.51%	10,421	3,325	7,096
<b>Total Plant and Equipment</b>		<b>2,989</b>	<b>2,332</b>	<b>(657)</b>	<b>(21.98%)</b>	<b>12,676</b>	<b>6,219</b>	<b>6,457</b>
<b>Infrastructure</b>								
Roads (including Kerb and Channel)	4	3,856	3,021	835	21.65%	9,156	10,007	(851)
Drainage	5	1,686	1,090	595	35.32%	5,486	3,651	1,835
Bridges		305	327	(22)	(7.24%)	545	715	(171)
Footpaths and Cycleways		1,909	1,536	373	19.53%	4,643	5,370	(727)
Off Street Car Parks		401	218	183	45.64%	1,168	1,294	(126)
Recreation, Leisure, Parks and Playgrounds	6	18,641	7,108	11,533	61.87%	56,047	11,974	44,073
Other Infrastructure		112	86	26	23.38%	717	415	302
<b>Total Infrastructure</b>		<b>26,909</b>	<b>13,386</b>	<b>(13,523)</b>	<b>(50.25%)</b>	<b>77,762</b>	<b>33,427</b>	<b>44,335</b>
<b>Total Expenditure - Capital Works Program</b>		<b>38,794</b>	<b>38,778</b>	<b>16</b>	<b>0.04%</b>	<b>127,984</b>	<b>77,918</b>	<b>50,066</b>
<b>Represented by:</b>								
Extension / Expansion		4,233	1,753	2,480	58.59%	7,959	4,102	3,857
Legal Requirements		0	19	(19)	(100.00%)	0	0	0
New		15,564	20,847	(5,282)	(33.94%)	44,801	23,123	21,678
Renewal		13,331	8,900	4,431	33.24%	39,255	36,991	2,264
Upgrade		5,666	7,260	(1,594)	(28.13%)	35,969	13,702	22,267
<b>Total Expenditure - Capital Works Program</b>		<b>38,794</b>	<b>38,778</b>	<b>16</b>	<b>0.04%</b>	<b>127,984</b>	<b>77,918</b>	<b>50,066</b>
<b>Funding Source for Capital Works Program</b>								
<b>External Funding</b>								
Contributions - Monetary - Capital		0	20	20	100.00%	1,685	3,965	2,280
Grants - Capital	7	5,260	7,290	2,031	38.61%	15,111	23,555	8,444
User Fees - Capital		0	0	0	0.00%	0	0	0
Proceeds from Loan Borrowings		0	0	0	0.00%	50,030	50,000	(30)
Other Income - Capital		0	0	0	0.00%	0	0	0
<b>Total External Funding</b>		<b>5,260</b>	<b>7,310</b>	<b>2,051</b>	<b>38.99%</b>	<b>66,826</b>	<b>77,520</b>	<b>10,694</b>
<b>Internal Funding</b>								
Proceeds from Sale of Property, Infrastructure, Plant and Equipment	8	10,266	390	(9,876)	(96.20%)	20,532	1,927	(18,605)
Reserves	9	2,553	7,312	4,759	186.39%	16,322	14,177	(2,145)
Rate Funding	10	20,715	23,766	3,051	14.73%	24,304	(15,706)	(40,010)
<b>Total Internal Funding</b>		<b>33,534</b>	<b>31,468</b>	<b>(2,066)</b>	<b>(6.16%)</b>	<b>61,158</b>	<b>398</b>	<b>(60,760)</b>
<b>Total Funding Source for Capital Works Program</b>		<b>38,794</b>	<b>38,778</b>	<b>(16)</b>	<b>(0.04%)</b>	<b>127,984</b>	<b>77,918</b>	<b>(50,066)</b>

## Statement of Capital Works

for year to date ended 31 December 2021



Indicators of the variances between year to date (YTD) Adopted Budget and Actual results:

- ✔ 0% or greater.
- ⚠ Less than 0% and greater than negative 10%.
- ✘ Negative 10% or less.

Notes have been provided for the following variances:

1. Favourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or greater than positive \$500K and equal to or greater than positive 10.00%.
2. Unfavourable variances between year to date (YTD) Adopted Budget and Actual results are equal to or less than negative \$500K and equal to or less than negative 10%.

