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1 INTRODUCTION

This report has been prepared by Collie Pty Ltd (Collie) in response to a request by Development Victoria (the applicant) in relation to a town planning permit for subdivision at 621 Burwood Highway, Knoxfield (the subject land).

Specifically, the planning permit application seeks a planning permit for:

- Subdivision (including a balance lot) in stages for lots to be developed for dwellings;
- removal of native vegetation;
- creation of access to a road in a road zone from an abutting subdivision;
- associated buildings and works.

This town planning report provides a detailed description of the proposed subdivision and an assessment of the proposal against the relevant provisions of the Knox Planning Scheme (the Scheme).

1.1 BACKGROUND

The subject land (referred to as 621 Burwood Highway and as shown as Crown Allotment 2258 in appendix A), was affected by planning scheme amendment C160 (AmC160) which rezoned it from Public Use Zone and Urban Floodway Zone to Schedule 2 to the Comprehensive Development Zone. In addition, AmC160 varied the location of the Environmental Significance Overlay and Land Subject to Inundation Overlay affecting the subject land. Lastly, AmC160 incorporated the 'Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan' September 2018 (the CDP) (refer appendix B) and the Small Lot Housing Code (SLHC) in the Scheme.

It should be noted as part of the AmC160 process, various environmental investigations of the subject land were completed to determine the likelihood of any contamination being present on the subject land. These investigations and subsequent reports determined that the land was not 'potentially contaminated land' under Minister Guideline No.1 and as a result, an environmental audit overlay was not required to be applied to the subject land.

1.2 THE SUBJECT LAND

The subject land is irregular in shape and has a slope from south to north of approximately 20 metres. It has frontages to Burwood Highway (to the south) of approximately 210 metres and to Scoresby Road (to the east) of approximately 290 metres.

For the exact location of the works associated with this planning permit application, refer to the CDP in appendix B.

The subject land was used previously as the horticultural research and flora quarantine facility and comprises grassed vacant land, some sparse tree cover, a dam and some old farm roads.

Native vegetation is present on the subject land and comprises remnant indigenous trees and small patches. Further discussion on the location and extent of native vegetation is provided in the Ecological Assessment: Stage 1 – 7 Development Area, February 2021 report prepared by Ecocentric Environmental Consulting and provided with the background reports to this application.

For further details in relation to the proposed development of the subject land, the surrounding land uses and the intended future development of the remaining areas of the CDP, please refer to the masterplan prepared by Architectus, **which is included with this application for context and information purposes only** (refer appendix C).

It should be noted that although part of the subject land is identified as potentially containing areas of aboriginal cultural heritage significance, Cultural Heritage Management Plan 15226, 20 February 2018 by Archaeology at Tardis (CHMP), confirmed that there was no cultural heritage significance on the subject land. The CHMP is included as one of the background reports to this application.

1.3 THE SURROUNDS AND NEIGHBOURHOOD

The subject land forms part of the Knox Central Principal Activity Centre and is surrounded by a range of uses: a mixture of residential generally to the north, east and south and light industrial and service industries to the west. Fairhills High

School abuts the subject land to the north while Blind Creek Reserve (and its shared path) is located further north of the subject land.

Being located within the Knox Central Principal Activity Centre, the subject land is in close proximity to a range of services including:

- Fairhills High School, immediately north and adjacent to the subject land;
- Fairhills Primary School, 800 metres to the northeast;
- Lewis Park, approximately 800 metres to the northwest;
- St Andrews Christian College, located approximately 1 kilometre to the southwest;
- Knox City Council offices, approximately 1 kilometre to the west;
- Westfield Knox, a major retail shopping centre located approximately 1 kilometre to the west;
- various bus stops adjacent to the subject land on Burwood Highway and Scoresby Road.

1.4 CONSTRUCTION OF DWELLINGS ON LOTS LESS THAN 300 SQUARE METRES

Lots at the subject land, including later stages, are expected to be less than 300 square metres in area.

