

Proposed changes to your property zoning

The draft Boronia Renewal Strategy seeks to shape the future of Boronia as a connected and resilient place which will realise its potential for future generations.

To achieve this vision, we are proposing to redraw the Boronia Major Activity Centre boundary and create different precincts.

The proposed redrawing of the boundaries as part of our draft Boronia Renewal Strategy and proposed Planning Scheme Amendment C192knox will result in your property being excluded from the Activity Centre area.

Why?

The draft Boronia Renewal Strategy has considered the following:

- How to address conflicts between the Dandenong Foothills Bush Suburban policy and the Major Activity Centre policy.
- The strong sense of place and character the community has for Boronia.
- How to achieve a walkable lifestyle in relation to the Major Activity Centre boundary.
- The character areas and growth expectation as highlighted in the *Knox Housing Strategy 2015*.
- The future development expectations to increase housing density within the Major Activity Centre.

Please note that the proposed changes align with the existing planning controls already in place for the Bush Suburban Dandenong Foothills area and Sites of Biological Significance.

What does this mean for you?

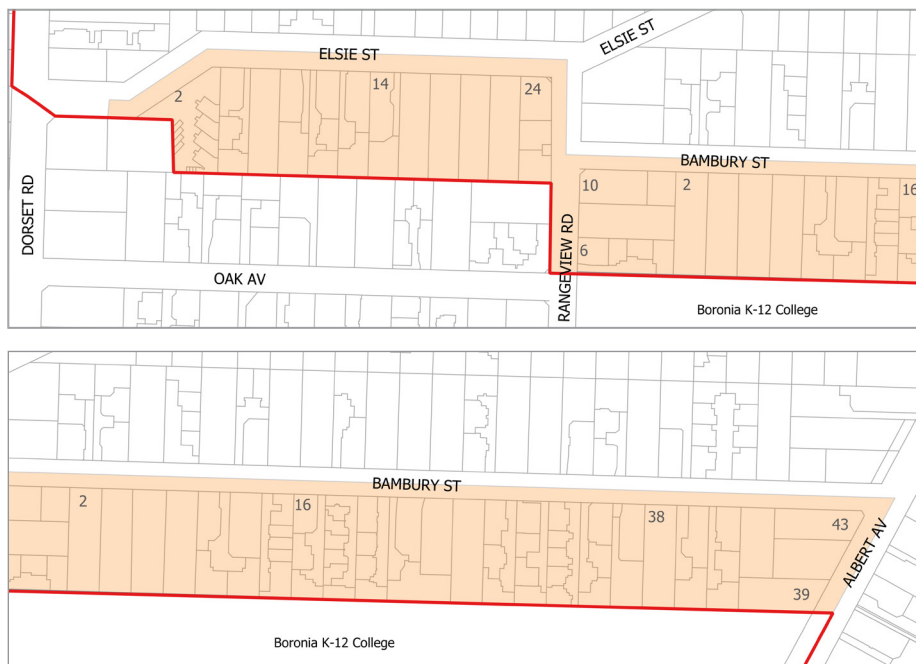
For properties on Albert Avenue, Rangeview Road, Elsie and Bambury Streets

It is proposed to:

- Remove the existing Design and Development Overlay Schedule 7 (DDO7 - Boronia).
- Maintain the Significant Landscape Overlay (SLO2 - Dandenong Foothills) which has a permit trigger for development that exceeds 7.5 metres in height. Any building heights above this would need to avoid visual impact on the existing landscape.
- Encourage improved design outcomes for detached dwellings, dual occupancies, villa units, and townhouses.
- Maintain the Dandenong Foothills Policy which requires development to respond to the existing landscape and ensures building and works are sensitively designed to sit below the dominant tree canopy height.
- Rezone to General Residential Zone 3 (GRZ3 - Local Living Areas) which maintains the current maximum building height restrictions of 11 metres or approximately 3 storeys.

These controls acknowledge that development has occurred and created its own character that complements the broader Foothills character.

They also acknowledge the need to maintain a buffer zone between Boronia's Activity Centre, the suburban bush character, and the Dandenong Foothills area to balance landscaping and a softer design transition than expected for the Activity Centre.



The information above provides a summary and the full set of recommendations and proposed changes are available in the Boronia Renewal Strategy and the Amendment documentation available on the website.

Have your say

The draft Boronia Renewal Strategy and proposed Amendment C192knox changes to the Knox Planning Scheme will be available for comments and submissions from the community from Monday 6 March to Thursday 13 April.

