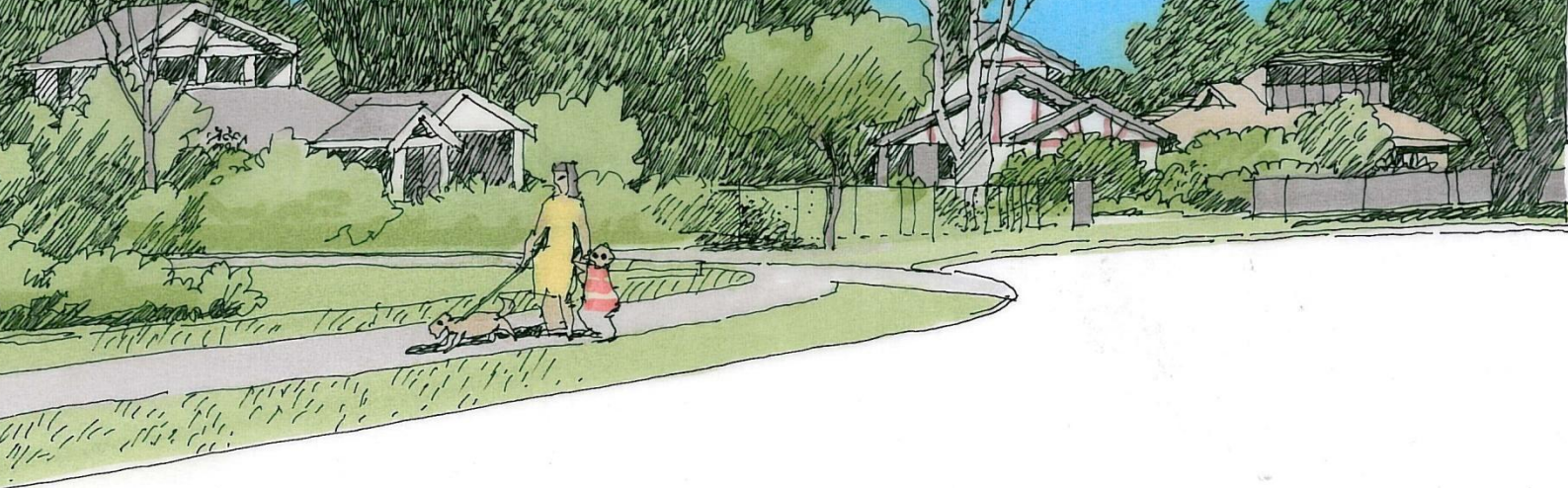


Knox City Council

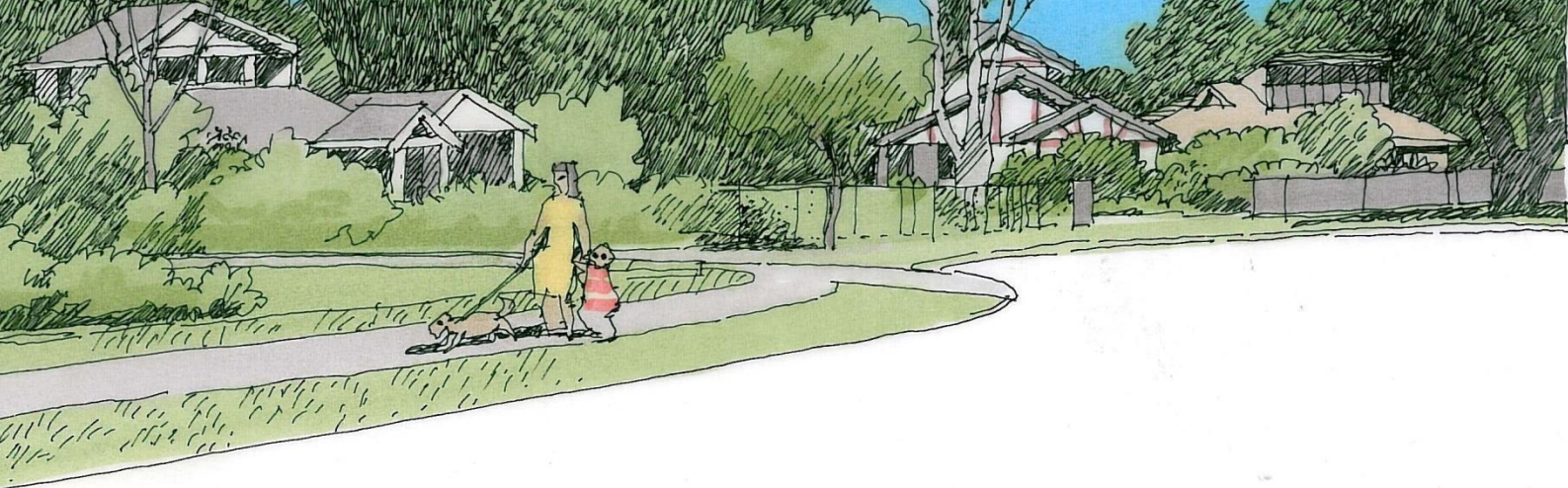
Knox Housing Strategy

JANUARY 2015





***Knox City Council acknowledges
the traditional custodians of the
City of Knox, the Wurundjeri and
Bunurong people of the Kulin
Nation.***

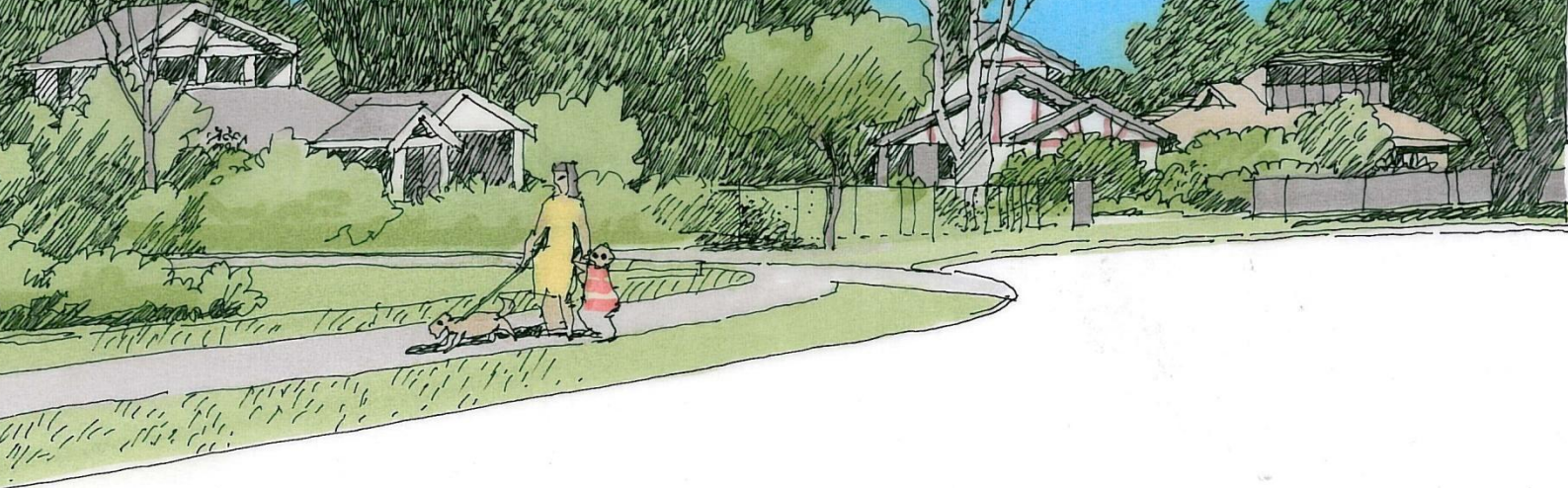


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WHAT IS THE KNOX HOUSING STRATEGY 2015?

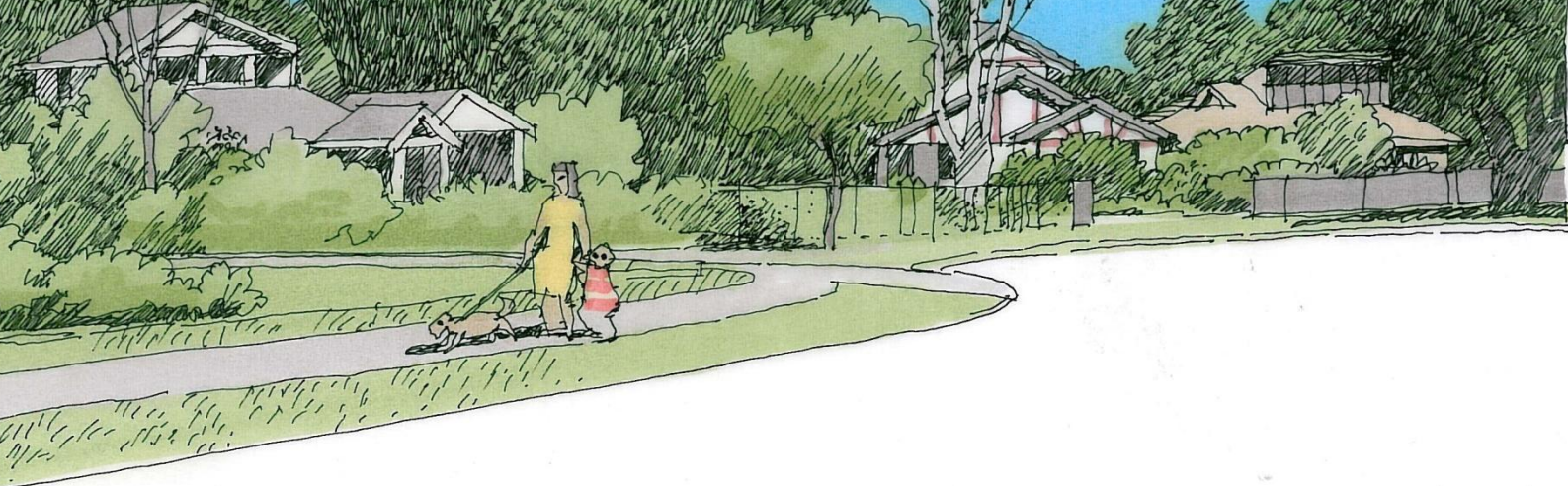
Appropriate housing is central to the health and wellbeing of individuals and communities. The *Knox Housing Strategy 2015* sets out Council's plan for managing residential development to respond to the current and future needs of the Knox community. This document: outlines the current housing situation in Knox; summarises what we heard from the Knox community through our many conversations in 2012; considers the factors that drive residential development; and sets out the Council's strategies to respond to the housing challenges and opportunities facing the Knox community.

EXECUTIVE SUMMARY

The development of Knox has been occurring in stages since the small settlements in Bayswater, Boronia, Ferntree Gully and Upper Ferntree Gully grew with the opening of the train line between 1890 and 1920. Since that time, Knox has experienced periods of rapid change and urbanisation, the most significant during the 1960s.

The growth of Knox has slowed substantially, but our community continues to evolve and change. While Knox will largely remain a family dominated area, the 2011 Census data shows that there are some significant changes to our community's composition, for example:

- 'Over 55s' make up 25.3% of the Knox population, which represents an increase of 8% over ten years.
- The proportion of children (aged 0-14 years) in Knox dropped from 20.3% in 2006 to 18.5% in 2011.
- The number of 'lone person' and 'couple only' households has increased slightly from 41% in 2006 to 43% in 2011.
- 28% of Knox residents were born overseas, an increase from 25% in 2006.



Some notable future trends that are forecast include:

- The growth rate of new households is high and the average household size is expected to decrease. More new households will be forming.
- The 60+ age group is expected to be the fastest growing, but the 35-49 age group will continue to be the largest age group.
- Families with children will continue to be the dominant household type, at nearly double the next closest group of couple-only households.
- Couple-only and one-person households are the fastest growing household types.

Source: *Victoria in Future*, June 2014

Amid the changes experienced during the 20th century, Knox has retained its *green and leafy* character and open spaces. The imposing Dandenong Ranges continue to be central to the identity of the city.

It is important to ensure that we can accommodate the housing needs of our changing community into the future. We also need to protect and enhance the character of Knox that is valued by so many in the community. A balanced approach is therefore needed.

The *Knox Housing Strategy 2015* aims to balance the changing housing needs of our current and future residents with the important aspects of Knox that should be retained and enhanced. To achieve this, the Strategy builds on the existing approaches to key areas such as the Foothills and applies a 'scaled approach' to housing development across the different areas of Knox. The Strategy sets out the preferred types of housing (detached dwellings, dual occupancies, villa units, townhouses and/or apartments) for each different area.

This scaled approach to development will result in more and different types of dwellings built in limited areas located close to transport, shops and services. Fewer new dwellings will be built in most neighbourhood streets and, importantly, areas with significant environmental and landscape values.

The housing needs in Knox are diverse and changing. This Strategy seeks to acknowledge these needs, understand what is driving and influencing new and changing demands for housing, and set in place appropriate strategies and directions to respond. It acknowledges the importance of catering for our ageing population, through the provision of more diverse housing and traditional aged care facilities. It also takes into account the directions of *Plan Melbourne*, the State Government's metropolitan planning strategy for the next 40 years.

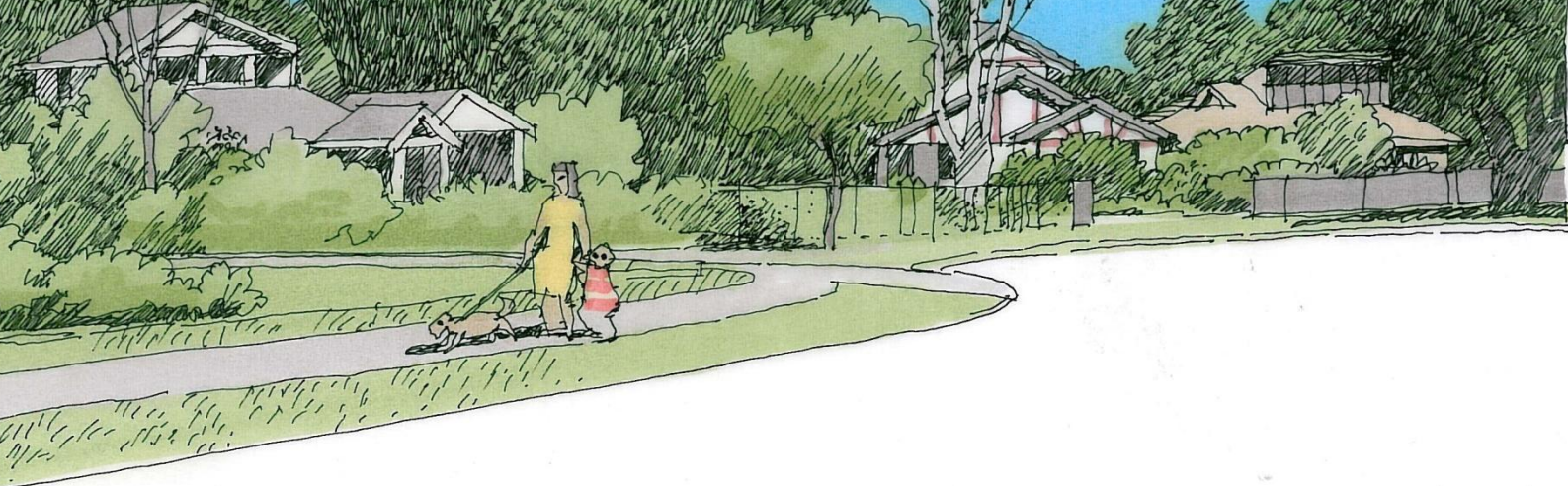


Not all responses are the responsibility of or can be influenced by local government. The housing market is heavily influenced by market forces and in this context it is important to understand the role of government and policy particularly with regard to housing affordability.

Affordability is a growing issue not just in Knox but across Victoria. This Strategy highlights the issue of housing affordability, reveals a number of facts and evidence about the issue of affordability in Knox and provides a head of power for further and future consideration by Council about its response and roles in addressing this issue.

The Strategy doesn't consider housing in isolation. The scaled approach to housing directs the majority of new housing to locations and places considered appropriate for change because they have good access to services and infrastructure. The Strategy acknowledges that where there is increased housing there also needs to be increased consideration of and investment in services and infrastructure.

Importantly this Strategy sets a clear direction for the future of housing and residential development. It acknowledges and builds on the significant and successful plans and directions already in place to both protect and enhance areas of significance (such as the Dandenong Foothills) and direct new development and investment into larger *Activity Areas* (such as Knox Central, Bayswater, Boronia and Rowville).



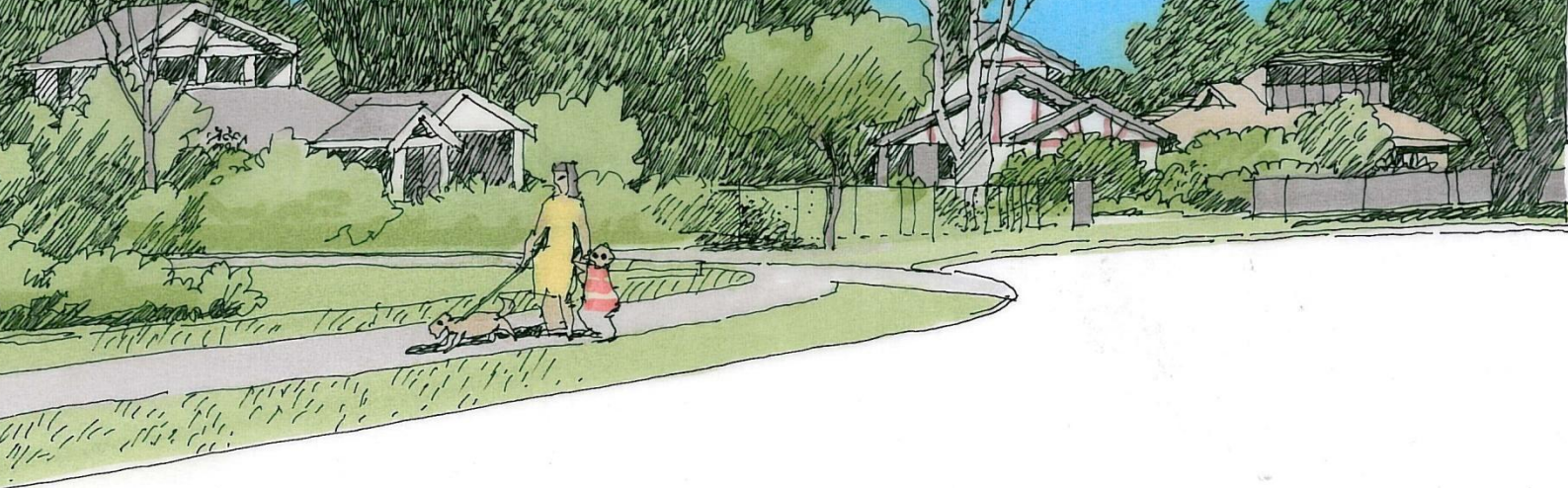
WHAT'S IMPORTANT TO KNOX PEOPLE?

KNOX@50

In 2012, Council ran the *Knox@50* Community Engagement program, which was the largest community engagement project ever undertaken by Knox City Council. *Knox@50* was prompted by a growing concern within the Knox community about *change*, particularly as embodied by new and different forms of residential development starting to occur in the municipality. Of the 154,000 people who call Knox home nearly 10,000 were involved in 99 face to face community engagement activities.

Council heard many differing views about what it's like living in Knox, what people value and how people see the future of our city. The key messages from the community about housing were:

- The importance of achieving quality building design that contributes positively to neighbourhoods.
- A diversity of housing is needed, but different types of housing need to be sympathetic to the character of neighbourhoods.
- The green and leafy character of Knox remains a key aspect of Knox that residents value and identify with.
- The Dandenongs provide an imposing backdrop to the whole municipality and are valued by residents in all areas, not just those who live in the Foothills.
- The link between increased density and increased demands on infrastructure is important.
- The ability to 'live locally' – live, work, and recreate locally – is important.
- The 'feeling' of openness/'country feel' is highly valued. This is seen to be under threat from development. A sense of 'openness' is delivered through large backyards, not just formal open space (i.e. private and public open space).
- The distinction between Knox and the inner city is strong in the community.
- Many respondents acknowledged that housing diversity is needed in hubs/activity centres, making a clear connection between increased density, transport options and open space.
- The look, feel and location (character of an area) is an essential component of people's acceptance of or resistance to different types of housing (whilst the need for diversity is acknowledged).
- People like living in Knox.



'This is a good area to raise family.'

'As a young adult planning the next few years, housing affordability and finding a nice place in Knox area is a big issue.'

'We live out here because we want to, NOT on top of one another.'



Comprehensive information about the Knox@50 process and what the community said can be accessed at Council's website:

www.knox.vic.gov.au

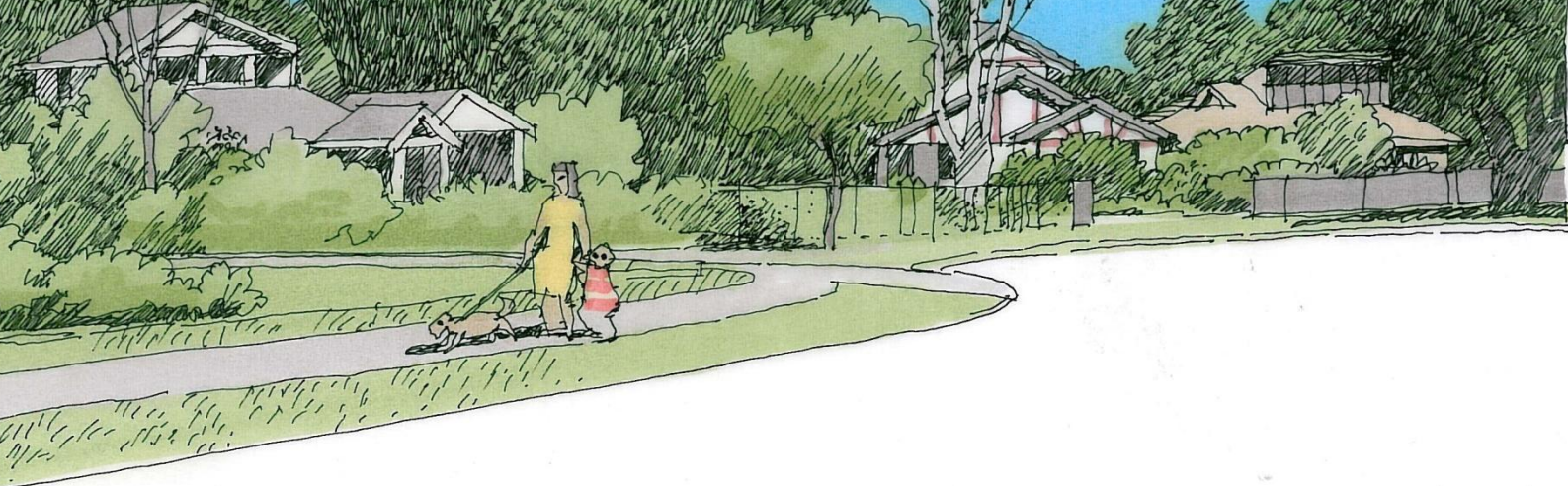
'We need housing/accommodation for people with different backgrounds, e.g. aged; people with a disability.'

'Keep high density living around transport and shopping precincts only.'