Development of dwellings on these lots will be via two different planning mechanisms:

- identification of lots to be developed in accordance with the SLHC, as will be the case with all lots in this application (stages 1 and 2) for subdivision; or
- planning applications / permits for the development of dwellings on lots (less than 300 square metres) in accordance with a permit condition enabling an 'approved building envelope' via a restriction on the plan of subdivision.

In future applications for subdivision of further stages of the subject land balance lot, a 'shandy' of the above two mechanisms is expected to be used in order to enable Development Victoria to include in the development even more innovative affordable housing products on small lots.

1.4.1 Small Lot Housing Code

The SLHC is an incorporated document under the Scheme and as a result eliminates the need for a planning permit for dwellings on lots less than 300 square metres identified as SLHC lots and where the design and siting requirements of the SLHC are met.

As noted above, all of the lots proposed by this application in stages 1 and 2 will be identified (on the plan of subdivision for certification) as SLHC lots and developed in accordance with the SLHC.

In regard to identification of SLHC lots, it is expected that the following conditions will be placed on a planning permit for subdivision.

- "Before the certification of the plan of subdivision for the relevant stage and if the Small Lot Housing Code is to be applied, a plan must be submitted for approval to the satisfaction of the responsible authority. The plan must identify the lots that will include a restriction on title allowing the use of the provision of the Small Lot Housing Code incorporated pursuant to Clause 72.04 of the Knox Planning Scheme."
- "The plan of subdivision submitted for certification must identify whether type A or type B of the Small Lot Housing Code applies to each lot to the satisfaction of the responsible authority."

As no planning permit is required for dwellings under the SLHC, house plans will be approved by an appropriately qualified building surveyor and do not require assessment or approval from a planning compliance point of view.

1.4.2 Approved Building Envelope / Memorandum of Common Provisions

For those future lots where the SLHC will not apply, it is intended they be developed in accordance with an approved building envelope (ABE) / memorandum of common provisions (MCP).

The ABE is the mechanism to vary the design parameters under Clause 54 and the Building Regulations 2018, as they refer to a particular site.

An ABE replaces for the relevant site Clause 54 / Building Regulations 2018 in respect of the design parameters in the ABE that vary from Clause 54 / Building Regulations 2018.

The ABE is enabled / gains its status as a result of provisions in:

- Knox Planning Scheme Clause 56.04-2 (in terms of Clause 54 and planning permits);
- Building Regulations 2018 regulation 71 (in terms of building approvals, report and consent and building permits).

In order for an ABE to be approved and thus vary the design parameters in Clause 54 and the Building Regulations 2018, it must:

- be enabled / called up by a specific condition in a planning permit; and
- be enabled / called up by a restriction on the relevant plan of subdivision.

Once an ABE has been approved under the enabling provisions (planning permit condition and restriction on plan of subdivision), the mechanism for including it on title (a requirement) is to include it under the Restriction as a memorandum of common provisions (MCP).

The MCP is the specific document therefore, under the Restriction, for implementing the ABE rather than it being a separate / independent level of control.

For all intents and purposes, the MCP is the ABE.

House plan assessments under an ABE / MCP must be completed by assessing:

- firstly, compliance with the design parameters under the ABE / MCP;
- secondly, compliance with the design parameters NOT covered by the ABE / MCP but included in Clause 54 / Building Regulations 2018.

The ABE / MCP replaces Clause 54 / Building Regulations 2018 insofar as it goes.

It should be noted that both the Building Regulations 2018 and clause 56.04-2 allow the creation of ABE / MCP and therefore, Council cannot refuse the creation of an ABE / MCP.

It is stressed however, that the ABE / MCP is not used in this application for stages 1 and 2 as all dwellings on lots will comply with the SLHC.

2 PROPOSAL

2.1 DESCRIPTION OF THE PROPOSAL

The proposal has been prepared based on several significant background studies, one of which has been the Ecological Assessment: Stage 1 – 7 Development Area, February 2021 report prepared by Ecocentric Environmental Consulting and included as one of the background reports to this planning permit application. This report, as its title states, identified and assessed the ecological attributes, issues and recommended actions to ensure a good ecological outcome from the proposal.