### Notes:

1	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- The Knox Central land acquisitions have now been paid in full; the budget for this expenditure has been carried forward from the previous year</li> </ul>
2	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- Unfavourable variances due to utilisation of carry forward funds for the Community Toilet Replacement program (\$0.337M); the Carrington Park Senior Citizens Centre (\$0.235M); and the Energy Performance Audit for Community Buildings (\$0.104M)</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- Favourable variance relating to timing of activities for the Fairpark Reserve Pavilion Upgrade (\$2.453M); the Building Renewal program (\$0.964M); the BAMP Facility Upgrades (\$0.200M); the Stamford Park Building Upgrades (\$0.186M); Rowville Family and Children Centre (\$0.168M); the Operations Centre Relocation (\$0.141M); the 3-Year Old Kindergarten Facility Management (\$0.125M); and the Boronia Precinct Planning (\$0.113M)</li> </ul>
3	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$0.567M favourable variance relates to the timing of plant acquisitions</li> </ul>
4	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- Unfavourable variances due to utilisation of carry forward funds for Albert Street, Upper Ferntree Gully (\$0.198M); and Commercial Road, FTG (\$0.112M)</li> <li>- Unfavourable variance for unbudgeted Manuka Drive, Ferntree Gully road reconstruction (\$0.378M)</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- Favourable variance due to the timing of activities for the Road Resurfacing Program (\$1.418M)</li> <li>- Favourable variance relating to timing of reconstruction activities for Malvern Street, Batswater (\$0.227M); High Risk Road Failures (\$0.190M); and Edinburgh Road, Boronia (\$0.145M)</li> <li>- Unfavourable variance relating to the timing of reconstruction activities for Winifred Crescent, Knoxfield (\$0.108M)</li> <li>- Unfavourable variance for unbudgeted (grant funded) reconstruction activities for Manuka Drive, Ferntree Gully (\$0.381M); and Wilhelma Avenue, Boronia (\$0.223M)</li> </ul>
5	<p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- Favourable variance due to the timing of activities for the Drainage Pit &amp; Pipe Renewal Program (\$0.424M)</li> </ul>
6	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- Unfavourable variances due to utilisation of carry forward funds for the Knox Regional Netball Centre (\$2.745M); the RD Egan Lee Reserve Masterplan (\$0.309M); the Llewelyn Reserve Masterplan (\$0.204M); and the Street Tree Replacement Program (\$0.115M)</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- Unfavourable variance due to the timing of activities for the Eidon Park Reserve Tennis Court Renewals (\$0.198M)</li> <li>- Favourable variance relating to timing of activities for the Windermere Reserve Oval renewal (\$0.329M); Knox Park Athletics Track Lighting (\$0.291M); the Dobson Park Cricket Net Renewal (\$0.250M); Fairpark Reserve Re-turfing (\$0.250M); Talskia Reserve Cricket Net Renewal (\$0.248M); Fairpark Reserve Netball Court Renewals (\$0.205M); Lewis Park Oval 2 Floodlighting Upgrade (\$0.200M); Kings Park Oval 1 Floodlighting (\$0.199M); Templeton Reserve Floodlighting Upgrade (\$0.150M); Lewis Park Oval 2 New Irrigation (\$0.150M); Dog Parks (\$0.137M); and the Tormore Reserve Safety Fencing (\$0.100M)</li> <li>- Favourable variance relating to the Knox Regional Sports Park (\$12.456M), with Council's contribution towards this project to be taken up as an operational expense under Contributions and Donations</li> </ul>
7	<p><b>Permanent Variance:</b></p> <ul style="list-style-type: none"> <li>- \$6.198M favourable variance for capital grants that were received in 2020-21 but have been treated as unearned income as at 30 June 2021 in accordance with accounting standards and have subsequently been expended</li> <li>- \$0.180M favourable variance for unbudgeted capital grant received for the Erica Avenue Streetscape Renewal</li> </ul> <p><b>Timing Variance:</b></p> <ul style="list-style-type: none"> <li>- \$2.940M unfavourable variance relating to the Local Roads and Community Infrastructure Program Phase 2; 50% of grant funding was received late in the 2021 financial year (included in unearned income as at 30 June 2021), while the remainder of the funding is yet to be received</li> <li>- \$1.500M unfavourable variance for the Fairpark Reserve Pavilion Upgrade</li> </ul>