'Quarter acre blocks are too big for older people to maintain. Living on a small block within walking distance of a train station and shops is good for retirement.'

'Love living close to the mountains and the views.'

'Don't want Knox to become like inner city areas. Buildings in Knox need to be compatible with the surrounding environment.'



KNOX VISION: OUR CITY OUR FUTURE

What the community told Council through *Knox@50* contributed significantly to the *Knox Vision: Our City Our Future*, which was adopted by Council in June 2013. The *Knox Vision* articulates Council's and the community's aspirations for the different aspects of life in Knox, which form the five 'themes' of the Vision:

1. Healthy, Connected Communities
2. Prosperous, Advancing Economy
3. Vibrant and Sustainable Built and Natural Environments
4. Culturally Rich and Active Communities
5. Democratic and Engaged Communities

Knox's vision for **Vibrant and Sustainable Built and Natural Environments** is:

Knox residents identify and strongly value Knox being made up of a network of villages with access to urban facilities and services. Growth and change through development occurs at a rate and type that is responsive to Knox's character while meeting the needs of a changing community. Development respects and celebrates the strong sense of character of Knox's villages while making positive design and investment contributions. Knox is known for getting the balance right!

Knox has proactively planned to support residential housing choices that are available and accessible to Knox residents considering stages in life, household size, and income. The Knox community and businesses are leaders in sustainable management and living, valuing and protecting significant environmental assets, celebrating a healthy local environment, a green and leafy municipality, and sustainable living opportunities for all. Biodiversity is valued and protected in Knox. Knox has proactively and innovatively encouraged investment in sustainable technologies, industries and products. Knox's community is benefiting from this as genuine opportunities for renewable energy sources, reduction of green house gas emissions and application of sustainable design products and features are common.

Through continued advocacy and increased investment, public transport services in Knox are readily available, accessible and highly patronised. Knox has a strong functioning network of bicycle and walking paths, which support mobility for all, serve commuters working and shopping locally and for recreation, thereby reducing the reliance on the car, and minimising greenhouse gas emissions.



KNOX CITY PLAN 2013-2017

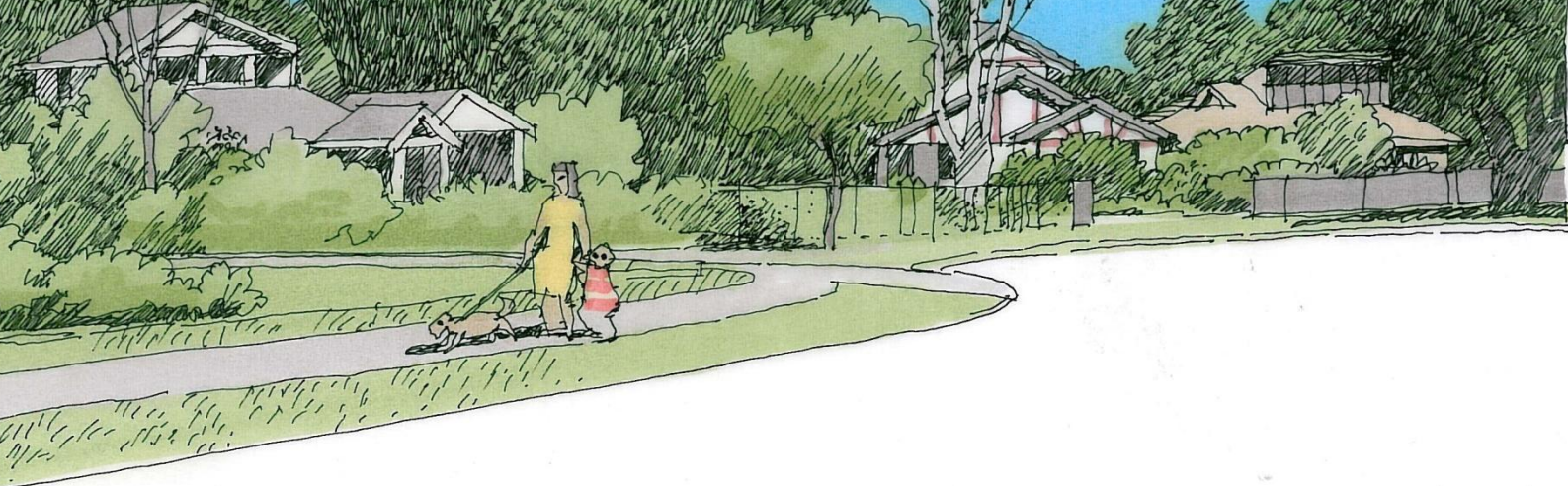
The *Knox City Plan 2013-2017* sets out Council's objectives and strategies to achieve the Knox Vision. Detailed plans such as the *Knox Housing Strategy 2015* support implementation of the *City Plan*.

To help progress the City toward the vision, the role of the City Plan establishes clear objectives for the medium to longer term (four years). Objectives describe the outcomes required to progress the City toward the vision. These objectives were developed and tested in partnership with many of the key organisations, agencies, businesses and government bodies that will work with Council and the community to implement the City Plan. The objectives are shared, and will inform the priorities of not just Council but many key agencies over the next four years. The objectives relating to the theme ***Vibrant and Sustainable Built and Natural Environments*** are:

- The changing needs of a diverse community are supported through planned growth and change in housing and infrastructure that respects both built form and natural systems, and resource availability.
- Biodiversity and places of natural significance, including waterways and open space are highly valued, protected and enhanced.
- Infrastructure networks provide transport choice, affordability and connectivity.

The strategies to achieve these objectives are:

- A diversity of housing choice is provided in appropriate locations.
- Residential development better responds to the community's current and future needs, and allows people to 'age-in-place'.
- Public infrastructure and open space is maintained and improved to support a vibrant community life in Knox.
- Energy, water and waste efficient design is increased in residential, business and industry sectors and community facilities.
- Quality housing design in Knox is improved to better respond to neighbourhood identity and create a stronger sense of place.
- Protect and enhance the landscape and environmental values of natural areas of significance within the municipality.
- Increase the network of habitat corridors and waterways including bush boulevards to join sites of significance with other areas of indigenous vegetation.



- Development recognises the significance of the natural environment, respects the character of place and responds to neighbourhoods in an integrated and balanced manner.
- Recognise the importance of canopy trees in parks, reserves and streetscapes and increase canopy tree retention and planting.
- Significantly improved integrated and sustainable transport systems and infrastructure are provided to improve opportunity, choice and access for all.



HOUSING IN KNOX

WHY PLAN FOR HOUSING?

The main reason we need a long term plan for housing is to help ensure that everyone in Knox, both now and in the future, has access to housing that meets their needs.

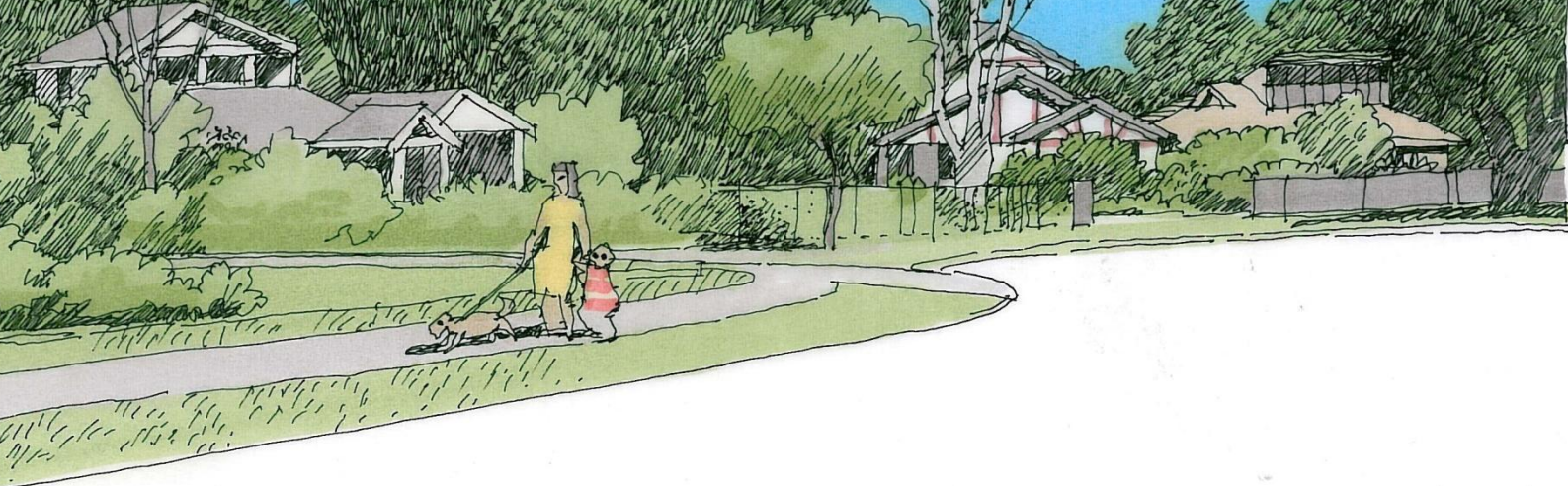
We know that Knox has changed over time and will continue to change into the future. For example, the 2011 Census data shows that:

- People over 55 make up 25.3% of the Knox population, which represents an increase of 8% over ten years.
- The proportion of children (aged 0-14 years) in Knox dropped from 20.3% in 2006 to 18.5% in 2011.
- The number of 'lone person' and 'couple only' households has increased slightly from 41% in 2006 to 43% in 2011.
- 28% of Knox residents were born overseas, an increase from 25% in 2006.

Some notable future trends that are forecast include:

- The growth rate of new households is high and the average household size is expected to decrease. More new households will be forming.
- The 60+ age group is expected to be the fastest growing, but the 35-49 age group will continue to be the largest age group.
- Families with children will continue to be the dominant household type, at nearly double the next closest group of couple-only households.
- Couple-only and one-person households are the fastest growing household types.
- Given that the predominant household type in Knox will continue to be families with children, it is expected that there will continue to be demand for larger, 3-4 bedroom housing.
- However, there will also be a need for some smaller, 1-2 bedroom housing for the growing number of one-person households.
- Some couple-only households may require larger homes, while others may prefer smaller ones. Given the expected increase in the 60+ age group, it is likely that many couple-only households will be older people wishing to downsize to a smaller house.

Source: Victoria in Future, June 2014



While it is important to ensure that our future housing needs are met, we also need to protect and enhance the green and leafy character that people love about living in Knox. Therefore, a balanced and responsive approach is needed.

The *Knox Housing Strategy 2015* aims to achieve this balance by:

- Identifying preferred locations for new housing (in parts of Knox with good access to existing infrastructure and services, such as public transport, shops and schools).
- Identifying non-preferred locations for new housing (areas where there are environmentally significant vegetation or landscape character elements that should be protected).
- Giving current and future Knox residents choices about the type, size and location of housing within the City.
- Assisting developers and investors understand where and what types of housing are preferred, and where not to build.
- Assisting Council and other government agencies to decide where to invest in infrastructure and services.
- Providing guidance and therefore assisting residents with choices of where to live and businesses where to locate.

A *Housing Strategy* that works will involve trade-offs. Not all areas of Knox can be protected from new development. Some areas must be provided to accommodate the changing needs of Knox's current and future residents. Some areas of Knox are well serviced and can accommodate new forms of housing enabling people to have access to these services and infrastructure at various stages of life.



WHAT IS COUNCIL'S ROLE?

Council has two main roles in housing:

1. To prepare a Housing Strategy that provides clear direction for the future of residential development in Knox. The Strategy provides the basis for planning controls.
2. To assess planning and building permit applications against these policies and controls to ensure that the Strategy is being implemented. Evidence is collected via an annual monitoring program.

The Strategy and Council's planning policies and controls must be consistent with State policies and controls (such as *Plan Melbourne*). Changes to policies or controls must be approved by the Minister for Planning.

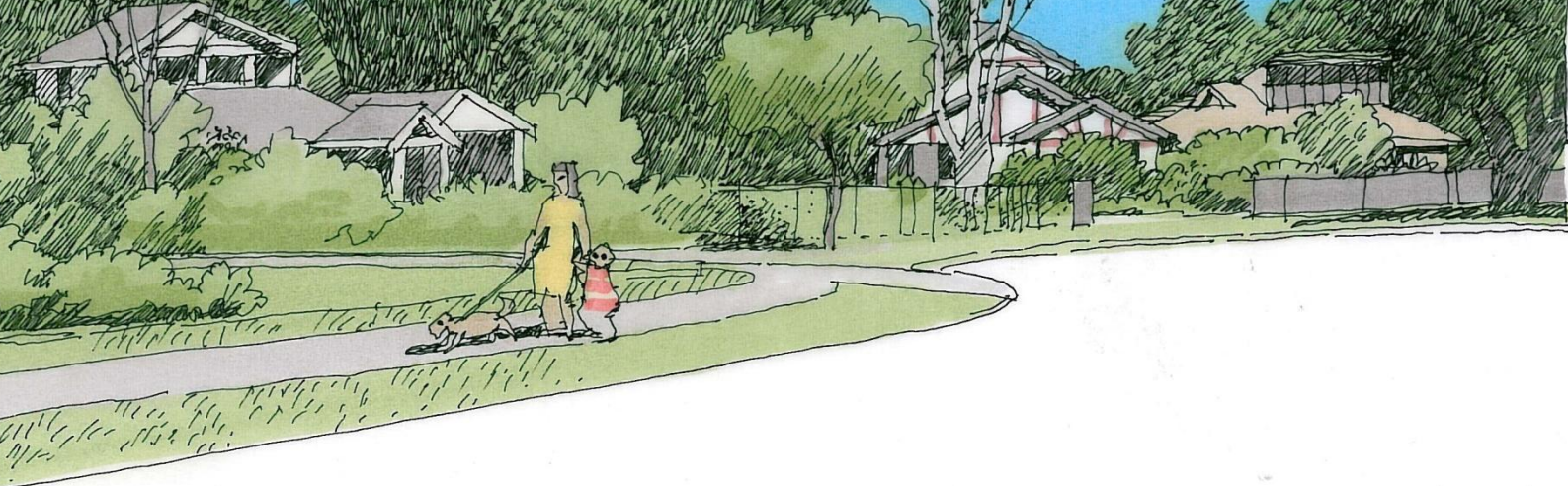
Council also:

- Advocates to providers of affordable (including social) housing for additional housing to meet the growing needs of many in our community (e.g. State Government, not-for-profit groups, housing associations).
- Provides and manages some of the infrastructure and services that supports existing and new housing (e.g. drainage, local roads and parks).
- Delivers place-based programs and investments to improve the amenity and functionality of important locations and places across the municipality that may be experiencing change due to many factors including increasing housing demands.
- Advocates to other levels of government for improvements to infrastructure and services (e.g. public transport, regional parks, schools).

Council *cannot*:

- Control the housing market (i.e. house prices, choices people make about housing). Council's Housing Strategy can however influence the market (e.g. by specifying which types of housing will be supported in particular locations).
- Assess planning and building applications against policies and controls that are inconsistent with or beyond the scope of the Knox Planning Scheme.

The Strategy generally applies to residential land inside the Urban Growth Boundary (UGB).



HOW DOES THE STRATEGY IMPLEMENT *PLAN MELBOURNE*?

Plan Melbourne was released by the State Government in May 2014. This document is Melbourne's metropolitan planning strategy for the next 40 years and will guide its development and growth, including matters such as infrastructure, housing, employment, transport and environment.

Council's Housing Strategy and the Knox Planning Scheme must be consistent with State Government strategies and policies such as *Plan Melbourne*. The relevant directions of *Plan Melbourne* include:

- Direction 2.2 – Reduce the cost of living by increasing housing supply near services and public transport.
- Direction 4.1 – Create a city of 20 minute neighbourhoods.
- Direction 4.2 – Protect Melbourne and its suburbs from inappropriate development.
- Direction 4.5 – Make our city greener.
- Direction 5.1 – Use the city structure to drive sustainable outcomes in managing growth.
- Direction 5.2 – Protect and restore natural habitats in urban and non-urban areas.

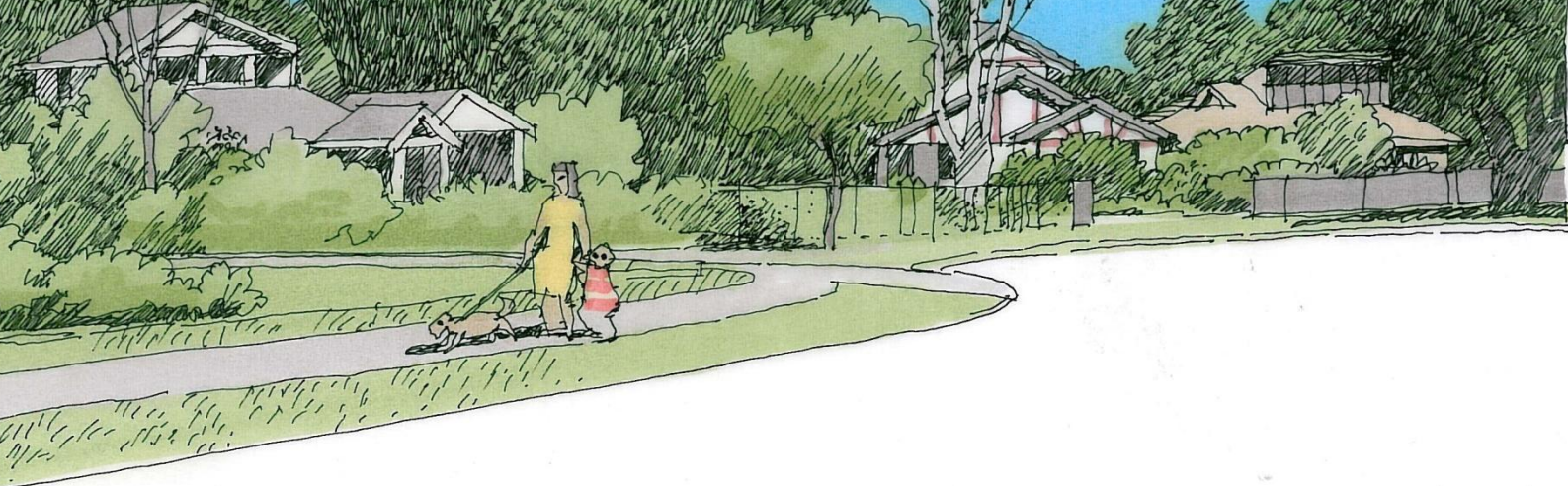


PLANNING FOR THE FUTURE: KNOX HOUSING STRATEGY 2015

WHAT DOES THE STRATEGY SEEK TO ACHIEVE?

A key objective of the City Plan is ***to ensure that the changing needs of a diverse community are supported through planned growth and change in housing and infrastructure that respects both built form and natural systems, and resource availability.*** Achieving this balance is the primary aim of the *Knox Housing Strategy 2015*. A number of strategies contribute to the achievement of this objective. The table below lists these strategies and the specific aspects of the Housing Strategy that seek to implement them.

City Plan strategy	How this will be achieved
A diversity of housing choice is provided in appropriate locations	<ul style="list-style-type: none"> ▪ Apply a scaled approach to housing development in Knox ▪ Support a greater diversity of housing types in terms of size, type, affordability and accessibility ▪ Seek to address the shortfall in Knox of smaller dwellings including one and two bedrooms dwellings ▪ Encourage housing development in locations which are well located, close to transport options, shops and services
Residential development better responds to the community's current and future needs, and allows people to 'age-in-place'.	<ul style="list-style-type: none"> ▪ Encourage the development of smaller, well designed and accessible dwellings in locations which are well located, close to transport options, shops and services ▪ Support the development of aged care facilities which provide for a range of care levels on site
Energy, water and waste efficient design is increased in residential, business and industry sectors and community facilities.	<ul style="list-style-type: none"> ▪ Encourage sustainable design features including water sensitive urban design in all developments ▪ Require Sustainable Design assessments for all developments of three or more dwellings



Quality housing design in Knox is improved to better respond to neighbourhood identity and create a stronger sense of place.

- Encourage better architectural design through the *Guidelines Design Guidelines Residential Design Guidelines*
- Minimise the loss of trees and backyard space in *Bush Suburban* and *Knox Neighbourhood* areas

Protect and enhance the landscape and environmental values of natural areas of significance within the municipality.

- Direct development away from *Bush Suburban* areas
- Continue to value and protect the Dandenong Foothills and maintain its very low scale of change
- Place all Sites of Biological Significance in *Bush Suburban* areas
- Encourage the planting of native and indigenous vegetation

Development recognises the significance of the natural environment, respects the character of place and responds to neighbourhoods in an integrated and balanced manner.

- Continue to develop and implement integrated place-based plans

A 'SCALED' APPROACH TO HOUSING

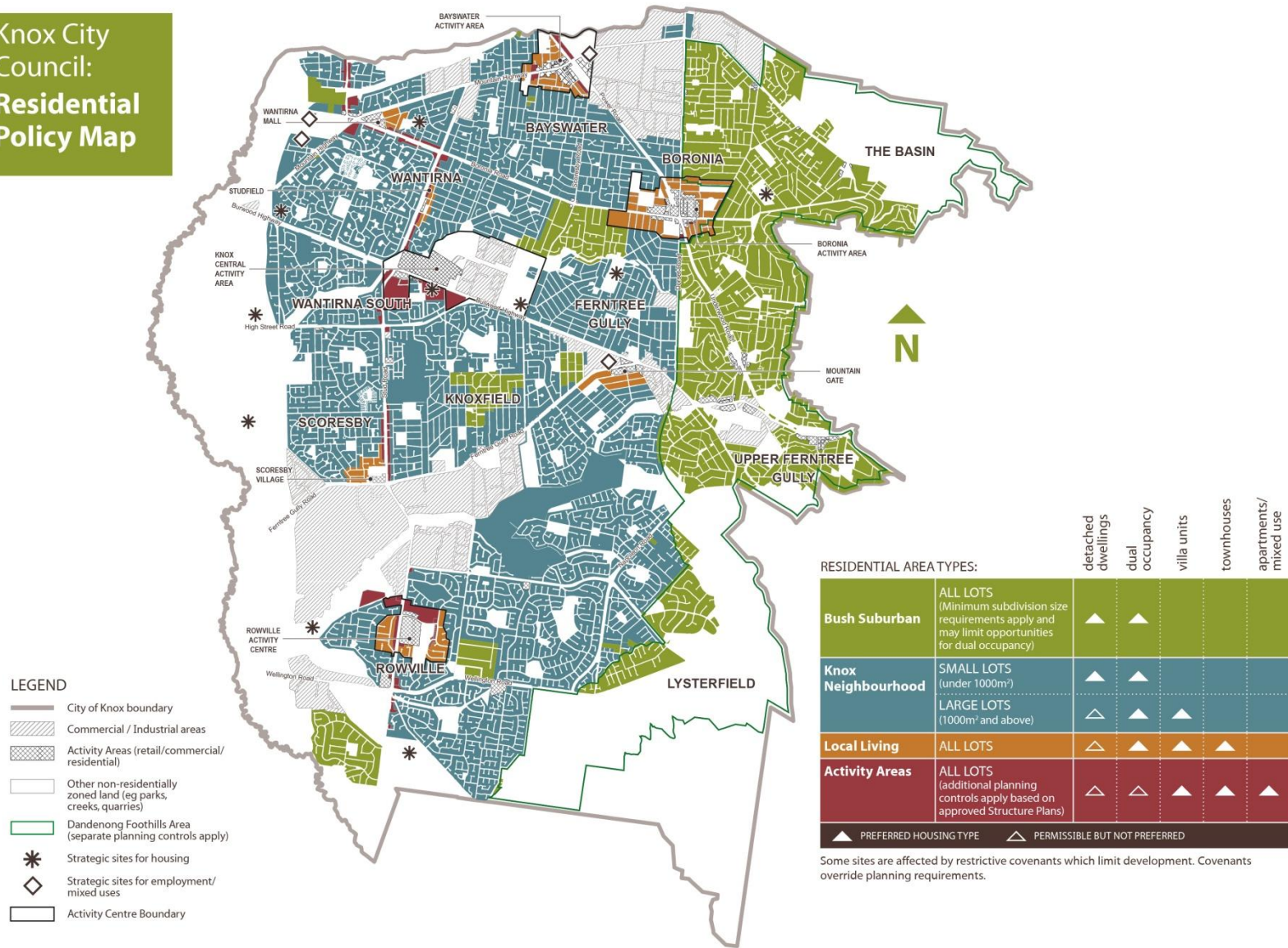
The *Knox Housing Strategy 2015* applies a scaled approach to future housing. This approach identifies the role that different areas in Knox will play in the provision of new housing, and helps to achieve the balance between our future housing needs and preserving Knox's important characteristics.