Architectus was appointed to prepare an overall masterplan for the subject land in accordance with the CDP and this 621 Burwood Highway Knoxfield - Master Plan Report, 18 December 2020 has set the scene for the intended subdivision layout for the residential areas of the land. The Report provides context for this application but is submitted for information purposes only. It forms one of the background reports to this application.

The following summary of the proposal should be read in conjunction with the 621 Burwood Highway Knoxfield Subdivision Plan (two sheets), 25 February 2021 prepared by Collie Pty Ltd (refer appendix D and provided separately for endorsement).

The key features of the proposal include:

- subdivision of the subject land to create:
 - 105 lots (ranging between 113 square metres to 259 square metres) to be developed for a single dwelling on each;
 - a balance lot (15.38 hectares) for the remainder of the subject land;
 - creation of three reserves ranging from 975 square metres to 1,635 square metres for public open space;
- a population target of approximately 294 based on a long term average occupancy rate of 2.8 persons per household;
- a network of local streets;
- the creation of easements to reflect the new subdivision layout and associated servicing with the exact location of these easements to be determined at detailed design stage;
- lots typically with an east-west or north-south orientation to ensure good solar access;
- the removal of native vegetation;
- associated buildings and works.

It is expected that a select number of builders (three or four) will construct the dwellings, with modules of the subdivision allocated to one specific builder. Graphics providing an indication of the housing products proposed have been included with this report (refer Appendix E). It should be noted that whilst these graphics are conceptual, it is expected that the final design of the housing products will be generally in accordance with the images provided.

For further details of the proposed road layout, refer to the Traffic Impact Assessment prepared by One Mile Grid and included as one of the background reports with this planning permit application. The traffic impact assessment confirms that the proposed road network, accessibility to potential and existing public transport routes as well as pedestrian and cycling connectivity through the proposed development, are appropriate.

A 'Knoxfield - landscape masterplan + concepts' plan, prepared by MDG Landscape Architects has been prepared and is included in appendix F.

A Sustainability Management Plan (SMP) has been prepared by Aurecon as one of the background reports with this planning permit application. As outlined in the SMP, the proposal includes a range of sustainable design features and will achieve best practice across a range of sustainability measures.

A Waste Management Plan, 19 February 2021 (WMP) has been prepared by One Mile Grid as one of the background reports to this planning permit application. As outlined in the WMP, household waste will be managed in accordance with the Sustainability Victoria Better Practice Guide for Waste Management and Recycling in Multi-unit Developments and the relevant Council requirements.

A Housing Diversity and Adaptability Report for 621 Burwood Highway, Knoxfield, 15 December 2020 prepared by Development Victoria is included as one of the background reports to this planning permit application. As outlined in the Report, Development Victoria intends to provide a range of dwelling types to increase the diversity of housing options in the area, which includes providing a mix of one, two, three and four bedroom dwellings. Furthermore, Development Victoria intends to provide up to 10 per cent of the dwellings as affordable housing, which is defined as a dwelling for sale at an affordable price point for moderate income earners.

Engineering services for the subdivision can all be supplied appropriately as indicated in the 609-621 Burwood Highway, Knoxfield Services Investigation & Development Report, 26 October 2020 prepared by Paroissien Grant and Associates Pty Ltd and included as a background report to this planning permit application.

Related to this planning permit application, a minor utility installation (temporary sedimentation basin and outfall drain) will be constructed to manage stormwater flow from the development of the stages 1 and 2 development and to ensure the ultimate sedimentation basin, wetland and habitat wetland facility can be completed in the north of the subject land (and the subject of a concurrent but separate planning permit application). It should be noted that as this temporary sedimentation basin and outfall drain is a 'minor utility installation' the use and buildings and works associated are exempt from requiring a planning permit under clauses 62.01 and 62.02 of the Scheme. As noted, the construction of the temporary sedimentation basin will prevent sediment laden runoff produced during and post construction of stages 1 and 2 from entering the existing dam located on the subject land and ultimately discharging into Blind Creek. For more information on the temporary sedimentation basin and outfall drain, refer to the sketch plan (for information purposes only) shown on the Temporary Stormwater Management Plan, prepared by Paroissien Grant and Associates and included in appendix G.