## Statement of Capital Works

for year to date ended 31 December 2021



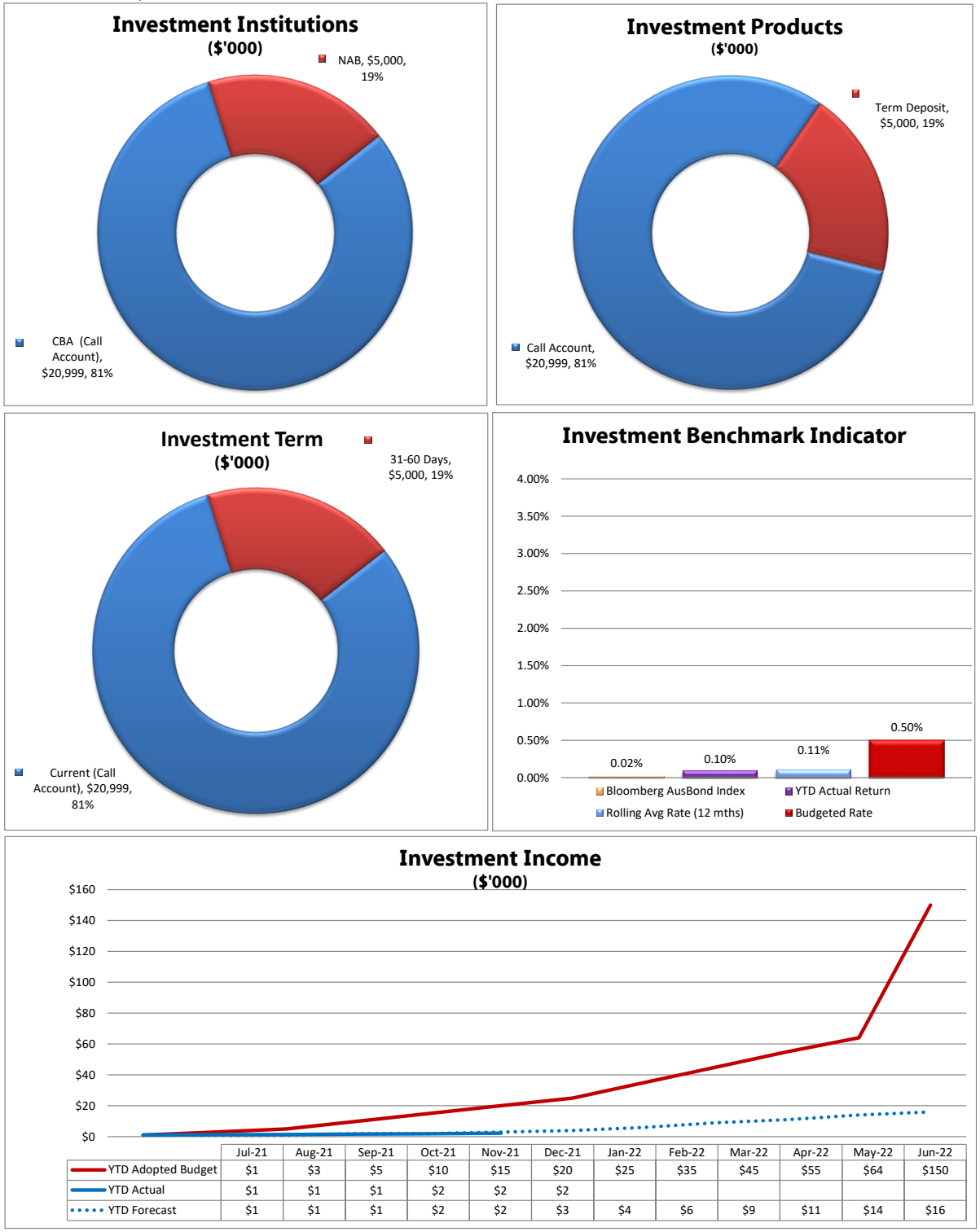
Notes (continued):	
8	<p><b>Timing Variance:</b> - \$9.876M unfavourable variance for Proceeds from Sale of Property due to the timing of sale of property, plant and motor vehicles</p>
9	<p><b>Permanent Variance:</b> - Favourable variance of \$0.600M due to 50% of the 2021-22 Victoria Grants Commission being received in June 2021, and transferred from Reserves in July - Favourable variances due to utilisation of carry forward funds for the Knox Central land purchase (\$2.668M); the Modular Building Program (\$1.171M); the Carrington Park Senior Citizens Centre (\$0.404M); the Playground Renewal Program (\$0.362M); and the RD Egan Lee Reserve Masterplan (\$0.254M)</p> <p><b>Timing Variance:</b> - Unfavourable variance relating to the timing of activities for the Carrington Park Access Improvements (\$0.300M); the Stamford Park Building Upgrades (\$0.186M); and Dog Parks (\$0.157M)</p>
10	<p><b>Timing Variance:</b> - Council generates cash from its operating activities which is used as a funding source for the capital works program - It is forecast that \$2.568M will be required from operations to fund the 2021-22 capital works program (inclusive of projects carried forward from 2020-21, and excluding projects carried forward into 2022-22)</p>



# Investment Analysis

as at 31 December 2021

A total amount of \$26.00 million in funds were invested with various financial institutions as at 31 December 2021.



11 City Centre Reports for Consideration

Nil

12 Notices of Motion

13 Supplementary Items

14 Urgent Business

15 Questions Without Notice

16 Confidential Items