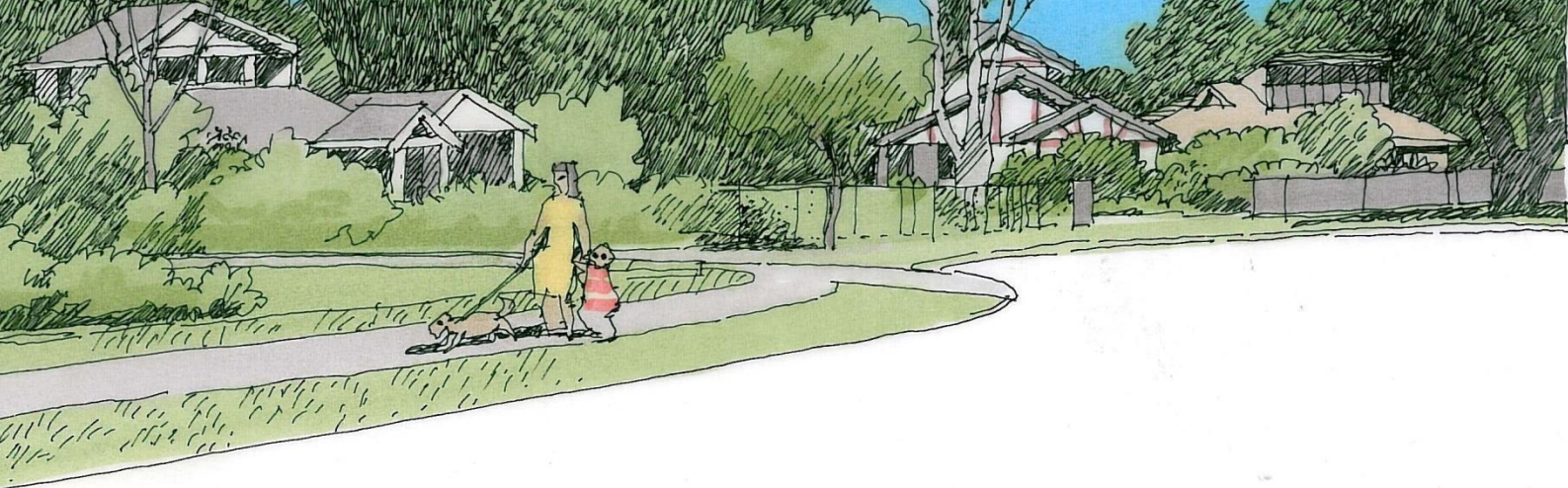
The Strategy identifies *preferred housing types* for the existing residential areas in Knox. The *Knox Residential Design Guidelines 2015* will be applied to development to achieve appropriate development and design outcomes. The Strategy also identifies a number of Strategic Investigation Sites which may contribute to new housing development in the future.

Figure 1 maps residential areas and preferred dwelling types for each area.

Figure 1 Knox Residential Policy Map

**Knox City Council:
Residential Policy Map**





Bush Suburban (including Dandenong Foothills)

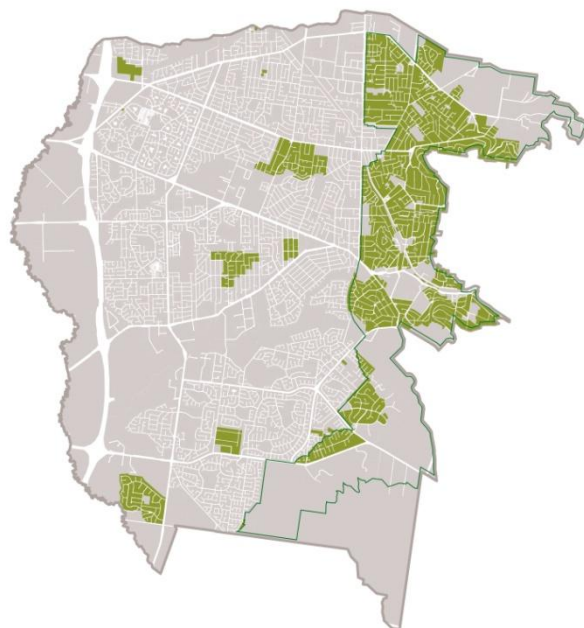
Bush Suburban areas are focused on the areas that have distinctive and significant biological and landscape values.

Living in a *Bush Suburban* area means:

- Living amongst significant flora and fauna that is important to both Knox and greater Melbourne.
- Living in a location where protection of the natural environment is more important than increasing urban development.

Bush Suburban areas will:

- Contribute to the protection and enhancement of Knox's distinctive environmental and biological values.
- Continue to be low-scale neighbourhoods, characterised mostly by detached houses, where significant indigenous and native vegetation is retained and complemented.



Preferred housing types are detached dwellings and some dual occupancies on larger sites.

Bush Suburban areas include the Dandenong Foothills area, which has long held an important place in Knox. Since 2006, the Foothills have had their own special set of planning controls, which have successfully preserved the unique nature of the area. These planning controls will continue to apply. Refer to the section 'Giving effect to the Strategy and Guidelines' for more information on existing and proposed planning controls.



Knox Neighbourhood

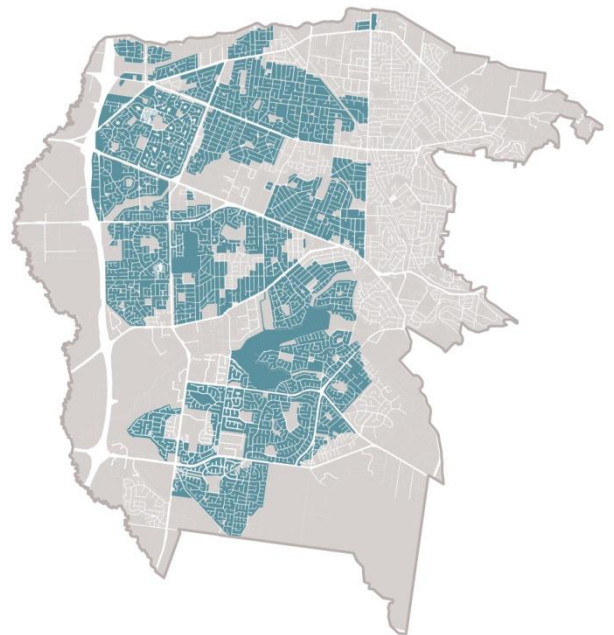
Knox Neighbourhood areas have the characteristics that many people value about living in Knox – a sense of open space, fresh air, trees. In this sense, they are ‘typical Knox’ and represent the majority of our residential areas. Some areas have access to bus services, but in many locations the car is the main way of getting around.

Living in *Knox Neighbourhood* areas means:

- Living in an area which embodies the Knox character of green and leafy streets, backyards and mostly detached houses
- Living in a street that is mostly single and double storey detached houses

Knox Neighbourhood areas will:

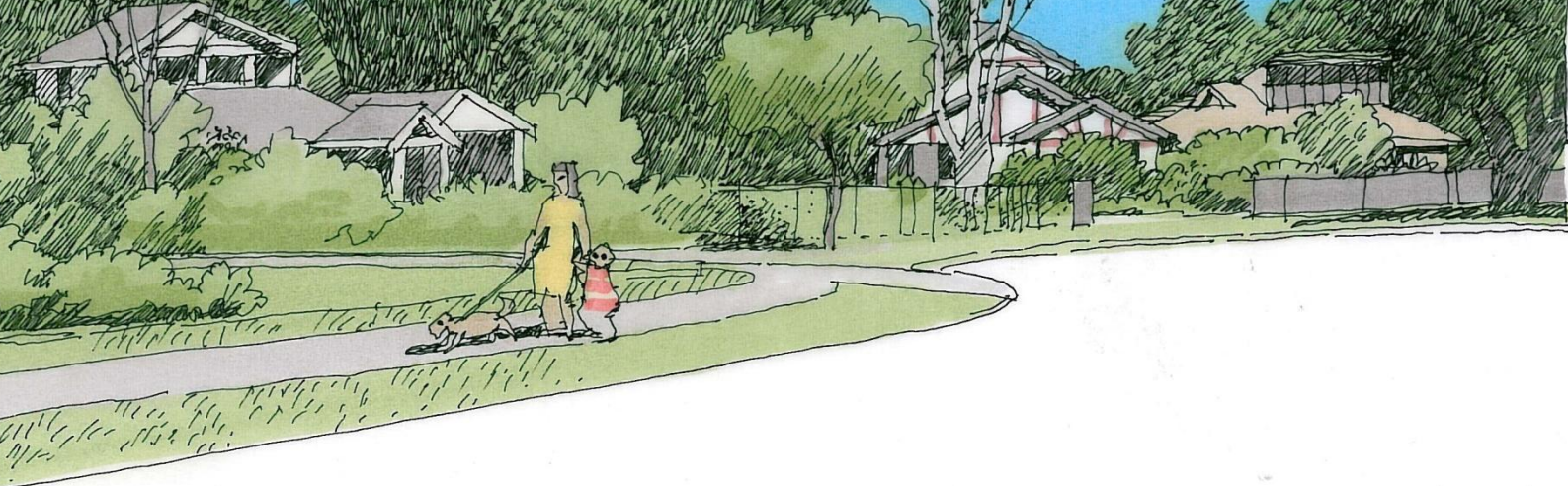
- Continue to be low-scale neighbourhoods, characterised by detached house and dual occupancies; some villa units on larger blocks.
- Retain their green and leafy character through the retention of front and backyards, and the retention and planting of trees and vegetation.
- Not be appropriate for more intensive types of development.



Preferred housing types are detached houses and dual occupancies.

Some large blocks may be able to accommodate villa unit style dwellings.

Large blocks are defined as 1,000m² and above. Lots of this size may be able to accommodate three or more dwellings while retaining a large front garden, and backyards for each dwelling. These areas contain space for canopy trees that contribute to the area’s green and leafy character.



Local Living

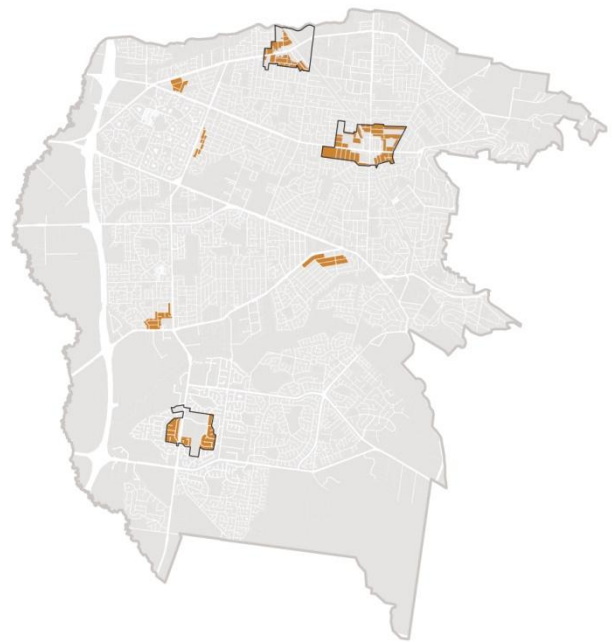
Local Living areas are focused around larger local 'villages' (Wantirna Mall, Studfield, Scoresby Village, Mountain Gate, Stud Park (Rowville)). These areas are within walking distance of local shops and have access to several transport options to get to other location within and beyond Knox. Most of these areas are located close to a SmartBus route.

Living in a *Local Living* area means:

- Being able to walk to your local shops if you want to and having several ways of getting to the larger services and facilities (bus, walk, car or bike)
- Living close to your local 'village' shops
- Living in an area that is characterised by mostly houses, villa units and townhouses

Local Living areas will:

- Contribute to creating quality designed detached houses, dual occupancies, villa units and townhouses.
- Contribute to and enhance Knox's green and leafy identity and character.
- Enhance the 'village feel' of local shopping areas, whilst providing different styles, types and design of housing that is well located.



Preferred housing types are dual occupancies, villa units and townhouses.



Activity Areas

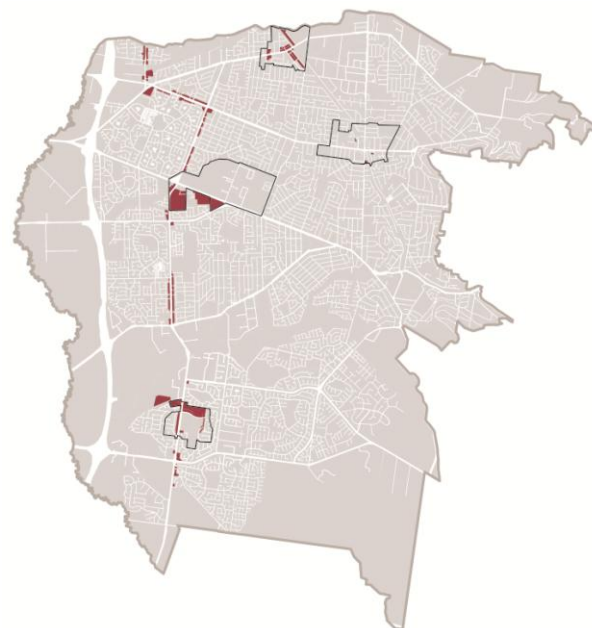
Activity Areas are either located on a SmartBus route or are close to regional infrastructure such as train stations, bus interchanges, universities, large shopping centres, leisure facilities and employment opportunities. These areas are well serviced by public transport being on a train line or have a regular bus service.

Activity Areas will:

- See a greater change in housing styles than other areas in Knox.
- Balance the retention of the green and leafy character, whilst allowing more intensive development.
- Allow more people to live close to everyday and specialised services to support their needs and lifestyle changes.
- Contribute to quality residential design that is well-designed both architecturally and functionally, to enhance the quality of living in *Activity Area* *Activity Areas* in Knox.

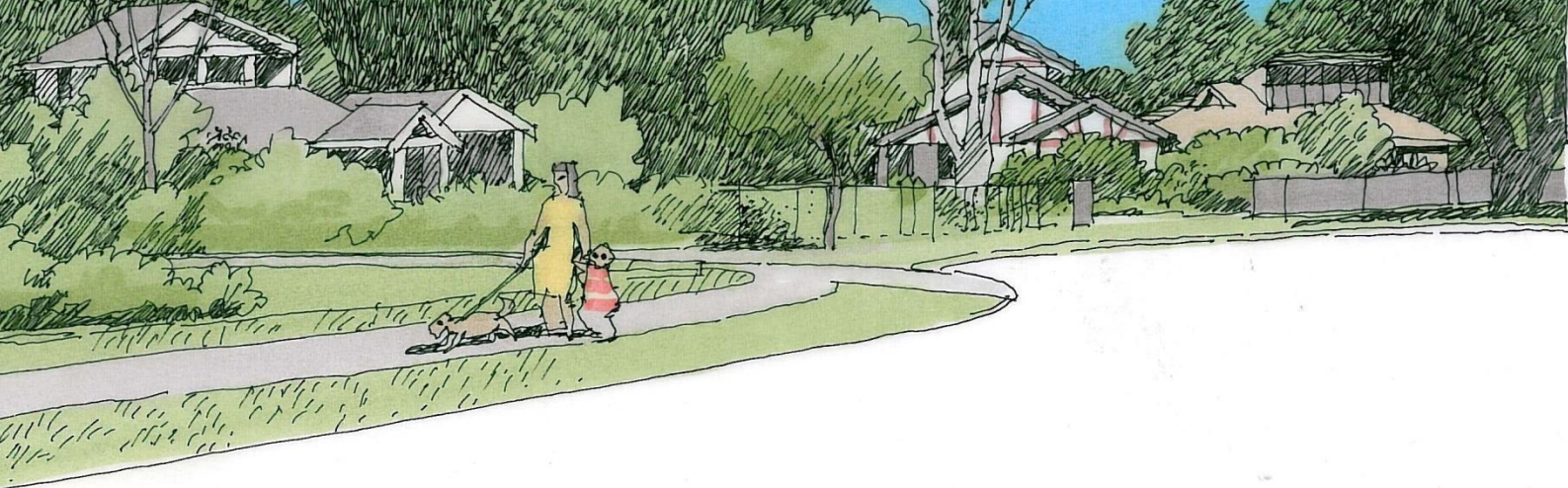
Living in an *Activity Area* means:

- Having several ways of getting around – for short and long trips – such as train, bus, car, bike or on foot.
- Living in a location that can cater for different lifestyles, including first home buyers, empty nesters and single people.
- Being able to move house as your needs change, and still stay in the local area.



Preferred housing types are villa units, townhouses and apartments.

Activity Areas include Knox Central, Bayswater and Boronia. Each of these areas has a unique set of existing planning controls, which respond to the specific characteristics of each place. These controls have been developed following extensive planning processes and will continue to apply. Refer to the section 'Giving effect to the Strategy and Guidelines' for more information on existing and proposed planning controls.



STRATEGIC INVESTIGATION SITES

Strategic Investigation Sites are sites that are not currently used for residential purposes, such as quarries no longer in operation, former school sites and golf courses. They are sites where the current 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).

Knox does not have large areas of 'greenfield' land that many outer-suburban councils in Melbourne's west and north have. Strategic Investigation Sites therefore play an important role in providing housing for future generations.

In some cases, current landowners have indicated their future aspirations for their land; in others Council has proactively identified sites that warrant further investigation. Identifying these sites in the Housing Strategy is by no means a guarantee of what will occur, but it does acknowledge that there may be opportunities for residential development alongside 'infill development' in our existing residential areas.

Where land is not currently zoned for residential purposes, a detailed, rigorous and public process is required to rezone these parcels of land. In all cases, there will be factors that must be considered and addressed before the sites can be used for residential purposes. Some of these factors are outlined for each site in the table below. This table also specifies sites that are suitable for a mix of complementary uses, where residential development may not be the main driver.

Fourteen sites have been identified as Strategic Investigation Sites in Knox. All of these sites will be subject to further investigation and planning work to determine their suitability or otherwise for residential or mixed use development (see Figure 2).

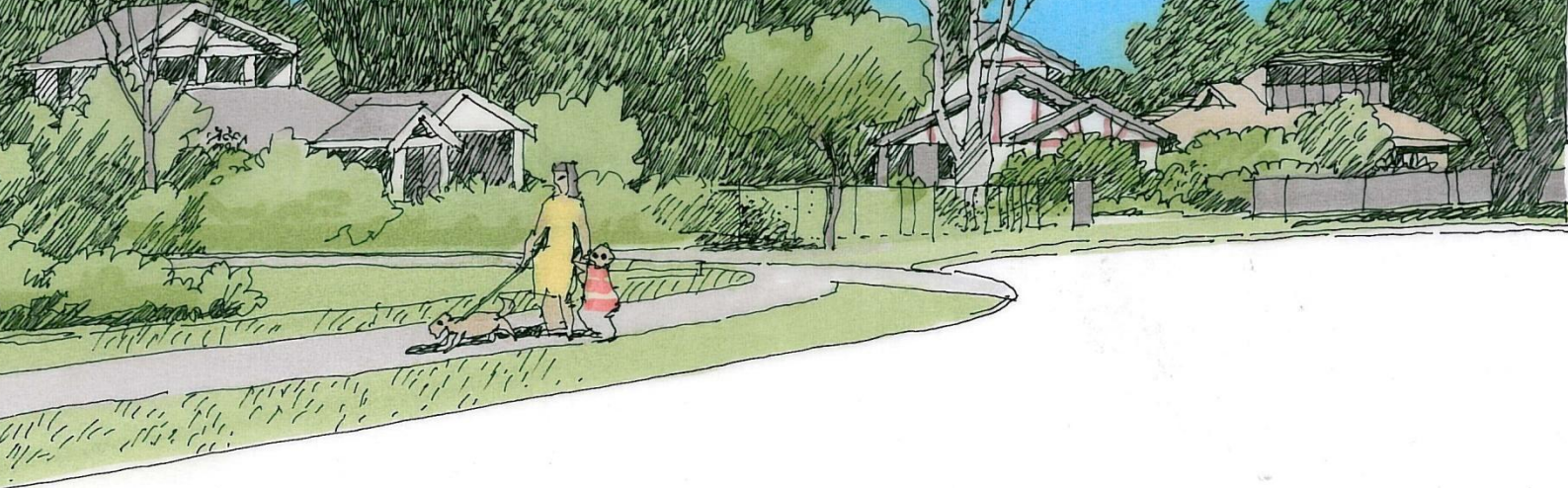
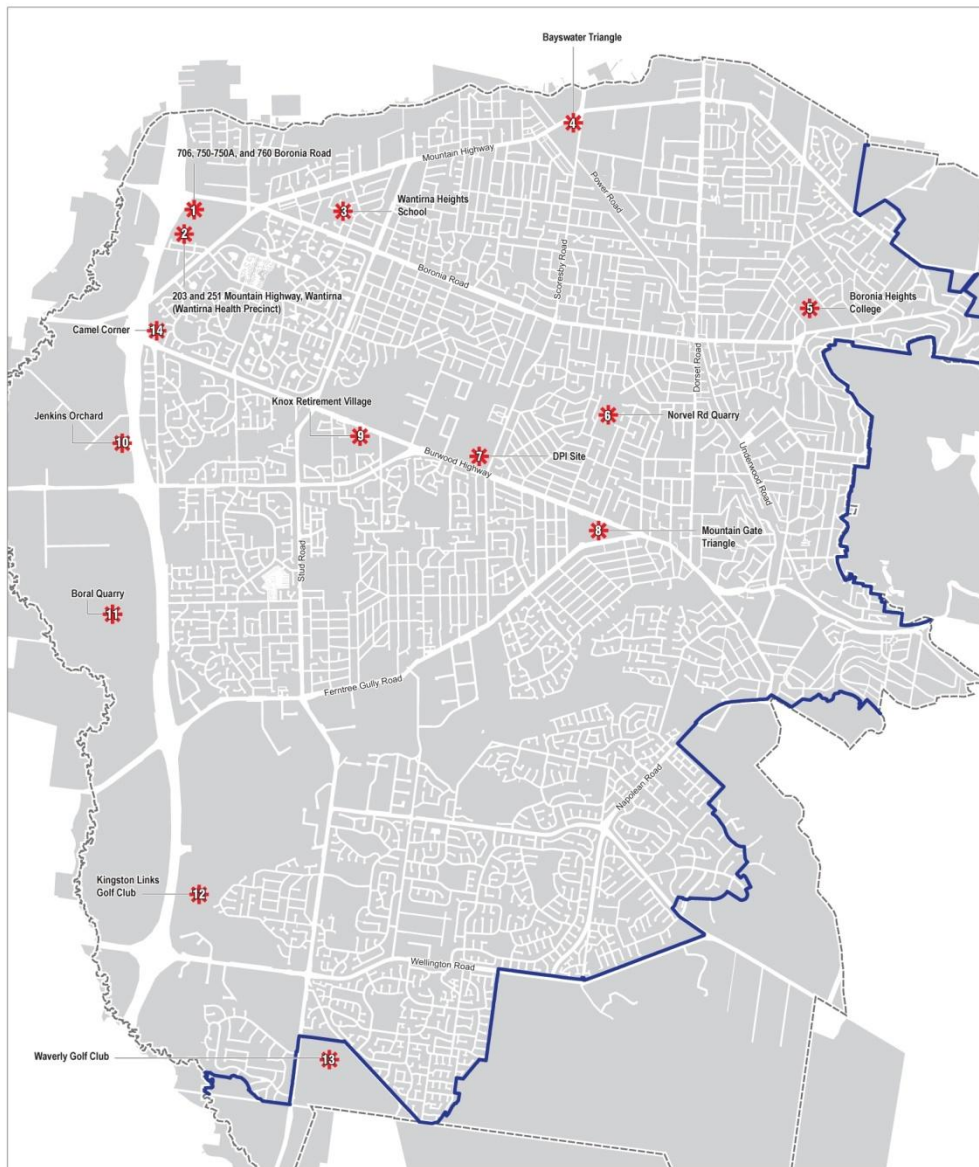