3 KNOX PLANNING SCHEME

3.1 PLANNING POLICY FRAMEWORK

The Planning Policy Framework (PPF) provides a context for spatial planning and decision making by planning authorities. The PPF is State-wide in nature and guides more specific planning policies within each municipality.

Various sections of the PPF are of some relevance to the consideration of the proposed subdivision, including:

- Clause 11.01-1S - Settlement;
- Clause 11.03-1S - Activity centres;
- Clause 12.01-2S - Native vegetation management;
- Clause 15.01-3S - Subdivision design;
- Clause 15.01-4R - Healthy neighbourhoods - Metropolitan Melbourne;
- Clause 15.01-5S - Neighbourhood character;
- Clause 16.01-1R - Housing supply - Metropolitan Melbourne;
- Clause 16.01-2S - Housing affordability;
- Clause 18.01-1S - Land use and transport planning;
- Clause 19.03 - Development infrastructure.

The proposed subdivision is consistent with the objectives set out in clause 11 (Settlement). It has been identified for residential use under the zoning of the land and is consistent with the land use objectives sought by the CDP, which identifies the subject land for residential development. The proposed subdivision facilitates the planned and orderly development of residential land that has convenient access to jobs, services, infrastructure and community facilities (clause 11.01-1S). The subdivision will provide an overall residential density of approximately 27 dwellings per net developable hectare (stages 1 and 2 only), which achieves the policy of encouraging a diversity of housing types at higher densities in and around activity centres (clause 11.03-1S).

The subdivision has been designed to ensure there is minimal removal of native vegetation and therefore, minimal loss to the biodiversity of the subject land. Further detail in relation to this is provided in the Ecological Assessment: Stage 1 – 7 Development Area, March 2021 report prepared by Ecocentric Environmental Consulting (clause 12.01-2S) as well as the tree retention and removal plan dated February 2021 by MDG Landscape Architects indicating native vegetation to be removed and retained (refer appendix H).

The proposed subdivision has been designed to facilitate liveable, walkable and sustainable communities with open space and well connected movement networks. The design of the subdivision incorporates energy efficient initiatives by orientating lots for optimum solar access. Furthermore, the proposed development will add to the range of lot sizes in the Municipality while promoting higher residential density in an appropriate area (within an activity centre) and will increase the diversity of housing types to be constructed to cater for the needs of a variety of home buyers (clause 15.01-3S).

The location of the subdivision within the Knox Central Principal Activity Centre will assist in creating a 20 minute neighbourhood in which future residents of the subject land are able to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home (clause 15.01-4R).

The proposed subdivision will help to achieve a preferred neighbourhood character of medium and higher density housing outcomes in a location that is in proximity to an existing activity centre and therefore, appropriate for increased housing (clause 15.01-5S).

The location of the subdivision assists in managing the supply of new housing to meet population growth and to create a sustainable city by developing housing in a location that is within an existing activity centre (clause 16.01-1R).

The lot sizes provided by the proposed subdivision will assist in improving housing affordability while provide for the requirements of comfortable and appropriate modern living (clause 16.01-2S).

The proposed subdivision provides appropriate links to the existing road network and will provide walking and cycling infrastructure to increase participation in sustainable personal transport and alternative modes of travel (clause 18.01-1S).

Development infrastructure including energy, water, stormwater, telecommunications and pipeline infrastructure, will be supplied easily to the subject land (clause 19.03).

3.2 LOCAL PLANNING POLICY FRAMEWORK

The Scheme contains the Local Planning Policy Framework (LPPF) including the Municipal Strategic Statement (MSS), which outlines the objectives for future land use planning and development within the Municipality. Of particular relevance to the proposal are clauses 21.03 (Environmental and Landscape Values), clause 21.05 (Built Environment and Heritage), clause 21.06 (Housing), clause 21.08 (Community Development), clause 21.10 (Local Areas), clause 22.04 (Environmentally Sustainable Development) and clause 22.07 (Development in Residential Areas and Neighbourhood Character).

