

Draft Boronia Renewal Strategy Precinct 1 Commercial

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 changes to the zoning of your property as part of our draft Boronia Renewal Strategy, and proposed Planning Scheme Amendment C192knox.

It is proposed to redraw the Boronia Major Activity Centre boundary and create precincts for the different zones.

Why?

To help shape Boronia's future, the draft Boronia Renewal Strategy has considered the following:

- How to address population growth within Knox and Boronia
- The development expectations associated with a Major Activity Centre identified in the State Government's Plan Melbourne policy
- How to maintain employment and commercial growth within the commercial centre
- The development potential and the ability to accommodate predicted growth
- The existing sense of place and character the community has for Boronia, including the surrounding residential area
- How to achieve a walkable lifestyle in relation to the Major Activity Centre boundary. How to create easy access to shops, services, public transport (train and bus) and key facilities to achieve a reduction in car dependency.

What does this mean for you?

Your property has been included in the proposed Precinct 1 which is zoned Commercial. This commercial area is expected to see the most change, with an urban feel and vibrant character that focus on active commercial street frontage supporting employment, and residential above.

The precinct includes three distinct areas:

- Dorset Square
- Boronia train station
- Boronia Village

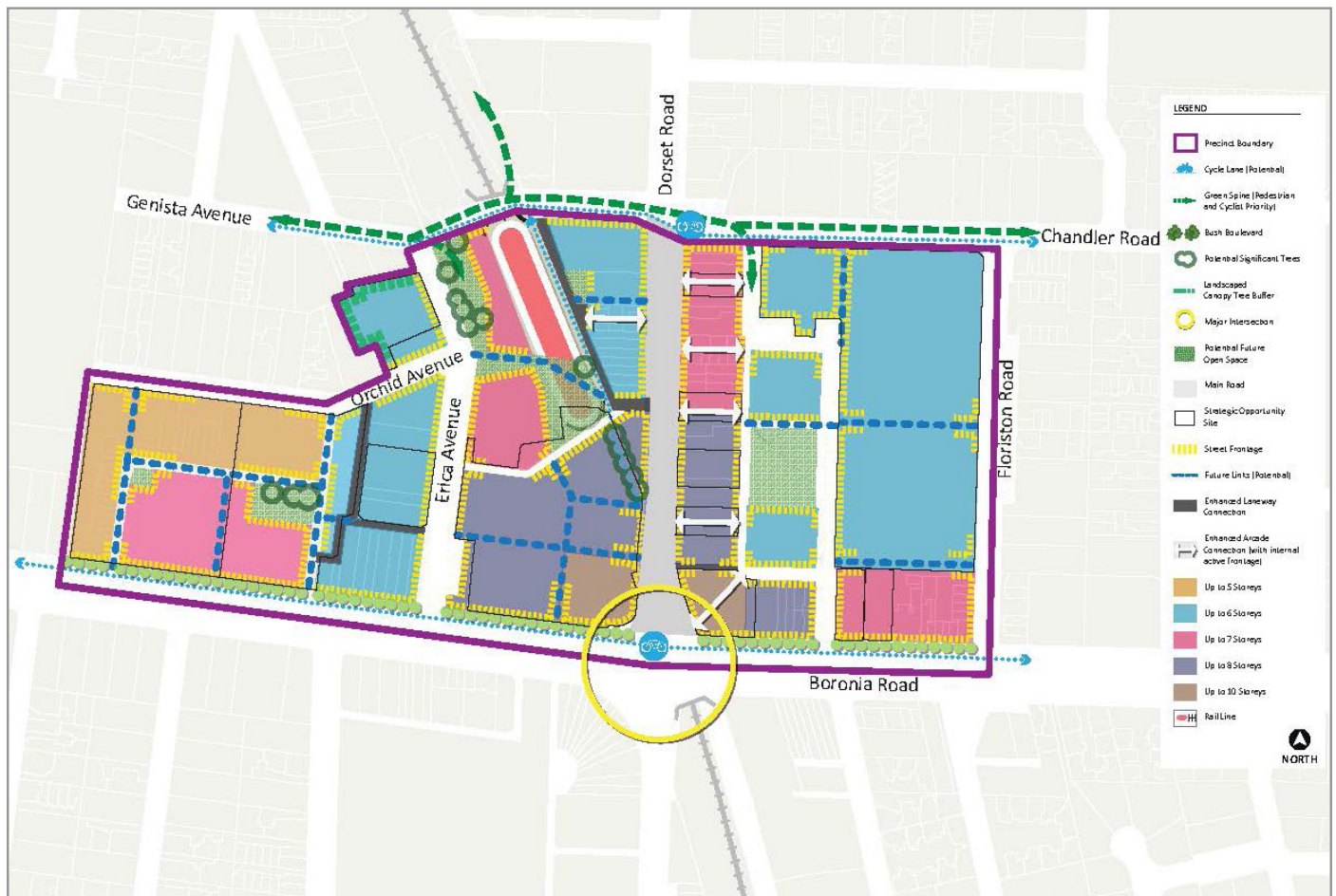
A key focus of the proposed changes is to better connect these three areas together for pedestrians.

Precinct 1 proposal

The draft Boronia Renewal Strategy proposes to:

- Rationalise car parking by relocating car parks into basement or upper levels to free space for redevelopment, or at the rear of shops to improve street access for pedestrians
- Improve pedestrian connections through the centre and crossings over Dorset and Boronia Roads
- Consolidate small property tenancies to create new opportunities
- Increase density of housing and commercial development with a variety of development styles
- Protect views to the Dandenong Ranges from Tormore Reserve
- Integrate public art
- Create new public spaces
- Allow for liquor premises only when they are incorporated within other businesses (e.g. supermarket)

Proposed Precinct 1.



Planning Scheme Amendment C192knox proposes to:

- Remove the existing Design and Development Overlay Schedule 7 (DDO7 - Boronia)
- Apply a new Design and Development Overlay Schedule 10 (DDO10 - Boronia)
- Implement mandatory heights (to a maximum of between 16.5 and 31.5 metres, approximately

5 to 10 storeys depending on design/location) for each site that protects view lines to the Dandenong Ranges from Tormore Reserve

- Implement policies that:
 - support night time community activities and strengthen the urban role of arcades and laneways
 - consolidate core retail opportunities.

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