Figure 2 Strategic Investigation Sites



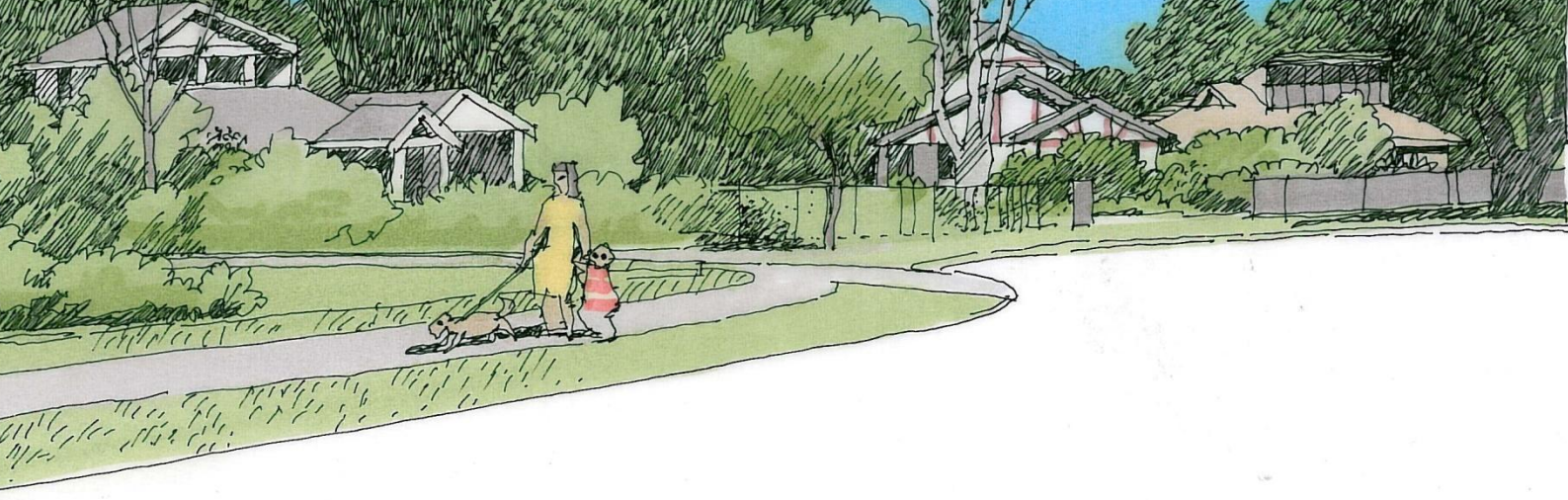
STRATEGIC SITES

NOVEMBER 2013

All sites subject to future strategic work to determine the appropriate land use mix and scale of development

- Knox Municipal Boundary
- Urban Growth Boundary
- * Strategic sites





Sites 1 & 2
706, 750-750A, and 760 Boronia Road;
and 203 and 251 Mountain Highway,
Wantirna (Wantirna Health Precinct)

There is evidence of an emerging health precinct in this part of Wantirna, focused around the Knox Private Hospital. *Plan Melbourne* identifies the Wantirna Health Precinct as a 'State Significant Health Precinct'. These two sites are considered suitable primarily for health industry uses, associated with the emerging precinct. Some ancillary residential development, such as aged or disability care facilities, will be considered.

Site 3
Wantirna Heights School

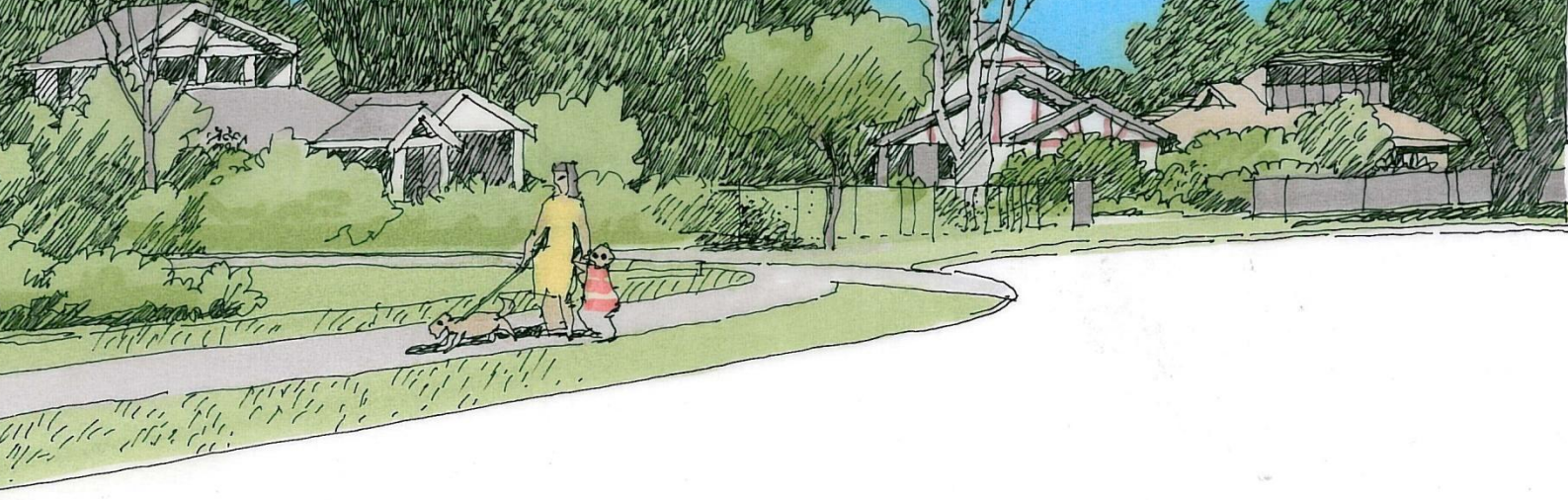
This former school site is considered suitable for residential use only. Development should be at a scale that reflects the surrounding area. It is expected that the land will be rezoned to reflect the surrounding conditions and zoning.

Site 4
Bayswater Triangle (bound by Scoresby
Road, Mountain Highway and Station
Street)

The 'Bayswater Triangle' is a precinct bound by Scoresby Road, Mountain Highway and Station Street. Council endorsed the Bayswater Triangle Masterplan in August 2011 and endorsed 'Option C' in the Masterplan as the preferred development option for the precinct. This adopted option recommends a variety of land uses including hotel/convention centre; library/multipurpose community centre; commercial and residential development. The option recommends an integrated residential development located in the Station Street section of the precinct, including affordable housing and commuter parking and at a scale of 1-4 storeys. The Bayswater Triangle Masterplan should be used to guide future development of this precinct.

Site 5
Boronia Heights College

This former school site is located amongst residential land in the Dandenong Foothills. The site is considered to be appropriate for residential development that is consistent with surrounding low scale of development and consistent with what is allowable under the relevant Foothills planning controls. Areas of biological significance which must remain intact are affected by the Environmental Significance Overlay (ESO₃). It is recommended that the existing school oval be retained for use as public open space and that integration with the surrounding area be achieved.



Site 6
Norvel Road Quarry, Ferntree Gully

This site is suitable for residential use only, with development at a range of densities. The northern portion of the site is environmentally significant and is recognised as a site of biological significance, indicated by the application of the Environmental Significance Overlay (ESO₂). Future planning of the site must have regard to the following:

- Protect the most significant vegetation at the northern end of the site.
- Incorporates a central park linked to the creek corridor
- Keep housing densities consistent with the surrounding area on the interfaces, with increased densities located internally, toward the centre of the site (facing public open space)
- Housing facing the creek or any creek corridor frontage road, creating opportunities for passive surveillance of public areas.

Site 7
DPI site (609-621 Burwood Highway, Knoxfield)

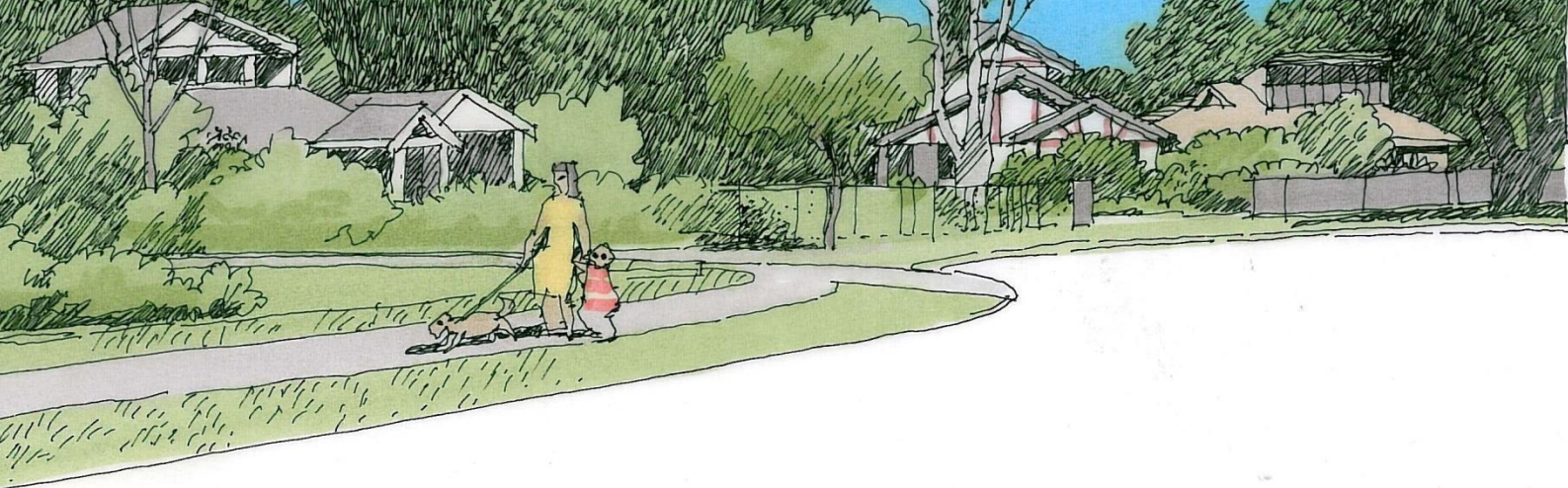
This is a large site that has formerly been used by the Department of Primary Industries. Some areas to the front of the site are still used by the Department. A mix of residential and commercial uses is considered appropriate for this site. Future development of this site is to be guided by strategic work carried out for the broader Knox Central area.

Site 8
Mountain Gate Triangle

The 'triangle' comprises a number of sites in different ownership, bounded by Burwood Highway, Ferntree Gully Road and Clyde Street. This site has potential for a mix of commercial uses, subject to a strategic master planning process.

Site 9
Knox Village Retirement Village (Burwood Highway)

An increase in the intensity of the existing retirement village is considered appropriate for this site. Development must have regard for amenity impacts and will be required to scale down towards adjoining sites. A development which provides for a range of levels of care for residents on site will be favourably considered.



Site 10
Jenkins Orchard (1201-1211 High Street
Road and Lot 12 Pumps Road, Wantirna
South)

This site has been used for as an orchard since the 1920s. Subject to approval, Planning Scheme Amendment C74 facilitates residential development at a range of densities and a neighbourhood centre.

Site 11
Boral Quarry (191 George St, Wantirna
South)

It is considered that the site may be suitable for a mix of commercial and residential land. The following elements must be satisfactorily addressed through any future planning process for the site:

- Council's preference is that primary access to the site is not via George Street. Access via George Street will only be supported if sufficient evidence is provided that this would not result in unreasonable loss of amenity in existing residential areas.
- The provision of public open space.
- A suitable mix of uses to suit the strategic location of the site. The provision of employment generating land is encouraged.
- Maintaining the integrity of the Dandenong Valley Parklands.
- Effectively and constructively dealing with the constraints of the site such as flooding, power lines, vegetation and topography.
- Ensuring that the safety and amenity of any residential development is protected by applying the precautionary principle to development near closed landfill sites, development near existing materials recycling centre and Eastlink.

Site 12
Kingston Links Golf Club

A mix of commercial and residential uses is considered appropriate for this site. Commercial uses should be located in proximity to the adjoining commercial land to the south. Any future development potential for this site will be subject to satisfactorily addressing the constraints of the site including drainage/flooding issues; and the interface to existing residential areas.



Site 13
Waverley Golf Club (and adjoining sites on Stud Road)

This site is located at the southernmost area of Knox, and is currently located outside of the Urban Growth Boundary (UGB). A successful application to the State Government to review the UGB is required prior to rezoning this site. Subject to the UGB being reviewed in favour of the site, residential development at a range of densities is considered suitable. Higher densities are considered appropriate adjacent to Stud Road (the SmartBus route). The following issues must be satisfactorily addressed through any future planning process for the site/s:

- Appropriate access.
- Impact on traffic flows on Bergins Road.
- Interface with high voltage powerlines.
- Interface to Stud Road.
- Sites of biological significance.
- Bushfire risk.

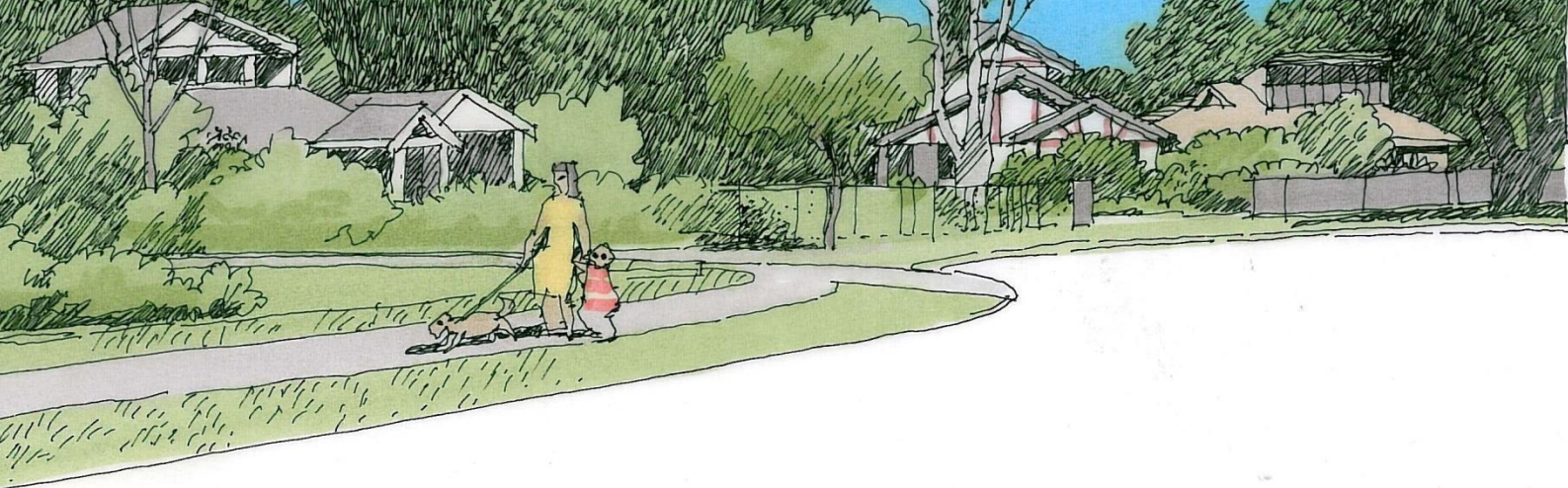
Should this land not be included within the UGB future land use would be subject to a review of rural land (including all land outside the UGB).

Site 14
Camel Corner (land known as part of 25 Burwood Highway; 55 Burwood Highway; 56 Mountain Highway and unreserved Crown land (Parcel 196), Wantirna)

This site is currently owned by VicRoads and was originally set aside for the proposed alignment of the Eastlink tollway. The tollway alignment is now located to the west of the site. As such, it was deemed surplus to VicRoads' needs and will be sold.

In July 2012 the site was rezoned from a Road Zone to a Residential 3 Zone, enabling a future residential development.

New housing close to the existing residential estate to the east should be low scale. There may be some opportunity for medium density development close to the Eastlink and Burwood Highway interfaces; however this would need to effectively mitigate the impacts of these major roads.



HOUSING FOR OLDER PEOPLE

The 60+ age group is expected to be the fastest growing from 2011 to 2031. As such, there is a need for more housing options for older people now and in the future to enable 'ageing in place'. It is important to provide a variety of housing choices that will allow older residents in Knox options to downsize from the family home and stay living in their local neighbourhood if they wish to do so. Possible housing choices include:

- smaller dwellings in *Activity Areas* and *Local Living* areas; and
- housing specifically designed for older people (retirement villages, nursing homes and aged care hostels).

Housing specifically designed for older people will be encouraged on sites where such housing currently exists, or where it is proposed (see the **Glossary** for a more detailed definition). This housing should provide a range of services and facilities with different levels of care. For example, a resident might start out in an independent living villa unit before moving into a low-care hostel when needed. Eventually the same person may move into a high-care nursing home, all on one site, reducing the upheaval that can result when moving house later in life. The design of such housing should, where appropriate, enable residents to integrate with people of all ages in the surrounding community.

Similar to 'Strategic Investigation Sites', this policy does not mean further development is guaranteed, but it does identify a clear need for a variety of housing options for older people and possible response.

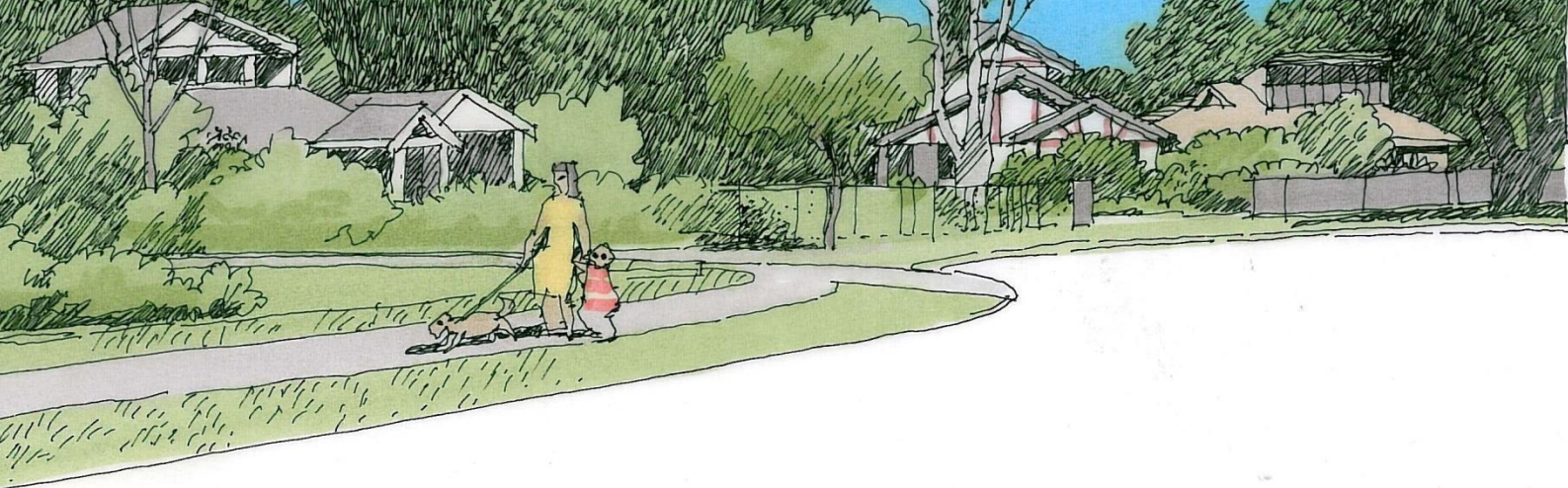
Proposals for housing for older people will be subject to the normal planning permit application process and must meet the following policy principles and requirements. If a Planning Scheme Amendment is required enable development, favourable consideration will be more likely if the following policy principles and requirements are met.

Council will support housing for older people that (adapted from Government of South Australia and SA Health, 2012):

- Is well-located and appropriately designed to suit the needs of the aged, preferably within an *Activity Area* or *Local Living* area as these locations have access to public transport, shops, leisure facilities, medical services etc. If the site is not within an *Activity Area* or *Local Living* area, basic services and facilities should be provided on-site, and a regular transport service to local services and facilities should be provided.



- Complies with the built form and landscape policies and requirements that apply to the Dandenong Foothills and *Bush Suburban* areas (e.g. height limits, minimum subdivision sizes). Townhouses and apartments will not be supported in these areas.
- Facilitates a range of levels of care on-site, or can be adapted over time to do so. This may include a mix of villa units, townhouses and apartments.
- Where appropriate, is open and integrated with the surrounding neighbourhood (this may not be appropriate for high-care buildings). For example, housing that faces the street/s and providing paths and public open spaces that link to the surrounding area. 'Gated communities' are discouraged.
- Provides some affordable housing options throughout the site.
- Is designed to minimise amenity impacts on neighbours. For example, apartments and townhouses should be located in the centre of the site or if on a main road, at the front of the site. Second storeys and above should be 'stepped back'.
- Includes a variety of communal public and private open spaces. Public spaces should be designed to support a variety of events and activities, and facilitate informal social interaction. Public spaces should link with open space networks in surrounding areas. Consideration should be given to sharing public spaces with the broader community.
- Includes 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.). Pedestrian paths should be designed to be non-slip, wide enough to allow different users to safely use the path at different speeds (e.g. cyclists, pedestrians and wheelchair users) and have dropped kerbs to road level. Seating and shading should be provided at regular intervals.
- Is easy to find and access. For example, sightlines from paths to buildings are clear, buildings are designated to be distinguished from one another, way finding signage to key destination points is provided, house numbers are easy to read.
- Provides adequate staff and visitor car parking in accessible locations. A reduction in car parking may be considered based on the location and its accessibility to public transport, range of housing and care levels to be provided on-site and provision of transport services to local services and facilities.
- Is designed to protect special views, e.g. to the Dandenong Ranges.