The subdivision has been designed to maximise the retention and enhance native vegetation. Whilst some vegetation is necessary for removal (for example, at the new signalised intersection in Scoresby Road at Applegum Crescent), this is limited to unavoidable removal only. Furthermore, the proposal not only retains certain native vegetation in open space reserves and protection buffers but also proposes to enhance native vegetation across the subject land through the provision of native street tree and open space planting (clause 21.03).

The proposal will contribute to creating a well-planned neighbourhood, which contributes to perceptions of safety and potential community participation. The addition of walking and cycling links as well as the proximity of the subdivision to an existing activity centre will help reduce car dependency and promote sustainable living (clause 21.05).

The subdivision has been designed to provide for lot sizes to help support a diversity of housing choices in the area and to cater for the Knox community current and future needs. Furthermore, the provision of smaller lots will help to facilitate housing affordability as well as provide opportunities for those wishing to downsize and age in place (clause 21.06).

The subdivision has been designed with a range access to walking and cycling paths to provide a walkable, accessible, safe and attractive neighbourhood that supports health and wellbeing of the community. In addition, public open space is provided in the form of a 975 square metres reserve in stage 2 which assists in providing the active open space needs for the new community (clause 21.08).

The Knox Central Activity Centre is identified in the LPPF as having significant capacity for the provision of new higher density residential development as well as the opportunity to provide public open space attributes within Knox Central. The subdivision has been designed to provide smaller lot sizes (higher density) as well as areas of open space that together will increase the provision of higher density dwellings and open space in the Knox Central Activity Centre area (clause 21.10).

Clause 22.04 (Environmentally Sustainable Development) is also relevant to the proposal. For details responding to the objectives of clause 22.04, please refer to the Sustainability Management Plan (SMP). The SMP confirms that the proposal will adhere to and exceed all sustainability policies within clause 22.04 including achieving a 6 star rating.

As stated previously, the proposal responds to various local policies which seek residential development in this strategic location with an incorporated CDP identifying the subject land for residential development. Furthermore, the lot sizes will help to increase the variety of housing types including smaller dwellings and higher density housing in proximity to a range of services. Finally, the provision of open space as well as an integrated landscape outcome for the streetscape will assist in providing a higher density and attractive preferred neighbourhood character for the site (clause 22.07).

3.3 SCHEDULE 2 TO THE COMPREHENSIVE DEVELOPMENT ZONE

3.3.1 Subdivision

The Scheme includes the subject land in Schedule 2 (CDZ2) to the Comprehensive Development Zone (CDZ).

The purpose generally of CDZ2 is to provide for the use and development of land that is generally in accordance with the Burwood Highway and Scoresby Road Comprehensive Development Plan September 2018 (the CDP).

It is noted that the CDP is incorporated into the Scheme and shows the subject land as residential.

The CDZ2 states that an application for subdivision of land must be generally in accordance with the CDP. As stated previously in this report, the CDP identifies the subject land for residential development and therefore, the use of land is generally in accordance with it.

Under clause 37.02-3 a planning permit is required to subdivide land in the CDZ. An application to subdivide land into 60 or more lots must meet all the objectives of clause 56, aside from clause 56.03-5. A detailed response to clause 56 is provided in section 3.6 of this report.

Under CDZ2, an application to subdivide land is exempt from the notice requirements of Section 52(1)(a),(b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.3.2 Construction of Dwellings

Under the CDZ, a planning permit is required to construct a dwelling on a lot less than 300 square metres in area, except as specified in a schedule to the CDZ. It is noted that under clause 4 of the CDZ2 a *"permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code, incorporated pursuant to Clause 72.04 of the Knox Planning Scheme"*. A permit is NOT required therefore, for the construction of dwellings on lots in stages 1 and 2 (all less than 300 square metres) on the subject land as all lots will be identified and developed in accordance with the SLHC.

3.4 OVERLAYS

Stages 1 and 2 are not affected by any overlays.

3.5 PARTICULAR PROVISIONS

3.5.1 Clause 52.17 - Native Vegetation

Clause 52.17 relates to native vegetation. The purpose generally of clause 52.17 is to protect and conserve native vegetation by either avoiding removal or minimising removal and ensuring appropriate offsets.

