

# Draft Boronia Renewal Strategy

## Precinct 4 – Sensitive Residential Growth Precinct 5 – Residential Growth

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?

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*.
- 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.
- The character areas and growth expectation as highlighted in the Knox *Housing Strategy 2015*.
- How to achieve a walkable lifestyle and easy access to shops, services, public transport (train and bus) and key facilities to achieve a reduction in car dependency.
- How to improve the sense of safety within the centre.

This acknowledges Boronia as an employment and commercial centre situated along a train station and a bus interchange.

And there is a need to:

- accommodate residential growth within walking distance to services as a mean to reduce pressure on other residential areas within Knox.
- Create a transition between the commercial centre and the surrounding residential area.

### What does this mean for you?

Your property has been included in the proposed Precinct 4 or 5.

Precinct 4 is proposed to be a residential area surrounding Chandler Park. It will act as a buffer area between the core commercial area and the Dandenong Foothills area.

Precinct 5 is proposed as the main residential area to support housing growth within 800 metres walking distance from the Boronia Train Station. The precinct surrounds the core commercial area, Genista Park, Tormore Reserve and Boronia Park.

### Precinct 4 & 5 proposal

For these precincts, the draft Boronia Renewal Strategy propose to:

- Facilitate safe pedestrian and cycling connectivity.
- Establish a green shared path along Chandler Road and Genista Avenue.

- Increase passive surveillance to public areas.
- Promote tree canopy cover with smaller buildings and greater setbacks from street.
- Influence apartment design and planning with a minimum width of 22 metres on properties.
- Support housing density where development is located close to core services such as train station, shopping area and parks.
- Minimise hard surfaces in stormwater run-offs area (Precinct 5).
- Advocate for a local bus route to Tormore Road (Precinct 5)
- Support local convenience and home-based businesses (Precinct 5).

Planning Scheme Amendment C192knox proposes to:

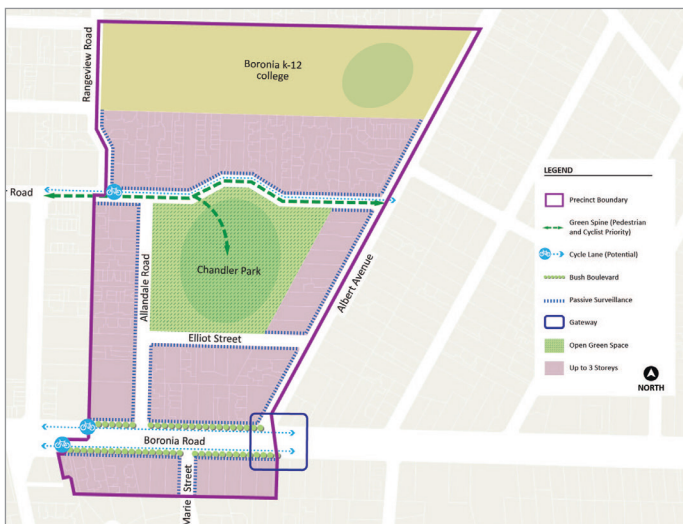
- Maintain the current General Residential Zone 4 (GRZ4 - Bayswater and Boronia Major Activity Centre) which retains a mandatory maximum height of 11 metres (approximately 3 storeys).
- Remove the existing Design and Development Overlay Schedule 7 (DDO7 - Boronia).

- Apply strategies that:
  - encourage housing density transition.
  - promote designs that are sympathetic to the residents located outside the Major Activity Centre.
  - provide for development in the adjoining Core Commercial Precincts (Precincts 1, 2, and 3) that is sympathetic to residential character within Precincts 4 and 5.
  - sufficient setbacks to enable vegetation retention and landscaping.
- Apply the Activity Areas Housing Character policy.

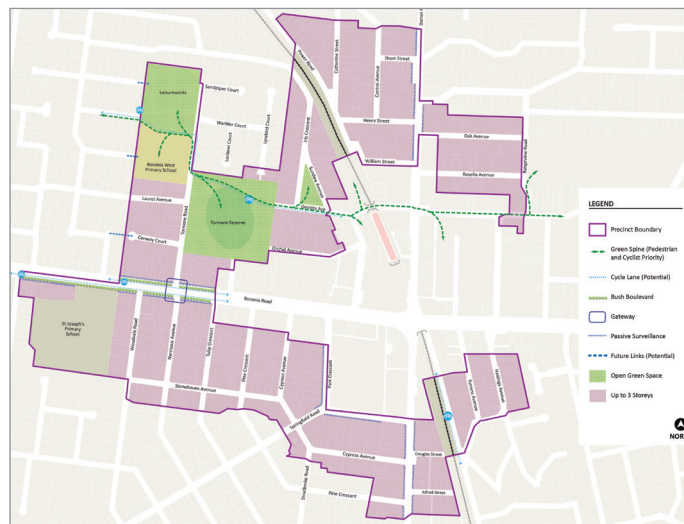
**Living in an Activity Area of Boronia means:**

- ▶ Living in a location that can cater for different lifestyles, including first home buyers, families, empty nesters and single people.
- ▶ Being able to conduct your day-to-day business close to home by foot or cycling if you want to.
- ▶ Living in an area that has a mix of apartments and townhouses with a height of up to three storeys.

**Proposed Precinct 4.**



**Proposed Precinct 5.**



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 Street 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](http://knox.vic.gov.au/haveyoursay), call 9298 8000 or email [psamendments@knox.vic.gov.au](mailto:psamendments@knox.vic.gov.au)**