AFFORDABLE HOUSING

Many factors that influence housing affordability are beyond the control of Council, such as rapid population growth, a shortage of supply, federal tax legislation which favourably treats property speculation, foreign property ownership and, arguably, Commonwealth and State Government first home buyers' grants. However, Council does have roles to play as a planner, provider, partner and advocate in increasing housing affordability in Knox. These roles are outlined in the *Knox Affordable Housing Action Plan*.

This Plan focuses primarily on actions to increase the supply of social housing as a component of affordable housing. This is because:

- Social housing provides for the most vulnerable and disadvantaged households with the greatest need.
- Council is better positioned to influence the social housing market in partnership with social housing providers than the private housing market, which is largely responsible for the provision of affordable housing.
- The primary means for influencing private development, the Victorian planning system, does not currently allow Council to require developers to contribute to affordable and/or social housing, however, there are opportunities to strengthen Council's negotiation position by defining a minimum supply.
- Rigorous and current data is available that provides strategic justification for defining a minimum supply of social housing in Knox.

The Planning Scheme can only encourage the provision of social housing – there is currently no means of specifying the provision of social housing within the Planning Scheme. However, it can be negotiated during the process of amending the Knox Planning Scheme to rezone land for residential use. Negotiations such as this also need a willing social housing provider – either the Office of Housing or a Registered Housing Association.

Research undertaken by Council in 2011 found that an additional 700 social housing dwellings are required in Knox by 2030, in order to adequately respond to the needs of our most vulnerable and disadvantaged households (Knox City Council, January 2012).

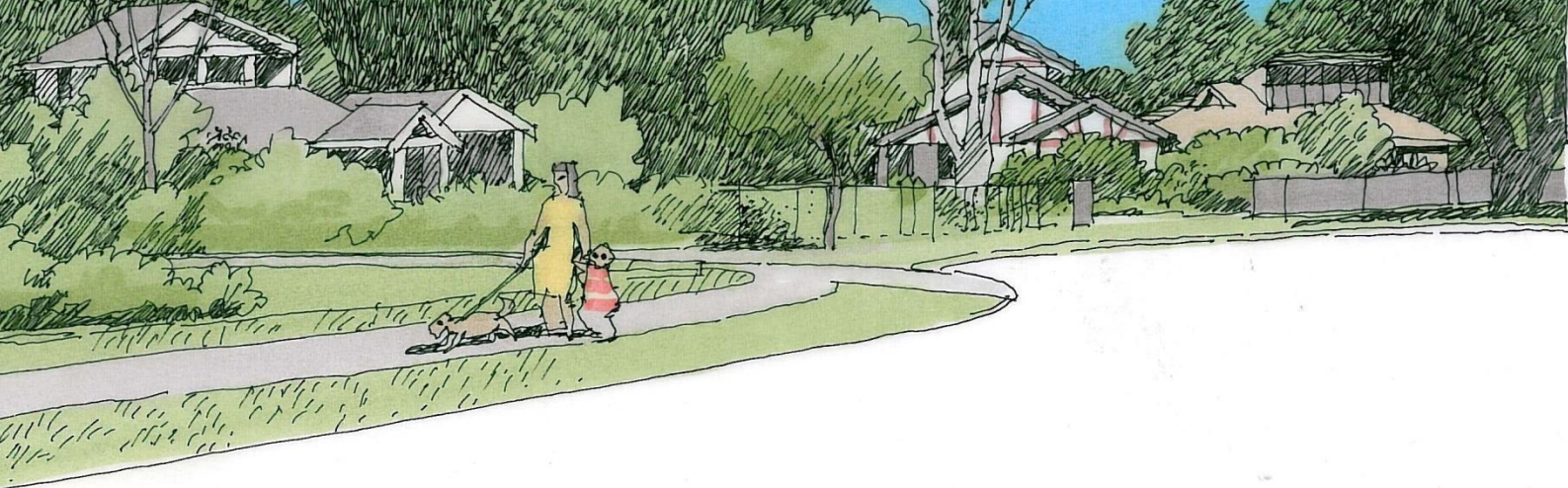


SUPPORTING INVESTMENT IN SERVICES AND INFRASTRUCTURE

The scaled approach to housing as articulated in this Strategy directs the majority of new housing to locations considered appropriate for change and those which are considered to have good access to services and infrastructure. The Strategy acknowledges that where there is increased housing there also needs to be increased consideration and investment in services and infrastructure.

Housing is not considered in isolation. The identification of areas of growth and change assists Council's efforts to integrate planning and infrastructure investment through complementary Council plans including:

- *Knox City Plan 2013-2017*
- Structure Plans for specific locations
- *The Knox Liveable Streets Plan 2012-2022*
- *The Knox Open Space Plan 2012-2022*
- Asset Management Plans
- Knox Place Program
- *Sites of Biological Significance in Knox, Second Edition 2010*



IMPLEMENTATION OF THE STRATEGY

KNOX RESIDENTIAL DESIGN GUIDELINES 2015

The *Knox Residential Design Guidelines 2015* are the main implementation tool of the *Knox Housing Strategy 2015*. The Guidelines provide detailed design requirements which determine the type, scale and design elements of development for each area. New residential development must be designed according to the requirements for the relevant area and preferred housing type.

The Guidelines seek to deliver better quality, more sustainable and more accessible housing. Across all areas (to a varying degree depending on the level of change), the *Guidelines* aim to enhance the 'green and leafy' image of Knox. Canopy trees in the streetscape, front yards and backyards all contribute to the green and leafy Knox character.





Key features of the Guidelines include:

- A residential policy map with preferred housing types for each area.
- Images and descriptions of the preferred future character of each area.
- Detailed Guidelines for each area.
- Images and descriptions of design features for each housing type.

The Guidelines are user-friendly and available to anyone in the Knox community who wishes to better understand how each local area is expected to accommodate new housing now and into the future.

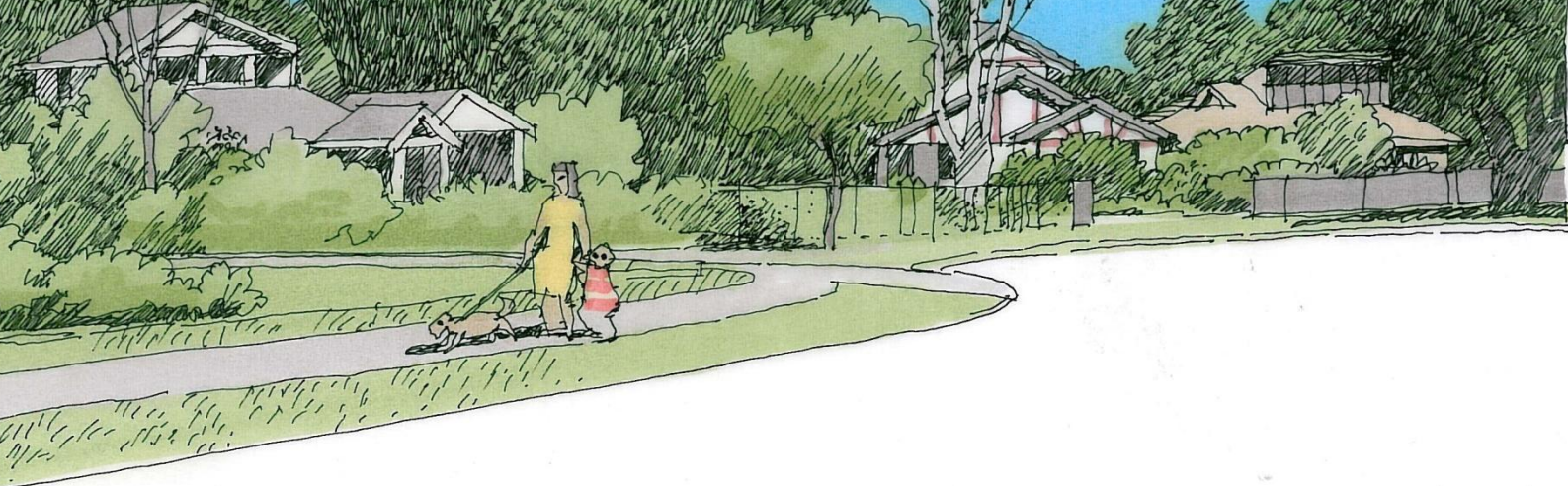
The Guidelines are also available to developers and others in the building industry who work in Knox to provide clear guidance on Council's expectations for new residential development. Permit applicants are encouraged to use the Guidelines before starting the application process.

Where possible, the Guidelines have been translated into the Knox Planning Scheme to enable Council to use them when assessing and making decisions on planning permit applications. These planning controls are explained in more detail below.

GIVING EFFECT TO THE STRATEGY AND GUIDELINES IN THE KNOX PLANNING SCHEME

In order to guide Council's decision making on planning applications, relevant aspects of the Strategy and Guidelines are included in the Knox Planning Scheme. This provides the 'statutory weight' to the Strategy, meaning that both Council and the Victorian Civil and Administrative Tribunal (VCAT) must use the policies and planning controls to assess and make decisions on planning applications.

A major component of the package of planning policies and controls is the application of the new residential zones that were introduced by the State Government in July 2013. The new zones allowed Councils to specify local standards (instead of the State-wide 'ResCode' standards that usually apply) for different areas based on their preferred future character and expected level of future development. As they are applied, the new zones reflect the objectives of the four residential areas and the associated Guidelines. For example, the Knox Planning Scheme contains specific local requirements for: maximum building height, minimum street setback, maximum site coverage, minimum permeability, landscaping, minimum side and rear setbacks, maximum walls on boundaries (height and length), minimum area of private open space and maximum front fence height. Design elements that do not fit within the new residential zones (for example,



preferred dwelling types for each area) are included in a local Housing planning policy at Clause 22.07.

Knox also has a number of very successful long terms plans and planning controls that have been in the Knox Planning Scheme for many years. These are:

Dandenong Foothills

A suite of planning requirements, standards and policies that protect the special landscape character of the Dandenong Foothills applies. These include:

- Dandenong Foothills local planning policy (Clause 22.01): provides guidance on aspects such as vegetation, design and siting of buildings, colours and materials and building height.
- Significant Landscape Overlays (Clause 42.03) and Design and Development Overlays (Clause 43.02): includes requirements on subdivision (including minimum lot sizes), fencing, vegetation, land management and site coverage.

Environmental Significance Overlays (Clause 42.01) also apply to the Foothills to protect the biological values of the vegetation. These controls include requirements to protect and enhance vegetation that has biological significance.

Activity Areas: Knox Central, Bayswater and Boronia

A suite of planning requirements, standards and policies that support a variety of activities, services and development applies to each of the *Activity Areas* (Activity Centres) of Knox Central, Bayswater and Boronia. These are tailored to the individual characteristics of and future vision for each area. These include:

- Knox Central Principal Activity Centre local planning policy (Clause 22.04) and Priority Development Zone (Clause 37.06): provides guidance on aspects such as preferred land uses and development intensities for each precinct.
- Bayswater Major Activity Centre local planning policy (Clause 22.05) and Design and Development Overlay (Schedule 6 to Clause 43.02): provides guidance on aspects such as preferred land uses for each precinct, building heights, public and private open space, streetscape design, landscaping, accessibility and signage.
- Boronia Activity Centre local planning policy (Clause 22.06) and Design and Development Overlay (Schedule 7 to Clause 43.02): provides guidance on aspects such as preferred land uses for each precinct, building heights, colours and materials, landscape design and signage.

These policies and controls continue to apply.

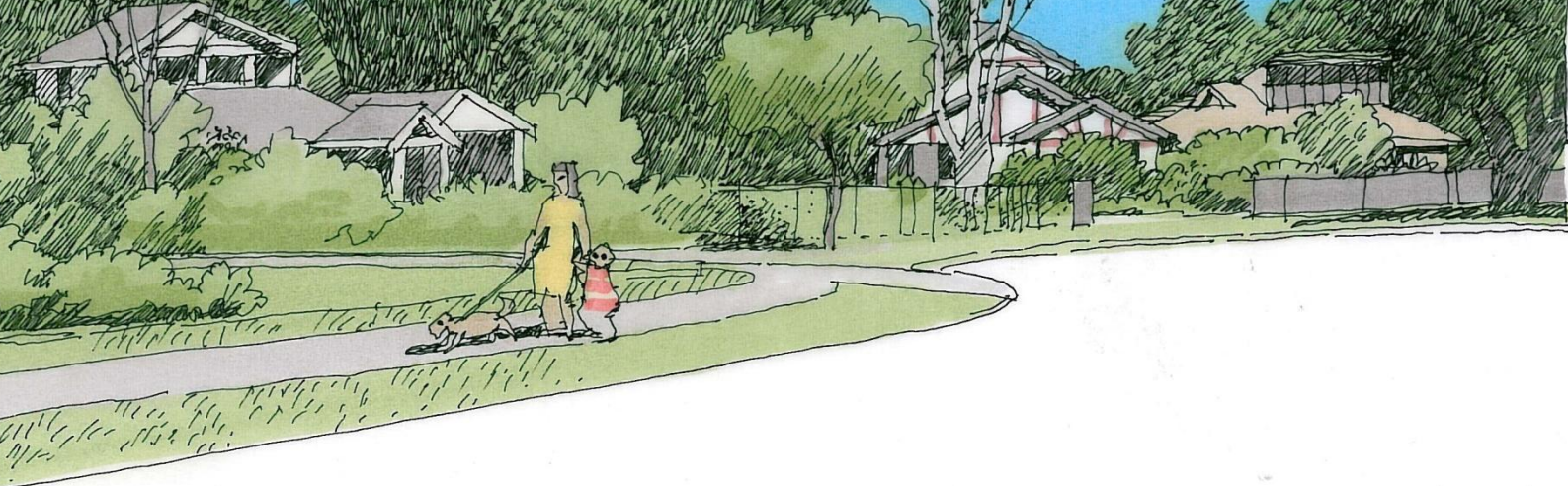


OTHER IMPLEMENTATION MEASURES

The *Knox Housing Strategy 2015* will also be implemented by:

Current and ongoing measures

- Promotion, education and marketing of the Strategy and Guidelines to planning applicants, designers, developers (and others in the building industry who work in Knox), community groups, land and business owners, and residents.
- Annual monitoring to ensure that the Strategy and associated planning scheme provisions are effective in delivering the desired outcomes in each area (the *Knox Housing Monitoring Program*). Findings will inform future reviews of the *Knox City Plan* and the Knox Planning Scheme.
- Continued implementation of adopted Structure Plans for *Activity Areas*.
- Directing more Council services and infrastructure improvements to *Activity Areas* and *Local Living* areas, where development and therefore population growth and pressures on existing services and infrastructure will be greatest.
- Advocating to the State and Commonwealth governments for service and infrastructure improvements, particularly in *Activity Areas* and *Local Living* areas. The key public transport upgrades of the Rowville Rail and tram to Upper Ferntree Gully are particularly important.
- Implementing the *Knox Affordable Housing Action Plan*.
- Implementing other key Council strategies and plans such as the *Knox Liveable Streets Plan 2012-2022* and *Open Space Plan 2012-2022* to ensure that improvements to streets and open space support Knox residents, particularly in *Activity Areas* and *Local Living* areas.
- Continuing to deliver Council's Place Program in various strategic locations (e.g. *Activity Areas*) across the municipality to improve the amenity and functionality of places experiencing change.
- Continuing strategic work on the Wantirna Health Precinct, which has been identified as a 'State Significant Health Precinct' in *Plan Melbourne*. This includes working closely with landowners within the Precinct.
- Continuing to be in touch with changes occurring in Knox through ongoing research and community conversations, to ensure we stay abreast of the current and future needs of Knox residents. Key strategies such as this Strategy and City Plan will be regularly monitored and reviewed to consider any substantial changes to the community's needs.



Future measures

(note, these are not all funded)

- Preparing and implementing Structure Plans and built form guidance for smaller *Activity Areas* in the Dandenong Foothills and centres that don't currently have locally specific guidance.
- Working with land owners of Strategic Investigation Sites and the surrounding communities during future strategic planning process and any associated rezoning process to ensure that future residential (and non-residential) development reflects the Housing Strategy.
- Working with the design and development industry to build knowledge and expertise in quality design. This may include development industry forums or training.
- Obtaining expert design advice on proposals during the early stages of the planning permit application process to improve the quality of design.
- Preparing brochures and materials on specific aspects of quality design such as accessible or sustainable design to further assist designers and developers to include these features in new residential development.
- Investigating the application of Development Contribution Plan (DCP) Overlays that require the planning permit applicant to contribute towards the cost of service and infrastructure improvements needed to support the additional population resulting from a development.
- Continuing the implementation of economic development initiatives to ensure our strategic employment areas grow and prosper to support the current and future communities of Knox.
- Implementing Place Program initiatives in various locations across the municipality to enable these locations to continue to play the important role they have for people to live, work and play locally.
- Amending the Knox Planning Scheme to include an *Environmental Sustainable Design Policy*, to ensure the consideration of Environmentally Sustainable Design (ESD) principles in the design stage of residential development.
- Preparing *Access and Movement for All Guidelines* for new development of 5+ dwellings.



MONITORING AND REVIEW

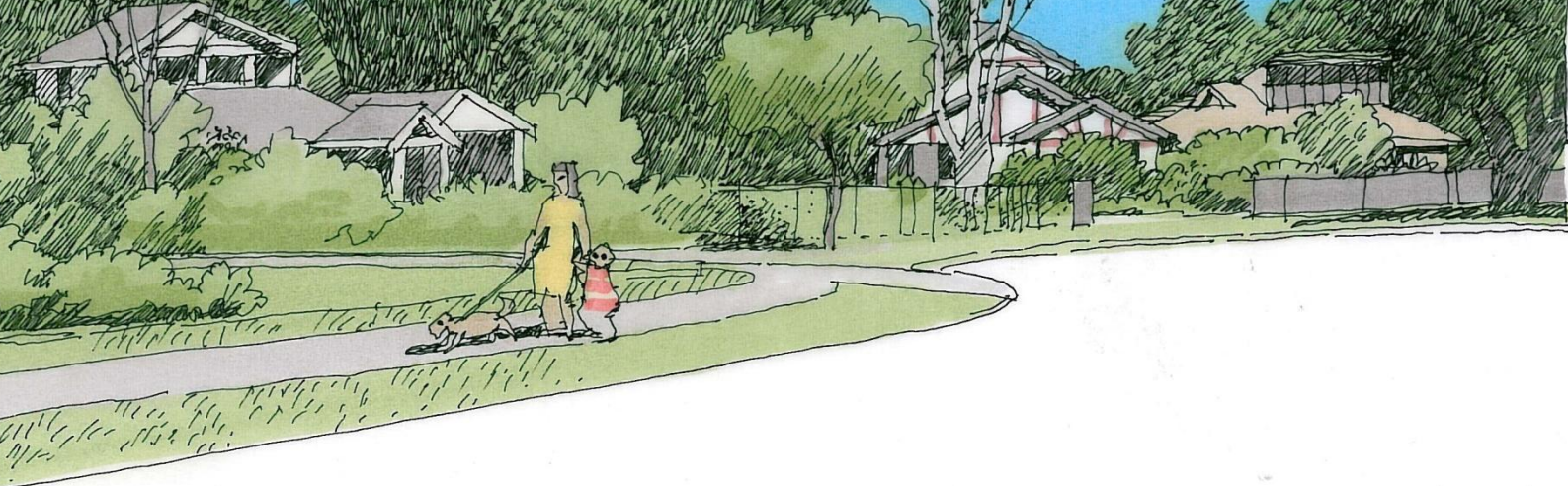
The *Knox Housing Strategy 2015* 'end date' is nominally 2036. This is an approximate 20 year timeframe that also aligns with the national census.

However, the performance of this Strategy will be monitored and reported on annually (called the *Knox Housing Monitoring Program*).

A similar Program has been in place since 2006. The Program uses a set of indicators to assess the performance of the previous Housing Strategy, the *Knox Housing Statement 2005 (updated 2007)*.

The *Knox Housing Monitoring Program* has been reviewed to assess the performance of the *Knox Housing Strategy 2015* against its six objectives (based on the *Knox City Plan 2013-2017*) using new indicators and more comprehensive and accurate data sources.

Assessing the performance of the *Knox Housing Strategy 2015* will inform progress towards the achievement of the *Knox Vision: Our City, Our Future* and the *Knox City Plan 2013-2017*. It will also inform future reviews of the Knox Planning Scheme, which is required every four years. The performance of the *Knox Housing Strategy*, as part of the *City Vision* and *City Plan*, will be reported to the Knox community through the *State of Knox* report, and in summary form in Knox's *Annual Report*.



GLOSSARY

Affordable housing

Housing where the cost (whether mortgage repayment or rent) is no more than 30 percent of that household's income. Exceeding the mark places one under 'housing stress', particularly in the lower 40 percent of the income distribution scale.

This housing generally provides for households on low and moderate incomes.

- **Social housing (a sub-set of the broader 'affordable' housing):** Non-profit housing owned and managed for the primary purpose of meeting social objectives, such as affordable rents, responsible management, security of tenure and good location in relation to employment services. The term encompasses public housing and includes housing owned or managed by the community. This housing generally provides for households on very low incomes.
- **Public housing (a sub-set of the broader 'social' housing):** Non-profit housing owned and managed by the state government for the primary purpose of meeting social objectives, such as affordable rents, responsible management, security of tenure and good location in relation to employment services. This housing generally provides for households on very low incomes.
- **Applied to all definitions of affordable housing:** This housing should be well-located* and appropriate to the needs of a given household**. * Well-located = *Activity Areas* and *Local Living* areas; ** Housing 'appropriate to the needs of a given household' should be assessed on a case-by-case basis. Examples include housing appropriate for a lone person household, families, a person with a particular disability etc.

Canopy tree

A perennial woody plant that reaches more than five (5) metres in height.

Housing diversity

Elements of housing diversity include dwelling size, number of bedrooms, affordability, dwelling type.

Housing for older people

Housing specifically for older people:

- **Includes:** residential building, hostel, residential village, residential aged care facility, nursing home and retirement village.



- **Excludes:** backpackers' lodge, boarding house, nurses' home, residential college, residential hotel and motel.

Housing types

- **Detached dwelling:** one dwelling on a lot.
- **Dual occupancy:** two dwellings on a lot (can include retention of an existing dwelling).
- **Villa units:** three or more dwellings on a lot with no shared walls.
- **Townhouses:** three or more dwellings on a lot sharing a wall or roof.
- **Apartments:** development of three or more stories in a single mass or multi-unit dwelling, usually with a common entrance.

Knox Planning Scheme

The legal document containing all the state and local planning policies and controls applying to all land in Knox. It is available online at <http://planningschemes.dtpli.vic.gov.au/schemes/knox>.

Large lots

Large lots in Knox are considered to be 1,000 square metres in area and above.