Under clause 52.17-1, a planning permit is required to remove, destroy or lop native vegetation.

As detailed in the Ecological Assessment: Stage 1 – 7 Development Area, February 2021 report prepared by Ecocentric Environmental Consulting, it is proposed to remove some native vegetation however, the report concludes that all native vegetation proposed for removal is considered of low habitat significance.

The Ecological Assessment also provides a response to the avoid and minimise requirements of clause 52.17 by stating that the proposal will retain native vegetation wherever possible and minimise impacts to low significance habitat areas through careful siting and design and the use of public open spaces and buffer reserves. This includes the careful siting and design of the open space and buffer reserves to retain native and non-native vegetation around the property boundaries, including the retention of a range of large and small native canopy trees.

For further information on native vegetation, refer to the Ecological Assessment, which confirms the location of native patches and trees proposed for removal.

3.5.2 Clause 52.29 – Land Adjacent to a Road Zone, Category 1 and a Public Acquisition Overlay for a Category 1 Road

Scoresby Road to the east of the subject land is identified as a Road Zone Category 1.

As a result a planning permit is required under Clause 52.29 to create access to a road in roads zone category 1 and to subdivide the subject land.

Access to the subject land will be provided from the intersection of Scoresby Road and Applegum Crescent. The intersection is proposed to be signalised.

For further details on the proposed access arrangements, refer to the traffic report included with this application.

3.5.3 Clause 53.01 - Public Open Space Contribution and Subdivision

Under clause 53.01 Public Open Space Contribution and Subdivision, a person who proposes to subdivide land must make a contribution for public open space in the amount specified in the schedule to the clause. If no amount is specified, a contribution for public open space may still be required under section 18 of the Subdivision Act 1988. There is no amount specified in the schedule to clause 53.01 of the Scheme.

It is proposed to provide 975 square metres of passive public open space as a land contribution. It is also expected that additional areas of public open space will be provided as part of the concurrent wetland application as well as future subdivision applications for the CDP area as indicated in the masterplan included in appendix C. As a result of these open space provisions, a cash contribution should not be required to be made.

3.6 CLAUSE 56 ASSESSMENT

Clause 56 of the Scheme relates to subdivision. The purpose generally of clause 56 is to ensure appropriately designed subdivision that responds to the site and context and creates liveable and sustainable communities. The following sections show how the proposed subdivision of the subject land responds to relevant provisions of clause 56.

3.6.1 Clause 56.01 - Subdivision Site and Context Description and Design Repose

Refer to section 1.2, 1.3 and the subdivision plan / master plan included with this application.

3.6.2 Clause 56.02 - Policy Implementation

The proposed subdivision is consistent with and implements relevant policy set out in the Scheme as described in this and the other parts of Section 3. In particular, the proposed subdivision is generally consistent with the development plan.

3.6.3 Clause 56.03 - Livable and Sustainable Communities

The proposed subdivision is consistent with the relevant objectives and standards of clause 56.03 in the following ways.

- The proposal will create a compact and walkable neighbourhood that allows and encourages easy pedestrian movement within the subject land. In addition, all lots will be within walking distance to areas of public open space (clause 56.03-1).
- The subdivision is provided with good access to existing bus routes along Burwood Highway and Scoresby Road as well as potential bus route along the main east-west road through the CDP area (clause 56.03-1).
- The subdivision design provides ease of movement through the subject land and beyond via various methods of transport, including walking and cycling (clause 56.03-1).
- The subdivision and proposed development has been designed with reference to the Knoxfield Residential Development Sustainability Management Plan, 14 December 2020 prepared by Aurecon, which forms one of the background reports to this planning permit application.

3.6.4 Clause 56.04 - Lot Design

The proposed subdivision is consistent with the relevant objectives and standards of clause 56.04 as outlined below.