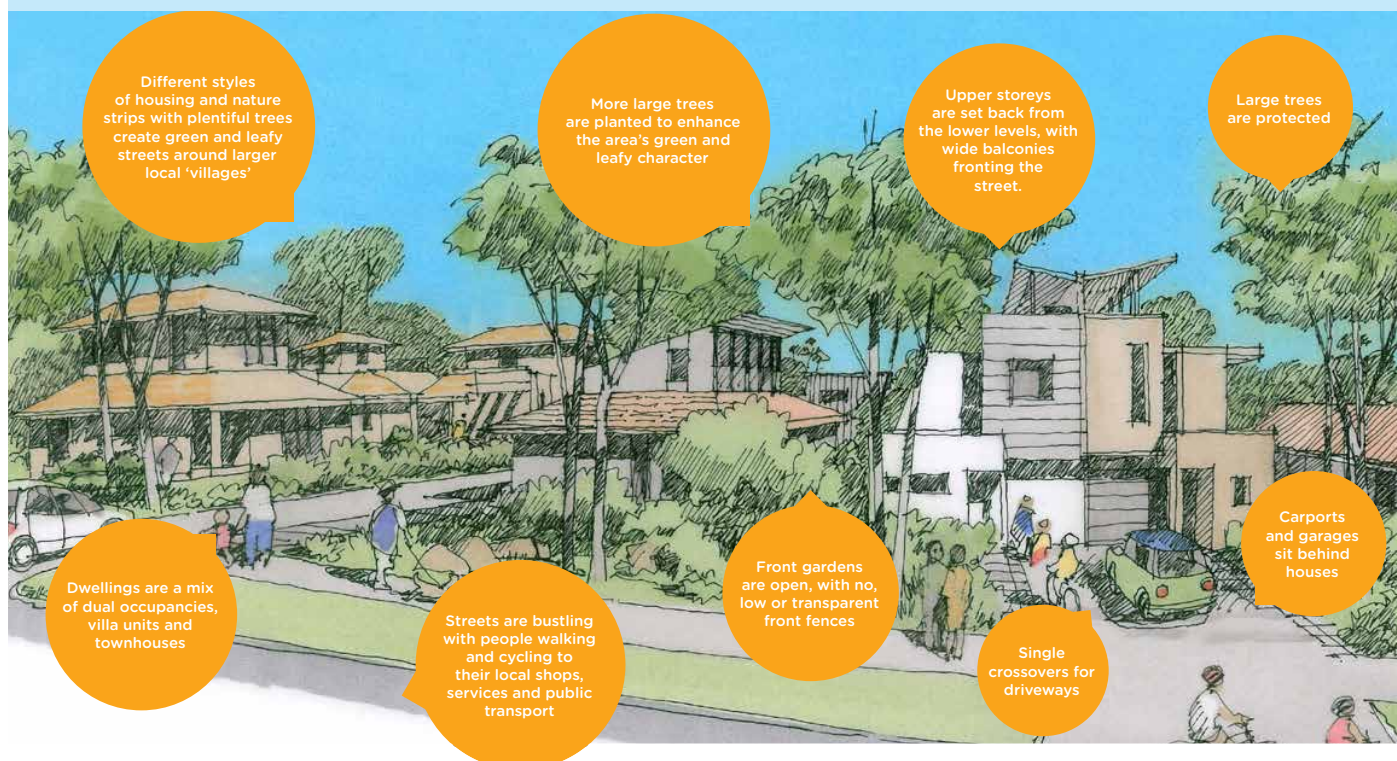
If accepted by the State Government (Department of Transport and Planning), the draft Boronia Renewal Strategy and Amendment C192knox will lead to changes to the Knox Planning Scheme, including new design

guidelines for development within the Boronia Major Activity Centre.

Information sessions are being held in Boronia throughout March, see website for details.

Please note the closing date for submissions is **Thursday 13 April at 5.00pm.**

To have your say and make a formal submission, please visit knox.vic.gov.au/haveyoursay, call 9298 8000 or email psamendments@knox.vic.gov.au



Different styles of housing and nature strips with plentiful trees create green and leafy streets around larger local 'villages'

More large trees are planted to enhance the area's green and leafy character

Upper storeys are set back from the lower levels, with wide balconies fronting the street.

Large trees are protected

Dwellings are a mix of dual occupancies, villa units and townhouses

Streets are bustling with people walking and cycling to their local shops, services and public transport

Front gardens are open, with no, low or transparent front fences

Carports and garages sit behind houses

Single crossovers for driveways