Sites of biological significance

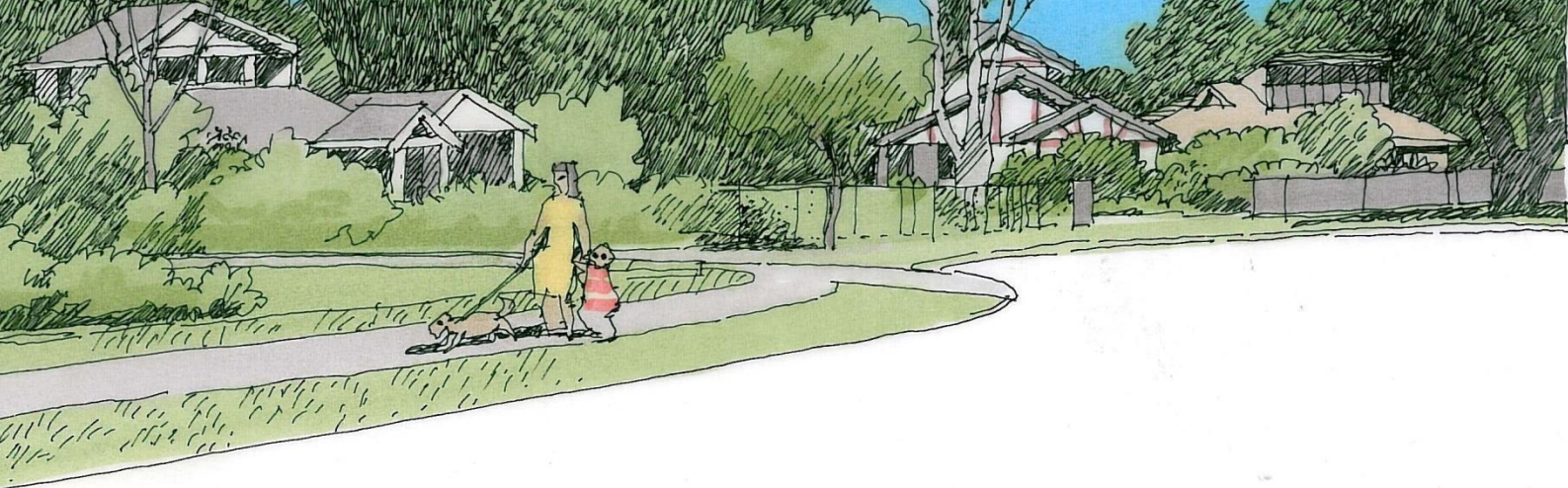
Sites that are so important to native flora and fauna that they warrant special recognition and protection. They are identified in the Knox Planning Scheme by Environmental Significance Overlays 1, 2 and 2 or Vegetation Protection Overlay 4.

Strategic Investigation Sites

Strategic Investigation Sites are sites that are not currently used for residential purposes, such as quarries no longer in operation, former school sites and golf courses. They are sites where the current 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).

Sustainable Design Assessment (SDA)

An SDA demonstrates how a development includes sustainable design features to respond to issues such as energy use and peak energy demand, water use, stormwater and waste management, transport and responsible use of building materials. For more information, see Council's website: www.knox.vic.gov.au/planning.



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APPENDIX A - WHAT INFLUENCES HOUSING AND RESIDENTIAL DEVELOPMENT?

Many factors influence housing and residential development in Knox. These are outlined below.

A CHANGING CITY

Living in cities means living in changing places – change is constantly occurring with people, structures and communities.

For the first time in human history more people live in cities compared to rural areas. The reason for this is that metropolitan areas are becoming safer, healthier places to live with more and more opportunities to find work, to get a good education, to find good healthcare, and to play and be entertained. This process has not simply happened over night. In European countries it's been happening for hundreds of years. In Australia this process has been happening since Europeans first settled and our cities are now experiencing greater urbanisation.

The look and feel of our cities is changing faster today than ever before. Improvements in technology, better use of land, the growth of new communities with new interests and pursuits, changing family structures, and the emergence of new types of businesses have all helped to make cities all over the world highly desirable places to live. Regardless of whether we're dealing with a city in Europe, Australia or elsewhere, the one thing that all cities have in common is that they are full of everyday people who are engaged in the everyday exercise of living.

Living in a big city like metropolitan Melbourne presents challenges and opportunities. This is not only because our lives are connected to many more people and activities, it's also because change happens so much more quickly these days. Some of this change is positive because it provides many great opportunities for our societies to grow and prosper, however some change needs to be well managed to ensure our Vision for the future of Knox can be realised.

KEY INFLUENCES FOR COMMUNITY WELLBEING

As part of thinking about the future of Knox, five key *drivers of change* have been identified that will provide challenges and opportunities for the Knox community in the future. These are:

Our **Identity** is shaped by people, places and events

Technology allows us to be connected, become more efficient and improve our quality of life



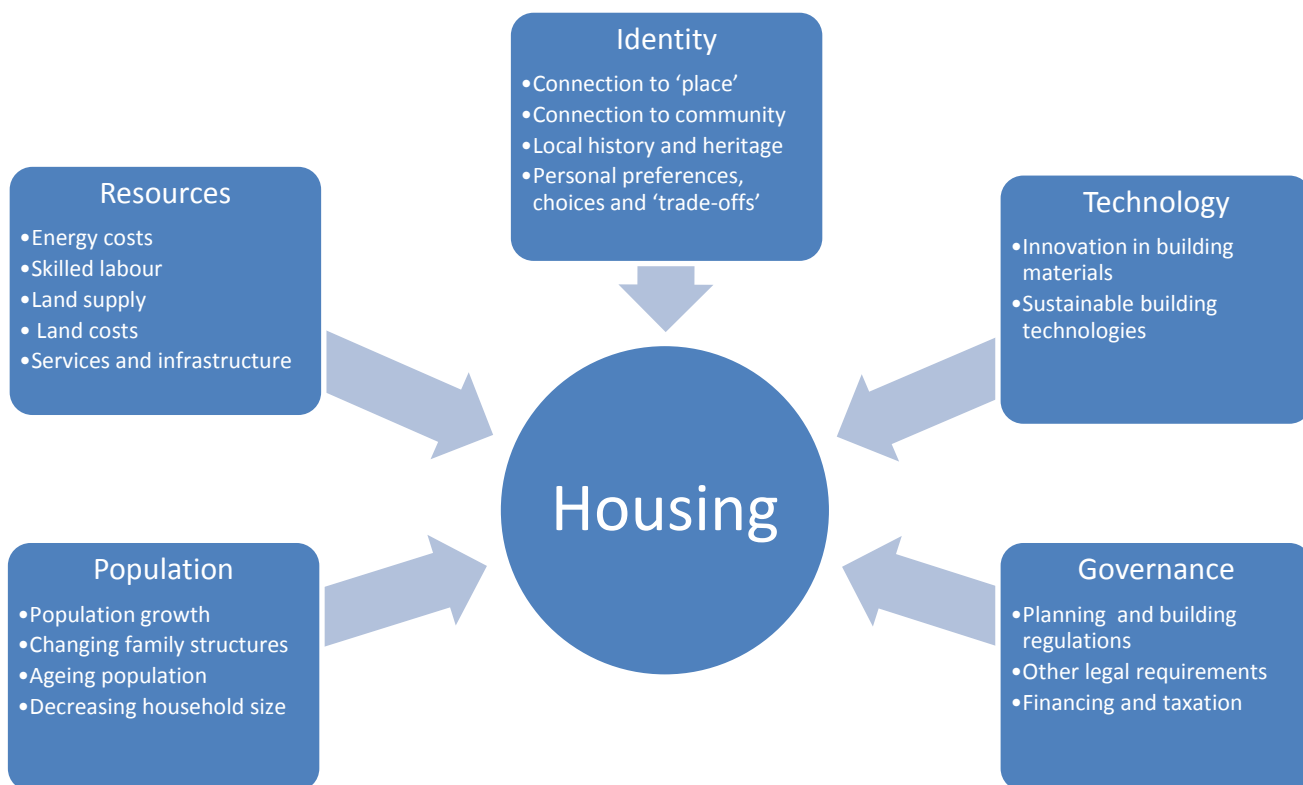
Our community and businesses rely on **Resources** such as energy, water, food and people to prosper.

Our **Population** is getting older, is more diverse, more mobile, reflects different ideas of 'family', and household structures are changing

Good **Governance** is fundamental to a stable, inclusive, equitable and progressive society

Of course there are many factors which can influence the progress, strength and health of communities. These drivers were developed through identifying the *key* factors that can either pose a threat to, or present an opportunity for, achieving community wellbeing. These drivers of change also influence housing, as illustrated in Figure 3:

Figure 3 Drivers of Change





KEY INFLUENCES ON HOUSING

Historical development

The City of Knox, as we know it today, would be unrecognisable to the pioneering pastoralists who settled in the Dandenong Ranges and its foothills from the 1840s on the traditional lands of the Wurundjeri and Bunurong people.

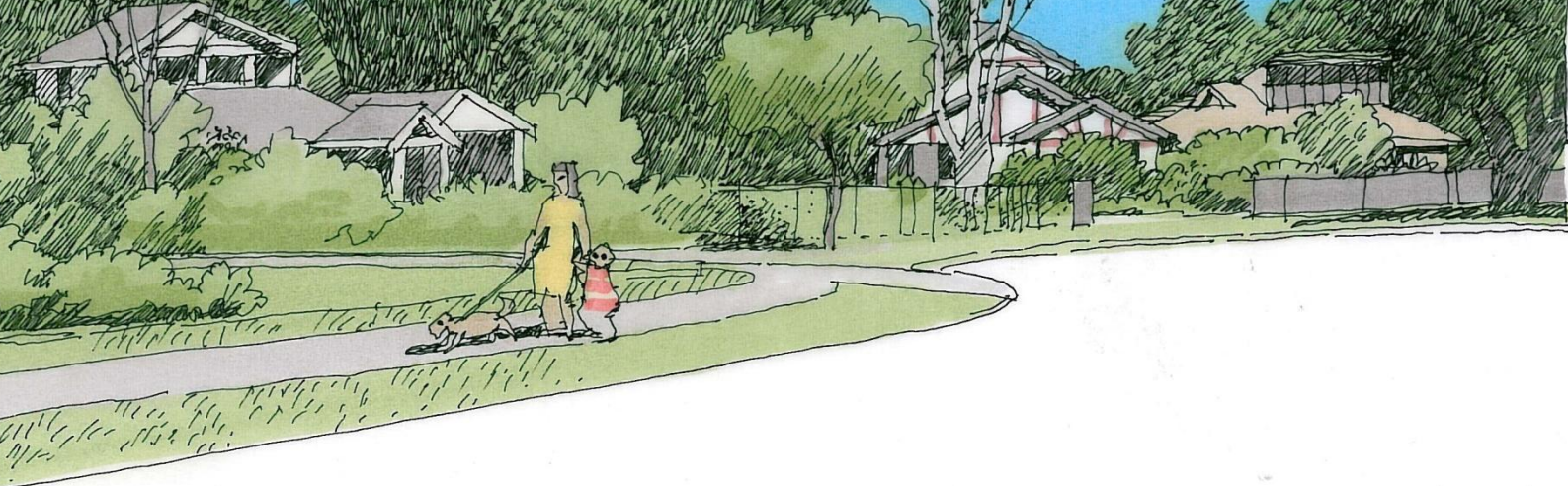
The popularity of small settlements in Bayswater, Boronia, Ferntree Gully and Upper Ferntree Gully grew with the opening of the train line between 1890 and 1920. The Basin township began to develop soon afterwards during the 1930s, with Knoxfield, Scoresby and part of Rowville following in the 1950s and 60s.

Post-World War II development in the area closer to Melbourne led to rapid urbanisation and population growth. Population boomed in the area from the 1960s. By 1963, Knox had a population of 24,000 and a poll of residents voted to sever a portion of the Shire of Ferntree Gully to create the Shire of Knox.

In just six years, the population had more than doubled to 50,000 and Knox was proclaimed a City. Young families flocked to Knox in the 1970s, with suburbs such as Wantirna, Wantirna South, Rowville and Lysterfield growing substantially.

Up until the 1980s, most residential development in Knox were single houses on fairly large blocks. Some villa units began to be built in Knox's older suburbs in the 80s, while in the newer developments, block sizes became smaller yet houses sizes grew.

Knox has a mix of linear or 'grid-like' street patterns in the older suburbs, curved streets in hilly areas such as the Dandenong Foothills, and cul-de-sacs in newer areas. These physical features influence the type of new development. For example, grid-like streets with regular shaped, large and flat blocks are usually easier to develop.



Availability of land

Land is limited. While there is still some land available in Melbourne's growth corridors (such as Casey-Cardinia in the south and Whittlesea in the north), Melbourne cannot continue to expand

Like many other areas of Melbourne, there is very little vacant land left in Knox, resulting in a shift of recent development to old industrial sites such as former quarries, and land with older homes that are being demolished and replaced with different types of housing.

outwards because the land is needed for farming to provide food, recreation, bushland, etc.

Global impacts

Global impacts of climate change, peak oil and economic pressures are increasingly being felt locally. Global factors impact locally in a number of ways. For example, rising fuel costs particularly affect Knox residents, many of whom are reliant on car travel. Knox is also susceptible to changing weather patterns, particularly in the form of more frequent flooding and bushfire

More sustainable and efficient housing is needed to improve comfort for residents, reduce impacts on the environment and minimise ongoing running costs.

events.

Personal preferences

People choose housing for different reasons. Common decisions and 'tradeoffs' that people make about housing include:

- *Location:* Is it close to family and friends, my child's school, the local shops? Is it in a green and leafy street with a park for the kids?
- *Lifestyle:* How much time will I have to spend looking after it? How much time will I spend travelling to work?
- *Cost:* Where and what can I afford? How affordable will my home be to run and maintain?
- *Type:* Now that the kids have left home, do we still need four bedrooms and a big backyard?
- *Style:* Do I choose a brand new house with nothing to do to it, or something to renovate and extend?

Depending on their stage in life, people are looking for a variety of housing choices. Households usually make choices about housing 'trade-offs' such as convenience over space or cost over style.



The housing market

The predominant housing type in Knox is currently the single, detached family home, which makes up 87% of the current housing stock (*id the population experts, 2014*). In recent years, there has been a strong trend towards more villa unit and townhouse development, being 40% of all new development approvals in Knox in 2011, 29% in 2012 and 51% in 2013 (*Housing Monitoring and Review Program, 2012-2014*). Apartments have also become more common in recent years as land values have increased, reaching a point where they are now economically viable in an outer suburban area such as Knox. In 2011, 24% of all potential dwellings resulting from development approvals were for apartments, increasing to 55% in 2012 then 15% in 2013 (*Housing Monitoring and Review Program, 2012-2014*).

The local housing market in Knox has shifted in recent years. While housing is still mainly single dwellings on large blocks, villa units, townhouses and apartments are becoming more common. Most development is occurring in the older suburbs of Bayswater and Boronia, and increasingly, Knoxfield, Ferntree Gully, Wantirna and Rowville. This is because the age of building stock makes it financially viable to demolish and re-build.

Restrictive covenants

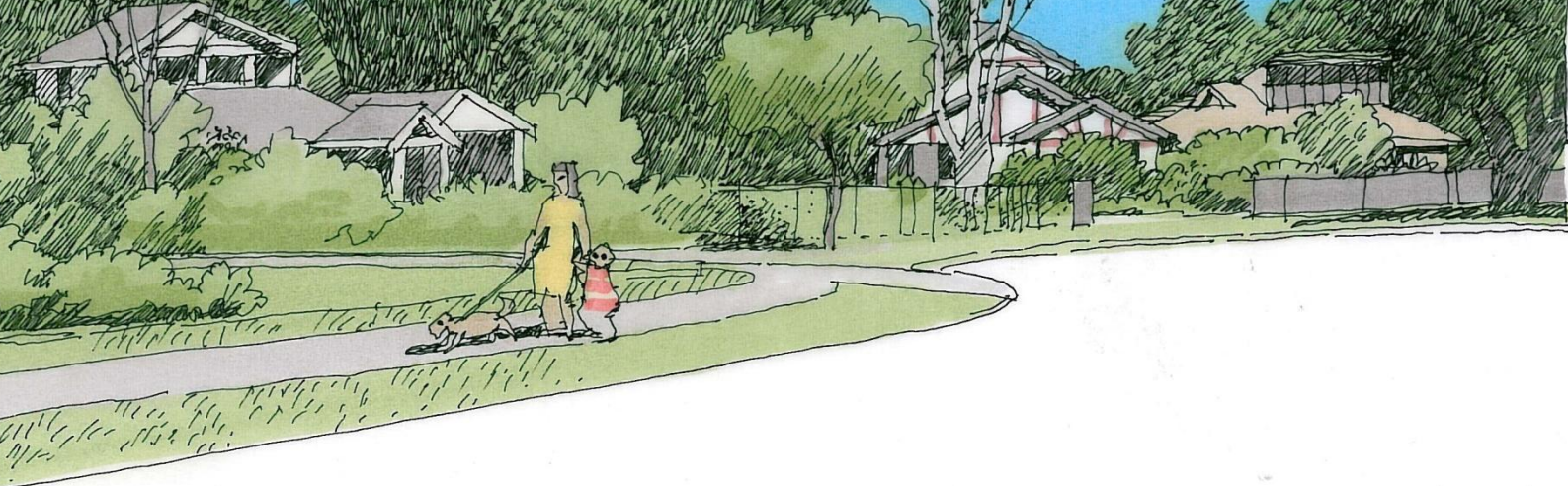
Properties are sometimes affected by a 'restrictive covenants'. These are legal caveats on land titles that can affect the future development potential of land.

Many properties in Knox have restrictive covenants that limit development to a single dwelling. Refer to the full title details of your land to check if a covenant applies.

Planning for the future

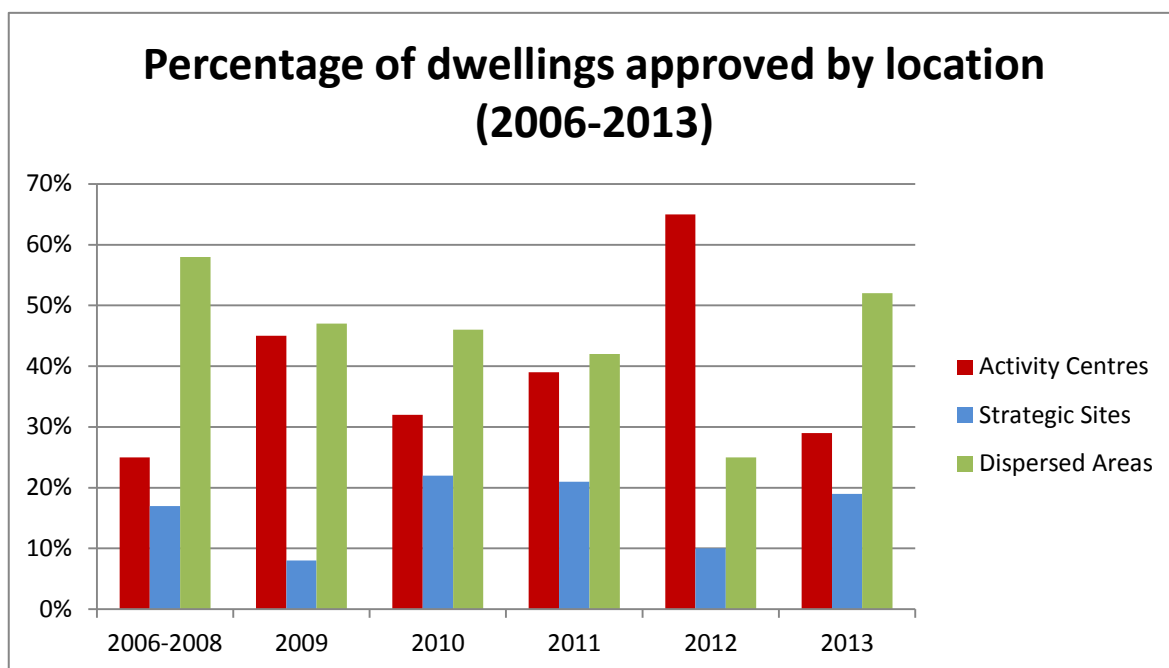
Planning can identify and help address an area's future housing needs. A plan for the future can set out Guidelines for the preferred and non-preferred locations for new residential development. It can provide guidance on the preferred size, type and design of new housing too. This is what the *Knox Housing Strategy 2015* aims to do.

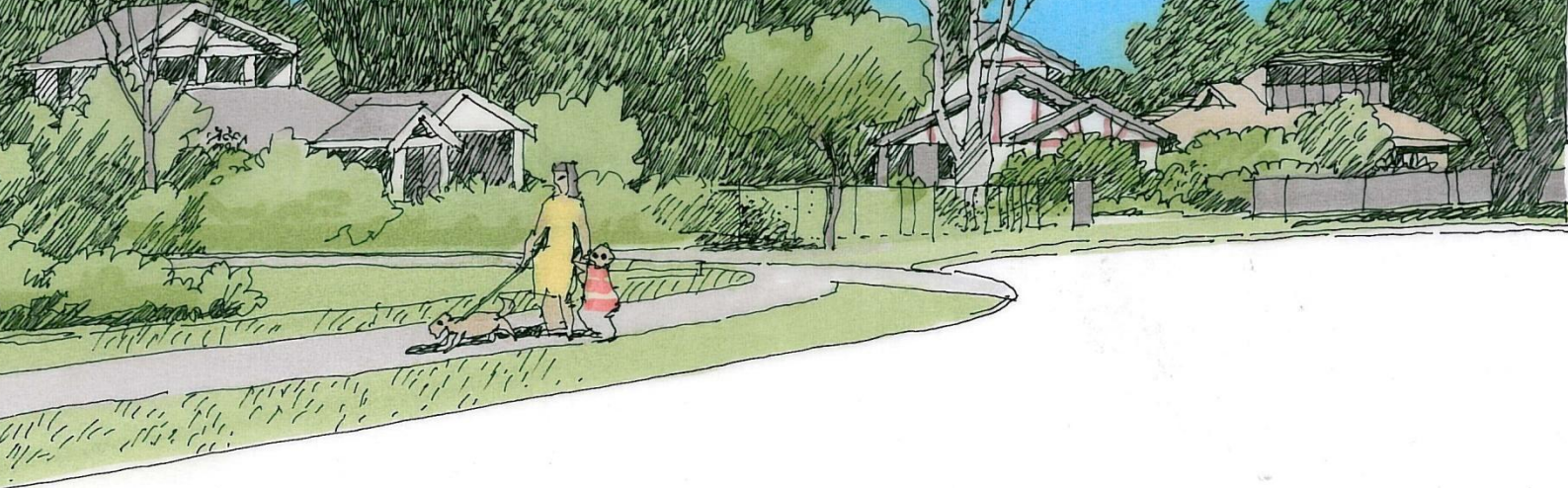
The 'on-the-ground' results of having a clear plan for housing become evident over time. Council's annual Housing Monitoring Program shows that, since Council's previous Housing Strategy (the *Knox Housing Statement 2005*) has been applied, it has shifted the majority of new development away from greenfield sites (vacant land that is fast running out) and dispersed residential areas (existing neighbourhoods), and towards preferred locations of Activity Centres and Strategic Sites. Prior to the *Knox Housing Statement* being prepared in 2005 and the Housing policy being



implemented in 2006, only 2% of approved new dwellings were located in Activity Centres. The majority of new residential development was occurring in greenfield sites (42%), followed by dispersed areas (38%) and Strategic Sites/Principal Public Transport Network (PPTN) (18%) [Housing Monitoring and Review Program, data from 1996-2001]. In 2012, 65% of dwellings from approvals were within Activity Centres, with 25% in dispersed areas and 10% in Strategic Sites/PPTN. Since 2006, the percentage of approvals in activity centres in particular has consistently been higher, as Figure 4 shows.

Figure 4 - Trends over time – percentage of Knox City Council residential planning permit approvals by location (2006-2013) [Housing Monitoring and Review Program, 2014]





While it is time to update the content of the *Knox Housing Statement*, which this Strategy does, these findings show that the Statement has achieved many of its objectives. The value of a clear plan for housing is in the delivery of outcomes over time, that provide for the needs of the community.

POPULATION GROWTH AND CHANGE

The Knox population is growing...slowly

By 2051, Melbourne's population is likely to reach 7.7 million (*Plan Melbourne, 2014*). Knox's future growth (to 2031) is expected to be quite slow, relative to other parts of Melbourne. Knox's projected population growth is 14.9% (by comparison, Melbourne's fastest growing municipality, Wyndham, is projected to grow by 76.9%) [*Victoria in Future, 2014*]. In overall numbers, this would represent a total population increase from 154,623 people in 2011 to 177, 588 people in 2031, an increase of 22,964 people. However, the rate of new household growth is expected to be faster, at 21.5% (an increase from 56,112 households in 2011 to 68,154 households in 2031, an increase of 12,041 new households).

While Knox's population growth is slow compared to other areas of Melbourne in absolute numbers, new households are forming more quickly. This means some more housing is needed to cater for this modest future growth and our changing family and household structures.

Most Knox people are staying

According to the 2011 Census, 64% of Knox residents did not move house between 2006 and 2011 and 10% moved house *within* Knox. Of our current residents, 21% moved from a location outside of Knox between 2006 and 2011 (derived from the Census questions: 'Where does the person usually live?' and 'Where did the person usually live five years ago (at 9 August 2006)'. demonstrates where Knox residents have come from and moved to between 2001 and 2006).

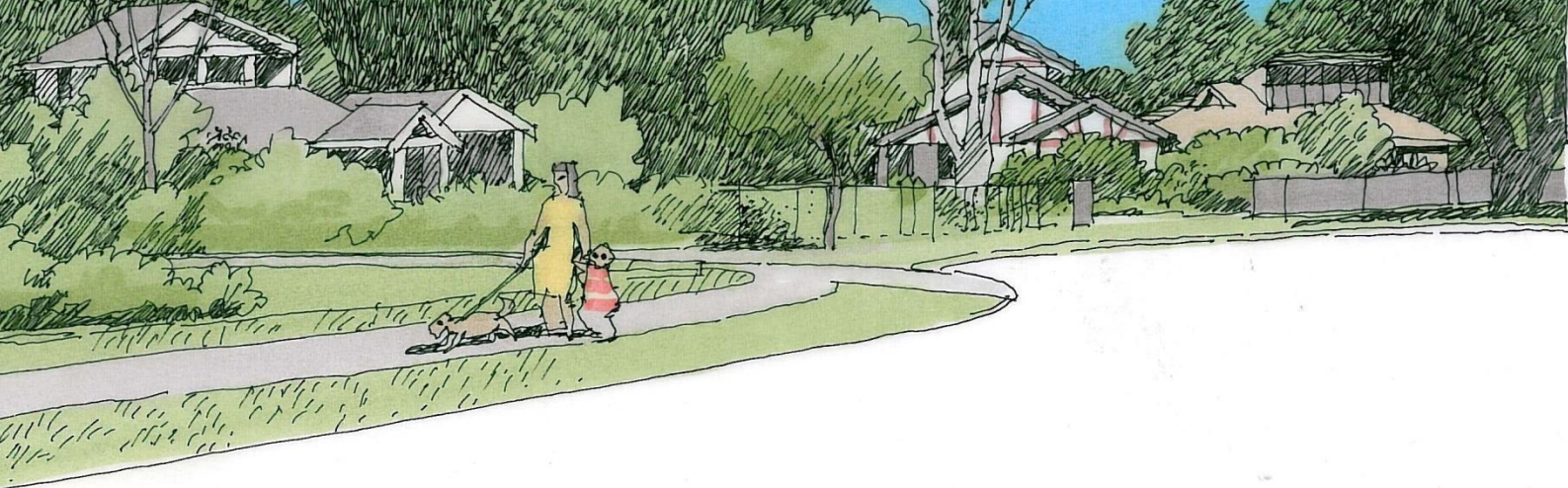
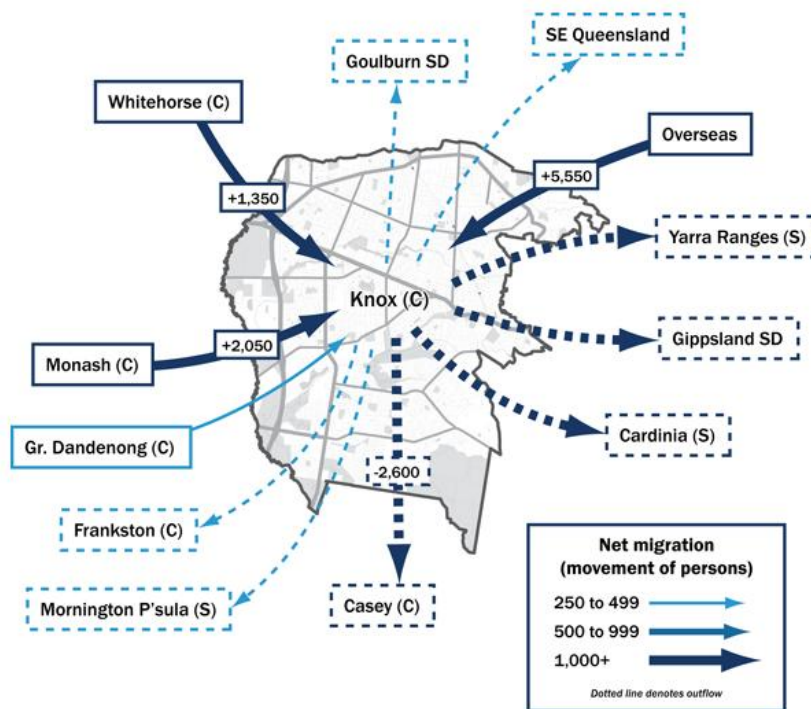


Figure 5: Historical migration flows, City of Knox, 2006-2011

Historical migration flows, City of Knox, 2006-2011



Prepared by .id the population experts, May 2014



Source: Australian Bureau of Statistics, Census of Population and Housing 2011. Compiled by .id consulting.

Knox needs more and different types of housing to cater for current residents whose needs will continue to change throughout their lifetime, and some new residents who will live here in the future.

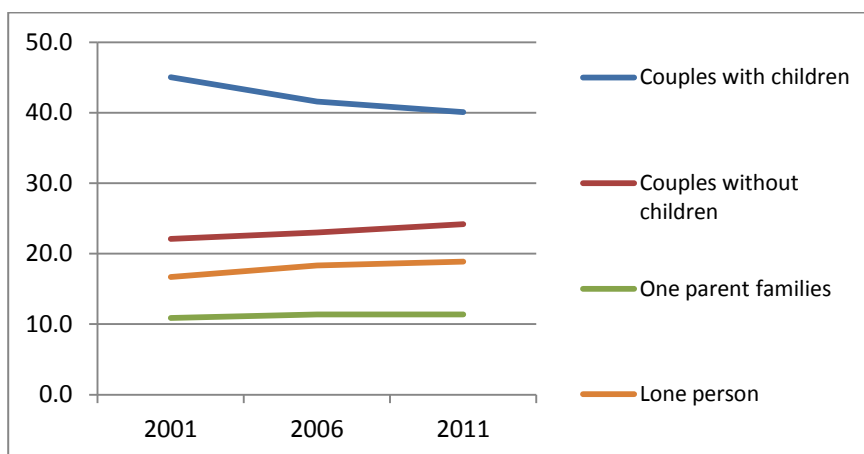
Households are changing

The *average* household size in Knox (number of people living in a dwelling) has remained fairly constant over recent time. The average household size in the 2011 Census was 2.9 people, following a slight decline in previous Census counts (2.8 people in 2001 and 2006). This average is expected to decrease to 2.57 by 2031 (*Victoria in Future, 2014*).



However, the makeup of our households has been changing. Figure 6 shows a steady decline in the number of traditional family households ('couples with children') as a proportion of households in Knox (from 45% in 2001 to 40% in 2011). Whilst this is still clearly the majority in Knox, the notable *change* we have seen is the increase in lone person and couples without children households. The overall makeup of households in our community is becoming more diverse. This trend is expected to continue, with couples-only and one-person households expected to be the fastest growing household types to 2031 (an increase of 37% and 50% respectively). Despite increasing by only 4%, families with children will still be the dominant household type at 44.5% of all households (*Victoria in Future, 2014*).

Figure 6 Trends over time – percentage of household types in Knox (2006-2011)



Source: Australian Bureau of Statistics, Census of Population and Housing 2001, 2006 and 2011. Compiled in profile.id by .id consulting.

There has been only a minor change in the types of dwellings we have in Knox over the same amount of time. Knox's housing stock continues to be mostly separate houses (87% in 2011). Importantly, the greatest proportion of dwellings in Knox are three bedroom houses (48%), followed by 4 bedrooms (30%) and two bedrooms (11%). Compared to greater Melbourne, Knox has a higher percentage of larger, detached dwellings (87% versus 71%) and more three bedroom plus dwellings (84% compared with 70%) [*.id the population experts, 2014*].

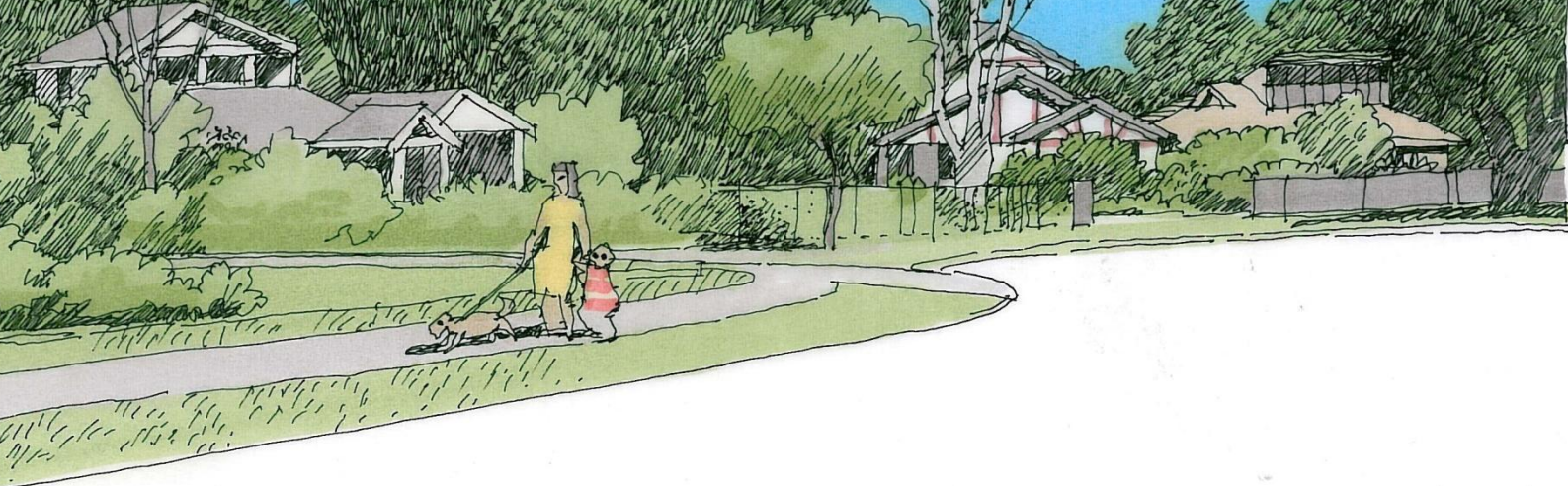
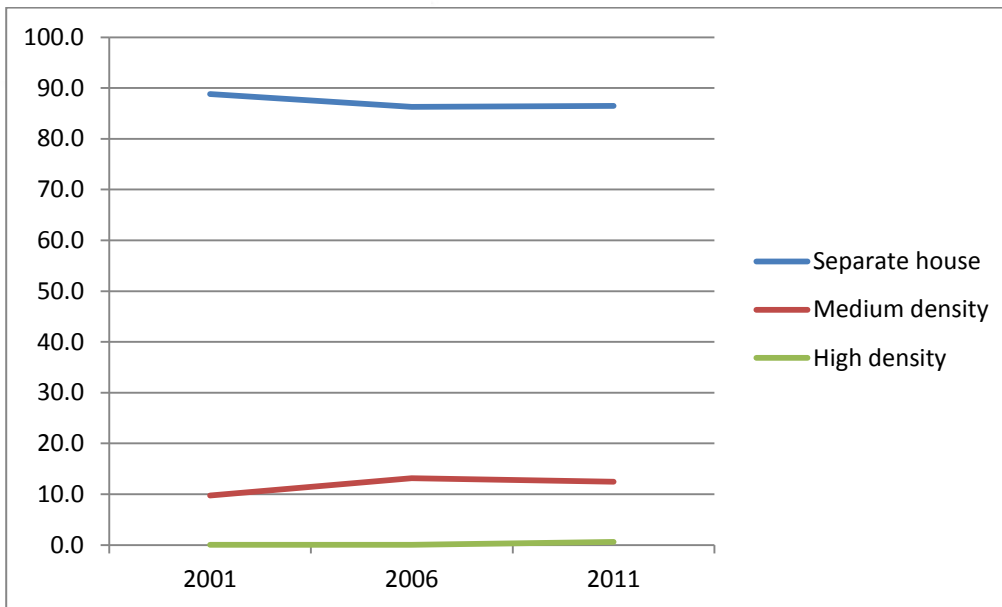


Figure 7 Trends over time – percentage of dwelling types in Knox (2006-2011)



Source: Australian Bureau of Statistics, Census of Population and Housing 2001, 2006 and 2011. Compiled in profile.id by .id consulting.

While families will remain the predominant household in Knox, the recent increase in smaller households is likely to continue and will continue to drive demand for different types of housing such as townhouses and apartments.

People are getting older

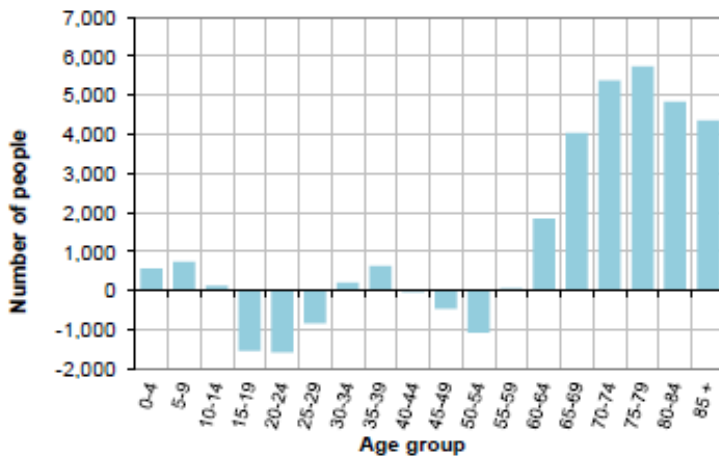
The most notable trend that is likely to continue is the increased proportion of older Knox residents. Knox is the eighth 'oldest' municipality in Victoria. Over 55s increased to one in four people in Knox in 2011 from one in five in 2006. Two percent of residents (3,281 people) currently live in housing specifically for older people (retirement villages, nursing homes and aged care hostels) [*.id the population experts, 2014*].

By 2031, it is forecast that one in three residents will be over 55. The 65+ age group is expected to double from 19,000 in 2011 to 36,000 in 2031. The 60+ age group is expected to be the fastest growing, but the 35-49 age group will continue to be the largest age group (*Victoria in Future, 2014*). Figure 8 shows this expected continued trend of the ageing population:



Figure 8

Population change by five-year age group, 2011 to 2031

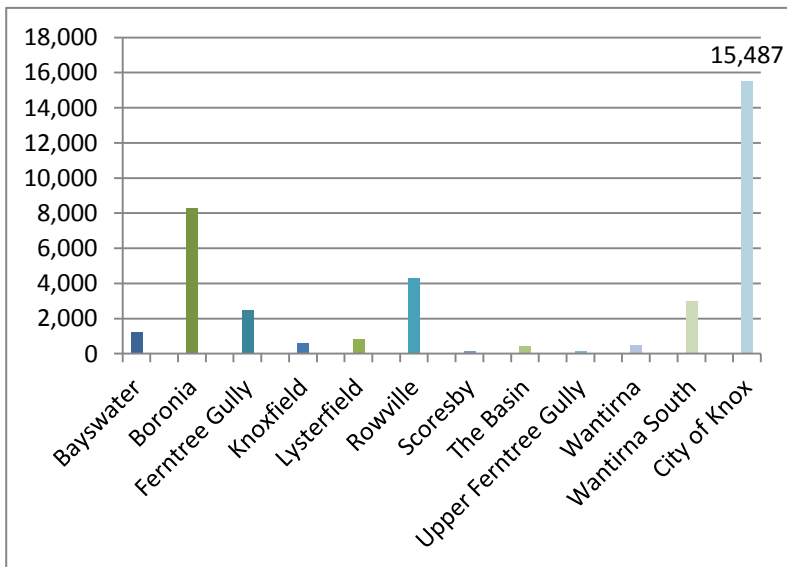


Source: Victoria in Future, 2014

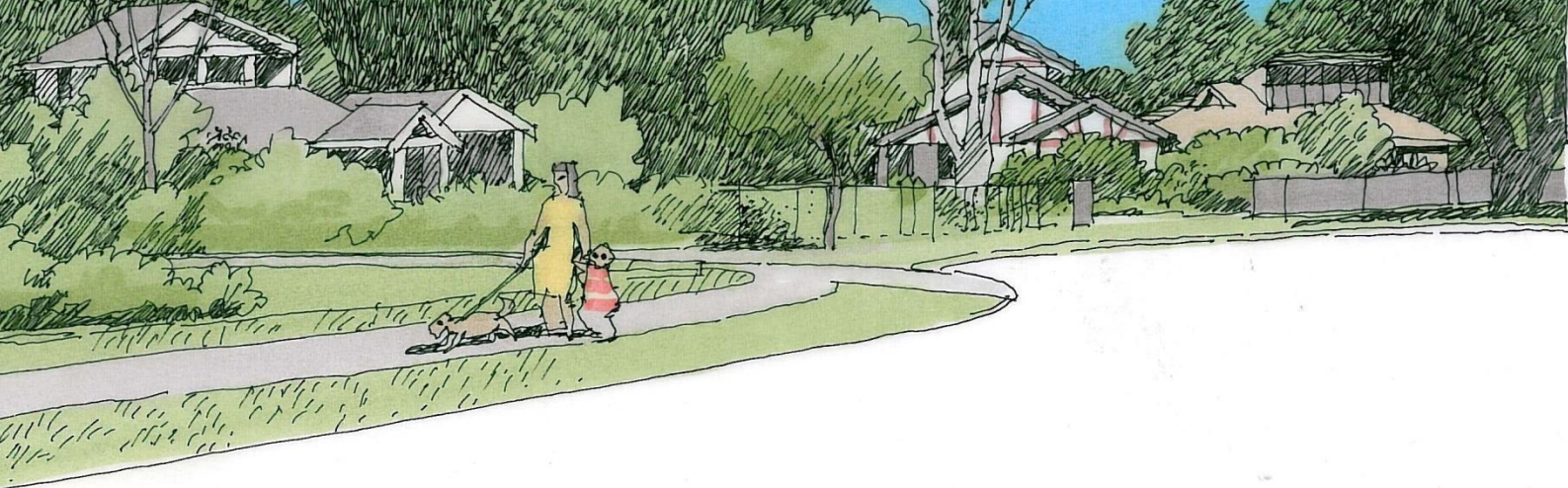
The greatest increase is expected in the suburbs of Boronia, Rowville and Wantirna South, as

Figure 9 shows:

Figure 9 Forecast additional number of people in Knox aged 55+ by suburb, 2013-2031



Source: Adapted from data by forecast.id, id.consulting, www.knox.vic.gov.au, 2013



Smaller, more easily managed homes close to services and infrastructure are needed to cater for the growing number of older Knox residents. Homes should be accessible and adaptable to assist residents to remain in their own homes.

Housing is becoming less affordable

When people have access to secure and affordable housing that is appropriate to their life circumstances, other needs can be met, such as employment, education and life opportunities. However, not everyone in Knox currently has access to secure or affordable accommodation which is leading to increased housing and financial stress in our community.

Knox experienced a doubling of median house prices between 2000 and 2006 and there has been a sharp decline in outright home ownership. Rental and mortgage stress is a key issue, with several northern suburbs of Knox unenviably holding top-10 status for the highest number of households in Melbourne experiencing housing stress and above average mortgage default rates.

Council research undertaken in 2011 revealed that the affordability gap is approximately \$162,000 for a house and \$72,000 for a unit in Knox. That is, there is a significant shortfall between the cost of purchasing a median priced house or unit based on the median household income of Knox residents. To be affordable relative to the median household income, a dwelling purchased in Knox in 2010 would need to be priced around \$280,000. This is 37% lower than the current median house price and 20% lower than the current median unit price in Knox (Knox City Council, January 2012).

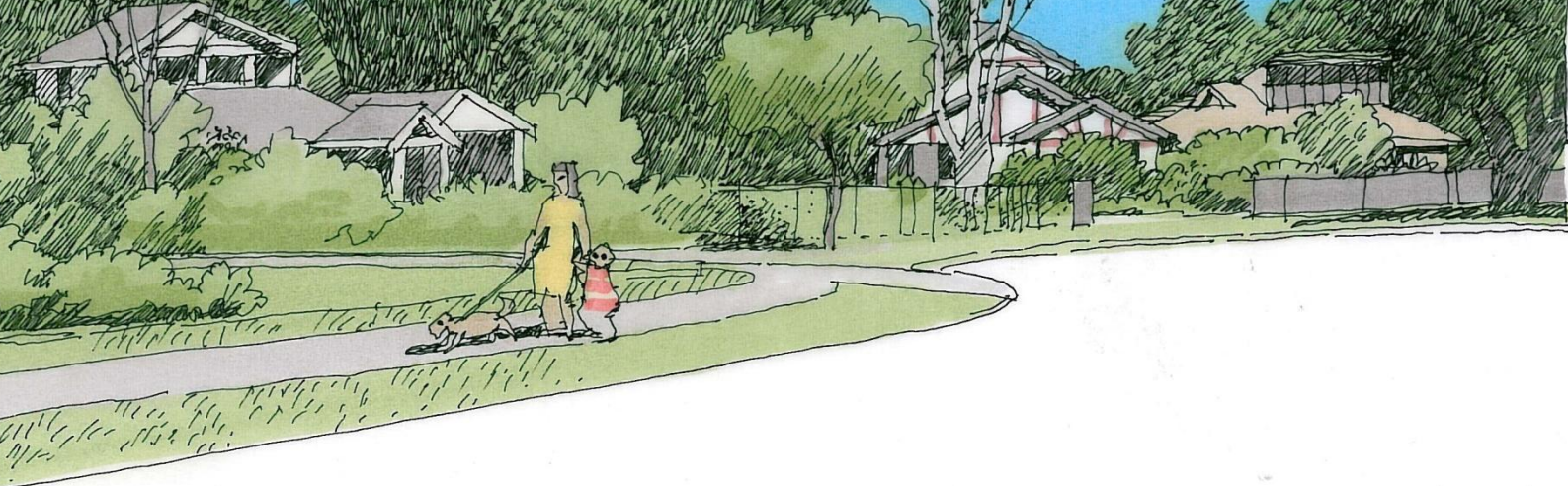
A search of real estate listings in 2011 found that no 'affordable' (based on the above definition) properties could be found in Lysterfield, Rowville, Scoresby, The Basin, Upper Ferntree Gully, Wantirna or Wantirna South.

Similarly, for rental properties, there is an affordability gap based on median rent and households relying on Centrelink income. The current median rents for different size properties in Knox are between 6% (for a 4 bedroom property) and 40% (for a 2 bedroom property) *higher* than what is affordable to lower income households receiving a Centrelink income, representing a significant affordability gap. Also evident is the absence of one and two bedroom rental housing in Knox. This is a particular concern in an ageing society, when older people are often looking for a small, manageable home in their local area.



The cost of buying or renting a house is a major part of the cost of living. Achieving affordable living more broadly, requires a focus on factors such as reducing the running costs of housing by improving energy efficiency; and locating housing and jobs close together to reduce travel costs.

More affordable homes for people struggling to afford mortgage or rental payments are needed. Affordability includes the price of the home or rental, ongoing running and maintenance costs and access to jobs, services and infrastructure. The lowest income households in Knox are particularly vulnerable.



APPENDIX B - WHAT IS THE FUTURE CAPACITY TO MEET HOUSING DEMAND IN KNOX?

How do we know that the *Knox Housing Strategy 2015* will meet the housing needs of current and future Knox residents?

Appendix A outlines the expected future demand for the amount and type of new housing needed in Knox to 2031. To understand whether the *Knox Housing Strategy 2015* meets the housing needs of current and future Knox residents, the future capacity of land in Knox to provide this housing is calculated.

Capacity is determined by analysing the number and type of new housing that could **theoretically** be built if the *Knox Housing Strategy 2015*, *Knox Residential Design Guidelines 2015* and other relevant Council plans are applied.

It is important to note that most of the capacity data is largely **theoretical**, i.e. what development potential each lot or site has if it is developed at some stage in the future. This is based on, for example, the *Housing Strategy* and *Guidelines*, existing planning controls or discussions with landowners of Strategic Investigation Sites. It does not consider other influences, for example, site-by-site physical constraints or restrictive covenants.

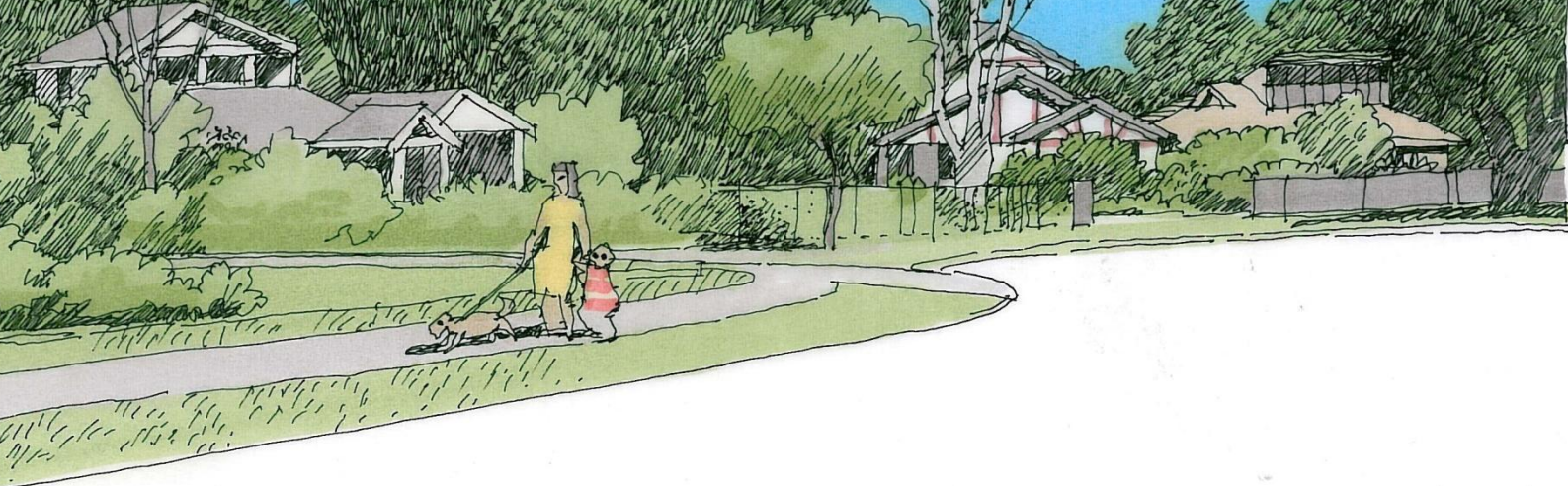
Each **Strategic Investigation Site** is subject to a separate and more detailed process which will determine actual capacity. The preliminary figures in this document are indicative only.

The data sources and assumptions are included in later in Appendix B.



Possible future capacity in dwelling numbers

Area	(area detail – draft zones)	Possible capacity	future
Low Density Residential Zone	LDRZ	69	
<i>Bush Suburban</i> (Dandenong Foothills)	NRZ1	1,892	
<i>Bush Suburban</i> (outside Foothills)	NRZ2	687	
<i>Knox Neighbourhood</i>	GRZ2	12,930	
<i>Local Living</i>	All <i>Local Living</i> areas (GRZ3)	615	
	Bayswater and Boronia 'Local Living' equivalent (GRZ4)	1,214	
<i>Activity Areas</i> (residentially zoned)	PPTN, Knox Central, part of Rowville (RGZ1)	4,373	
	Bayswater and Boronia (RGZ2)	886	
<i>Activity Areas</i> (non-residentially zoned)	Bayswater	1,715	
	Boronia	2,626	
	Rowville	751	
	Mountain Gate	448	
	Knox Central (includes DPI site)	2000	
Mixed Use Zone	MUZ	307	
Stamford Park	GRZ5	151	
Rowville residential opportunity sites	RGZ3	2,508	

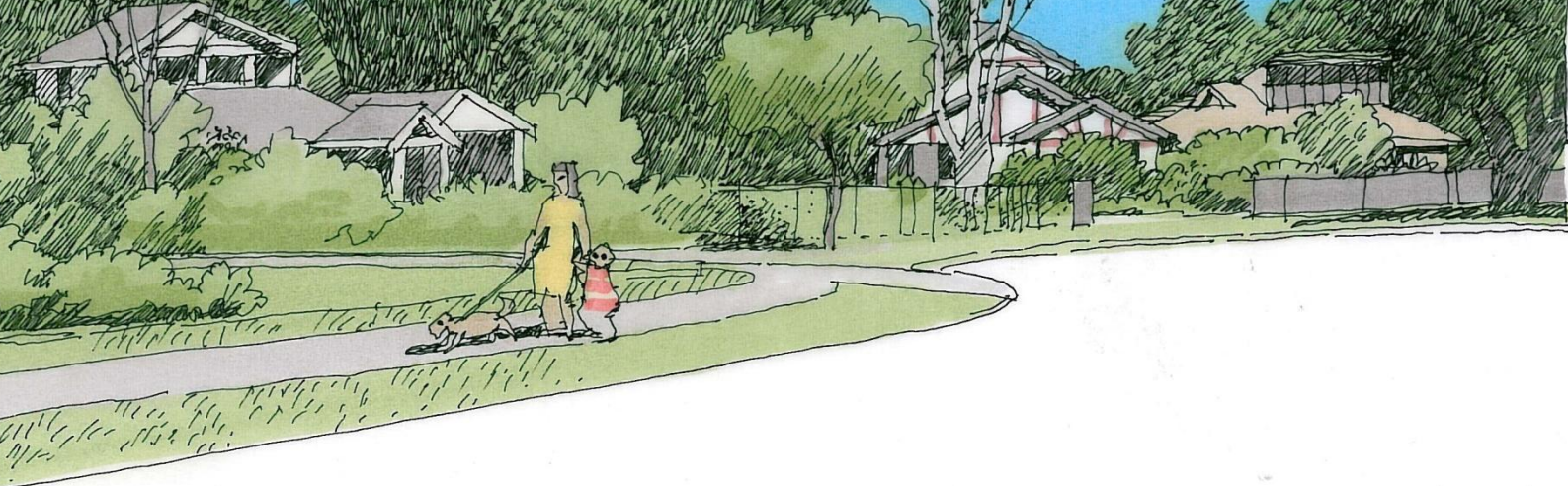


Area	(area detail – draft zones)	Possible capacity	future
Strategic Investigation Sites (where not already counted [for example in Structure Plan areas]. It is important to note these are preliminary and indicative only).	Site 3 – Wantirna Heights School	40	
	Site 5 – Boronia Heights College	25	
	Site 6 – Norvel Road Quarry	100	
	Site 10 – Jenkins Orchard	375	
	Site 11 – Boral Quarry	1,600	
	Site 12 – Kingston Links Golf Club	700	
	Site 13 – Waverley Golf Club	350	
TOTAL		36,362	



Possible future capacity in housing types

Area	(area detail – draft zones)	Likely future housing types
Low Density Residential Zone	LDRZ	Detached dwellings
<i>Bush Suburban</i> (Dandenong Foothills)	NRZ1	Detached dwellings, dual occupancies (if existing planning controls permit)
<i>Bush Suburban</i> (outside Foothills)	NRZ2	Detached dwellings, dual occupancies (if proposed C131 planning controls permit)
<i>Knox Neighbourhood</i>	GRZ2	Detached dwellings, dual occupancies, villa units (lots 1000sq.m+ only)
<i>Local Living</i>	All <i>Local Living</i> areas (GRZ3)	Dual occupancies, villa units, townhouses
	Bayswater and Boronia ' <i>Local Living</i> ' equivalent (GRZ4)	Dual occupancies, villa units, townhouses
<i>Activity Areas</i> (residentially zoned)	PPTN, Knox Central, part of Rowville (RGZ1)	Villa units, townhouses, apartments
	Bayswater and Boronia (RGZ2)	Villa units, townhouses, apartments
<i>Activity Areas</i> (non-residentially zoned)	Bayswater	Apartments
	Boronia	Apartments
	Rowville	Apartments
	Mountain Gate	Apartments
	Knox Central (includes DPI site)	Villa units, townhouses, apartments
Mixed Use Zone	MUZ	Apartments
Stamford Park	GRZ5	All types
Rowville residential opportunity sites	RGZ3	Villa units, townhouses, apartments



Area	(area detail – draft zones)	Likely future housing types
Strategic Investigation Sites (where not already counted and residential development preferred). It is important to note these are preliminary and indicative only .	Site 3 – Wantirna Heights School	Detached dwellings, dual occupancies, villa units
	Site 5 – Boronia Heights College	Detached dwellings
	Site 6 – Norvel Road Quarry	Detached dwellings, dual occupancies, villa units, townhouses
	Site 10 – Jenkins Orchard	All types
	Site 11 – Boral Quarry	Detached dwellings, dual occupancies, villa units, townhouses
	Site 12 – Kingston Links Golf Club	All types
	Site 13 – Waverley Golf Club	Detached dwellings, dual occupancies, villa units



Will there be enough capacity to meet the future demand?

- There is adequate future capacity of land in Knox to meet future demand for population and household growth, with an estimated total of 36,362 dwelling capacity (theoretical ultimate based on new Housing Policy, Structure Plans and Strategic Investigation Sites) to provide for an estimated demand of 12,041 new households.
- The estimated capacity to provide future dwellings, in addition to the current housing stock, will therefore cater for future demand.
- Housing stock in Knox currently consists of mainly detached dwellings, which reflects the predominant household type of families with children. Retention of a large proportion of detached dwellings will continue to be important to meet the housing needs of this household type. This group will continue to be the predominant household type.
- There are many opportunities for smaller housing types, including dual occupancies, villa units, townhouses and apartments, to be built close to services and infrastructure to meet the growing demand for couple-only and one-person households.
- Smaller housing types are likely to be suitable for the fastest growing age group of 60+ who may be looking to downsize from the larger detached dwelling.

References

Activity centre review – Housing capacity within non-residential areas of activity centres, Hansen Partnership for Knox City Council, October 2011

Amendment C131 to the Knox Planning Scheme, Knox City Council, (as proposed at June 2014)

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City of Knox Census of Population and Housing 2006 and 2011, Australian Bureau of Statistics, Compiled and presented in profile.id by .id, (Enumerated data), accessed July 2014

Geographic Information Systems (GIS) data, Knox City Council, June-July 2014

Knox Planning Scheme, <http://planningschemes.dpcd.vic.gov.au/schemes/knox>, accessed June-July 2014

GIS data, Council and Planisphere, June 2013

Victoria in Future 2014, State Government of Victoria, June 2014

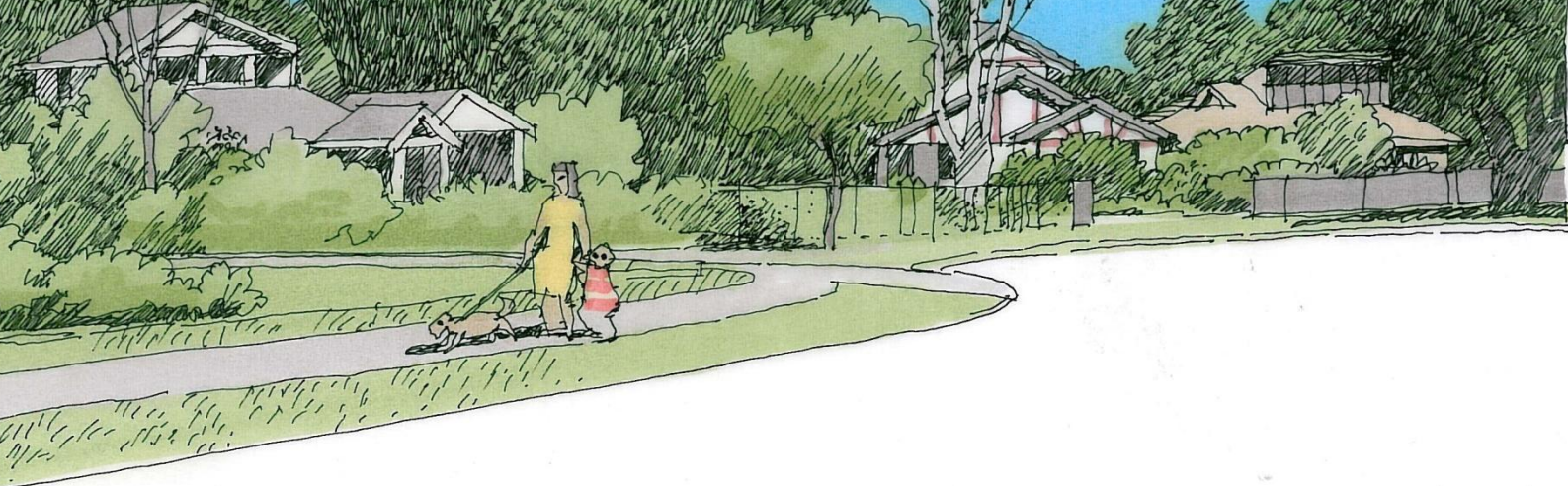


Data sources and assumptions

Area	(area detail - draft zones)	Data source	Assumptions
Low Density Residential Zone (LDRZ)		Council GIS data (Knox Planning Scheme - LDRZ)	<ul style="list-style-type: none"> 2000 square metre lot minimum to subdivide.
Bush Suburban (Dandenong Foothills)	NRZ1	Council GIS data (Knox Planning Scheme – Foothills precincts’ Design and Development Overlays)	<ul style="list-style-type: none"> 1000 square metre lot minimum to subdivide (DDO1) 500 square metre lot minimum to subdivide (DDO2) 1000 square metre lot minimum to subdivide (DDO3) 2000 square metre lot minimum to subdivide (DDO5)
Bush Suburban (outside Foothills)	NRZ2	Council GIS data (draft <i>Residential Design Guidelines</i>)	<ul style="list-style-type: none"> 500 square metre lot minimum to subdivide (proposed NRZ2)
Knox Neighbourhood	GRZ2	Council GIS data (draft <i>Residential Design Guidelines</i>)	<ul style="list-style-type: none"> 0 additional dwellings on lots 0-749 square metres 1 additional dwelling on lots 750-999 square metres 2+ additional dwellings on lots 1000+ square metres (at a density of 1:300 when 1000sq.m+)
Local Living	All <i>Local Living</i> areas (GRZ3)	Council GIS data (draft <i>Residential Design Guidelines</i>)	<ul style="list-style-type: none"> 0 additional dwellings on lots 0-649 square metres 1 additional dwelling on lots 650-849 square metres 2+ additional dwellings on lots 850+ square metres (at a density of 1:200 when 850sq.m+)



Area	(area detail - draft zones)	Data source	Assumptions
	Bayswater and Boronia 'Local Living' equivalent (GRZ4)	Council GIS data (Knox Planning Scheme provisions are closest to <i>Local Living</i> translated controls in GRZ4)	<ul style="list-style-type: none"> 0 additional dwellings on lots 0-649 square metres 1 additional dwelling on lots 650-849 square metres 2+ additional dwellings on lots 850+ square metres (at a density of 1:200 when 850sq.m+)
Activity (residentially zoned)	Areas PPTN, Knox Central, part of Rowville (RGZ1)	Council GIS data (draft <i>Residential Design Guidelines</i> and proposed C131 zone allows up to 3 storeys)	<ul style="list-style-type: none"> 0 additional dwellings on lots 0-199 square metres 1 additional dwelling on lots 200-299 square metres 2+ additional dwellings on lots 300+ square metres (at a density of 1:100 when 300sq.m+)
Activity (residentially-zoned)	Areas Bayswater and Boronia (RGZ2)	Council GIS data (Knox Planning Scheme – Bayswater and Boronia Design and Development Overlays (DDO6 and DDO7) allows 3-5 storeys)	<ul style="list-style-type: none"> 0 additional dwellings on lots 0-99 square metres 1 additional dwelling on lots 100-149 square metres 2+ additional dwellings on lots 150+ square metres (at a density of 1:50 when 150sq.m+)
Activity (non-residentially zoned)	Areas Bayswater	Activity Centre Review – Housing capacity within non-residential areas of Activity Centres, Hansen Partnership, October 2011	<ul style="list-style-type: none"> Likely sites within centre being developed for residential purposes (e.g. zone allows, individual landowner etc.). Potential height of new development based on DDO6 height limits. Potential density of 1:150 per level. =Potential number of new dwellings



Area	(area detail – Data source draft zones)	Assumptions
Boronia	Activity Centre Review – Housing capacity within non-residential areas of Activity Centres, Hansen Partnership, October 2011	<ul style="list-style-type: none"> ▪ Likely sites within centre being developed for residential purposes (e.g. zone allows, individual landowner etc.). ▪ Potential height of new development based on DDO7 height limits. ▪ Potential density of 1:150 per level. ▪ =Potential number of new dwellings
Rowville	Activity Centre Review – Housing capacity within non-residential areas of Activity Centres, Hansen Partnership, October 2011	<ul style="list-style-type: none"> ▪ Likely sites within centre being developed for residential purposes (e.g. zone allows, individual landowner etc.). ▪ Potential height of new development based a 3 storey height limit (note, 4 storeys is now proposed in DDO9 as part of C131). ▪ Potential density of 1:150 per level. ▪ =Potential number of new dwellings
Mountain Gate	Activity Centre Review – Housing capacity within non-residential areas of Activity Centres, Hansen Partnership, October 2011	<ul style="list-style-type: none"> ▪ Likely sites within centre being developed for residential purposes (e.g. zone allows, individual landowner etc.). ▪ Potential height of new development based on a 3 storey height limit. ▪ Potential density of 1:150 per level. ▪ =Potential number of new dwellings



Area	(area detail - draft zone)	Data source	Assumptions
	Knox Central (includes site)	Preliminary (confidential) market and land conditions analysis	<ul style="list-style-type: none"> Likely sites with centre being developed for residential purposes in whole or part.
Mixed Use Zone		Council GIS data (Knox Planning Scheme – MUZ)	<ul style="list-style-type: none"> A potential density of 1:150. Subtracts 1 'dwelling' or other ground floor use.
Stamford Park	GRZ5	Development Plan Overlay 9 (DPO9)	<ul style="list-style-type: none"> Minimum number of dwellings based on the adopted Stamford Park Masterplan (February 2010)
Rowville residential opportunity sites	RGZ3	Council GIS data (C131 proposed DDO9 – Rowville Activity Centre Residential Opportunity Sites – allows up to 4 storeys)	<ul style="list-style-type: none"> 0 additional dwellings on lots 0-99 square metres 1 additional dwelling on lots 100-149 square metres 2+ additional dwellings on lots 150+ square metres (at a density of 1:50 when 150sq.m+)
Strategic Investigation Sites (where not already counted and residential development preferred) - indicative only	Site 3 – Wantirna Heights School	Council GIS data (draft Knox <i>Housing Strategy</i>)	<ul style="list-style-type: none"> Potential density of approximately 1:300 given size of site and preferred future development at a scale that reflects the surrounding area (proposed <i>Knox Neighbourhood</i>).
	Site 5 – Boronia Heights College	Council GIS data (Knox Planning Scheme – ESO2, SLO2, DDO1) and C131 proposed NRZ1	<ul style="list-style-type: none"> Potential density of approximately 1:1000, consistent with the applicable DDO1, surrounding area (<i>Bush Suburban – Dandenong Foothills</i>), areas of biological significance and preference to retain existing school oval for public open space.



Area	(area detail - draft zones)	Data source	Assumptions
Site 6 – Norvel Road Quarry	Knox Planning Scheme (ESO ₂) and signed Section 173 Agreement between Council and the landowner facilitating a land exchange when a rezoning is approved	<ul style="list-style-type: none"> Estimation based on preference for future development at a range of densities, with the environmentally significant vegetation to be preserved and open space links through the site to the creek corridor. 	
Site 10 – Jenkins Orchard	Current proposed Amendment C74 (likely Panel September 2014)	<ul style="list-style-type: none"> Estimation based on plan proposed as part of Amendment C74 to the Knox Planning Scheme, which proposes a substantial residential development at a range of densities and a neighbourhood centre. 	
Site 11 – Boral Quarry	Knox Planning Scheme (ESO ₂ , VPO ₁ , LSIO), draft Knox <i>Housing Strategy</i> , early discussions with landowner	<ul style="list-style-type: none"> Estimation based on early discussions with the landowner, land size, Council's preference for a mix of land uses, including employment-generating land, and several physical constraints. 	
Site 12 – Kingston Links Golf Club	Knox Planning Scheme (ESO ₂ , LSIO), draft Knox <i>Housing Strategy</i> , early discussions with landowner	<ul style="list-style-type: none"> Estimation based on early discussions with the landowner, Council's preference for a mix of commercial and residential land uses, and several physical constraints. Landowner's approximate density range of 15 dwellings per hectare within the net developable area. 	
Site 13 – Waverley Golf Club	Early discussions with landowner	<ul style="list-style-type: none"> Estimation based on early discussions with the landowner and their preparation of a concept plan. 	