- The proposal provides a range of lot sizes ranging from 113 to 259 square metres, which will allow for the development of a variety of households and dwelling types to meet the diverse needs of the community (clause 56.04-1).
- All lots will be within 400 metres walking distance of potential or existing bus routes (clause 56.04-1).
- It is intended to apply the Small Lot Housing Code to any lots with an area less than 300 square metres (clause 56.04-2).
- Solar access is maximised with appropriate solar orientation of lots which are either on a north-south or east-west axis (clause 56.04-3).
- The encouragement of informal surveillance with lots having either frontages to streets, public open space or both (clause 56.04-4).

- The provision of streets along the boundaries of public open space (clause 56.04-4).
- Other than the road reserves and areas of public open space, no areas common to all lots are proposed (clause 56.04-5).

3.6.5 Clause 56.05 - Urban Landscape

A landscape masterplan has been included with this application and demonstrates that attractive and continuous landscaping will be provided to public open space areas and the street network. It is intended to prepare and submit more detailed landscape plans to the satisfaction of the responsible authority in accordance with an appropriately worded condition on the planning permit (clause 56.05-1 and 56.05-2).

3.6.6 Clause 56.06 - Access and Mobility Management

The Traffic Impact Assessment report, 19 February 2021 prepared by One Mile Grid and included with this application addresses the relevant access network objectives and standards as listed in clause 56.06. In summary, the proposed subdivision will provide an appropriate internal access network with a hierarchy of street providing access to the proposed lots and links with the surrounding street network. Furthermore, the proposal will provide bicycle and pedestrian links that will connect with existing and future development within the wider CDP area.

It should be noted that the traffic report has been prepared to be common report for various applications relating to the subject land and thus some aspects of the report may not be relevant to a particular application. Nevertheless, it is considered more appropriate to provide the expected ultimate situation.

3.6.7 Clause 56.07 - Integrated Water Management

The services report included with this application provides a summary of servicing matters that affect the proposal. In response to clause 56.07, the services report outlines the following.

The services report prepared by Paroissien Grant and Associates and included with this application provides a summary of service matters that affect the proposal.

In response to clause 56.07, the services report outlines the following.

- As stated above, a temporary sedimentation basin and outfall drains to manage stormwater flow from the subject land catchment is proposed until the ultimate sedimentation basin, wetland and retarding basin facility can be completed in the area designated in the Development Plan.
- South East Water has confirmed that the existing sewers in proximity to the subject land have sufficient capacity to service the proposed development.
- South East Water has confirmed that the subject land is able to be serviced with connection to the existing external infrastructure in the adjoining roads for the supply of potable water.

3.6.8 Clause 56.08 - Site Management

The site will be managed before and during the construction period to the satisfaction of the responsible authority (clause 56.08-1). It is expected that a condition will be included on the planning permit that will require a site management plan to be prepared to the satisfaction of the responsible authority before any works can commence. Whilst expected to be submitted in response to a condition on the planning permit, a Construction and Demolition Waste Management Plan has been prepared by Aurecon and is included as part of this application for information purposes only.

3.6.9 Clause 56.09 - Utilities

The service report included with this application provides a summary of utility connections available to the proposal. In summary, all lots will be serviced with necessary public utilities including electricity, telecommunications and gas in shared trenches where appropriate (clause 56.09-1 and 56.09-2). The subject land will be provided with fire hydrants and public lighting in accordance with relevant requirements (clause 56.09-3 and 56.09-4).

4 CONCLUSION

Based on the assessment outlined in this report, the proposed subdivision of the subject land, removal of native vegetation, creation of access to a road in road zone and associated buildings and works, are consistent generally with the relevant provisions of the Scheme and should be supported, subject to appropriate conditions.

Appendix A
Copy of Title

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CROWN GRANT

LAND DESCRIPTION

Crown Allotment 2258 Parish of Scoresby.
PARENT TITLE Volume 11770 Folio 351

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
DEVELOPMENT VICTORIA of LEVEL 9 8 EXHIBITION STREET MELBOURNE VIC 3000

ENCUMBRANCES, CAVEATS AND NOTICES

Any crown grant reservations exceptions conditions limitations and powers noted on the plan or imaged folio set out under DIAGRAM LOCATION below.
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DIAGRAM LOCATION

SEE TP961547B FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

DOCUMENT END

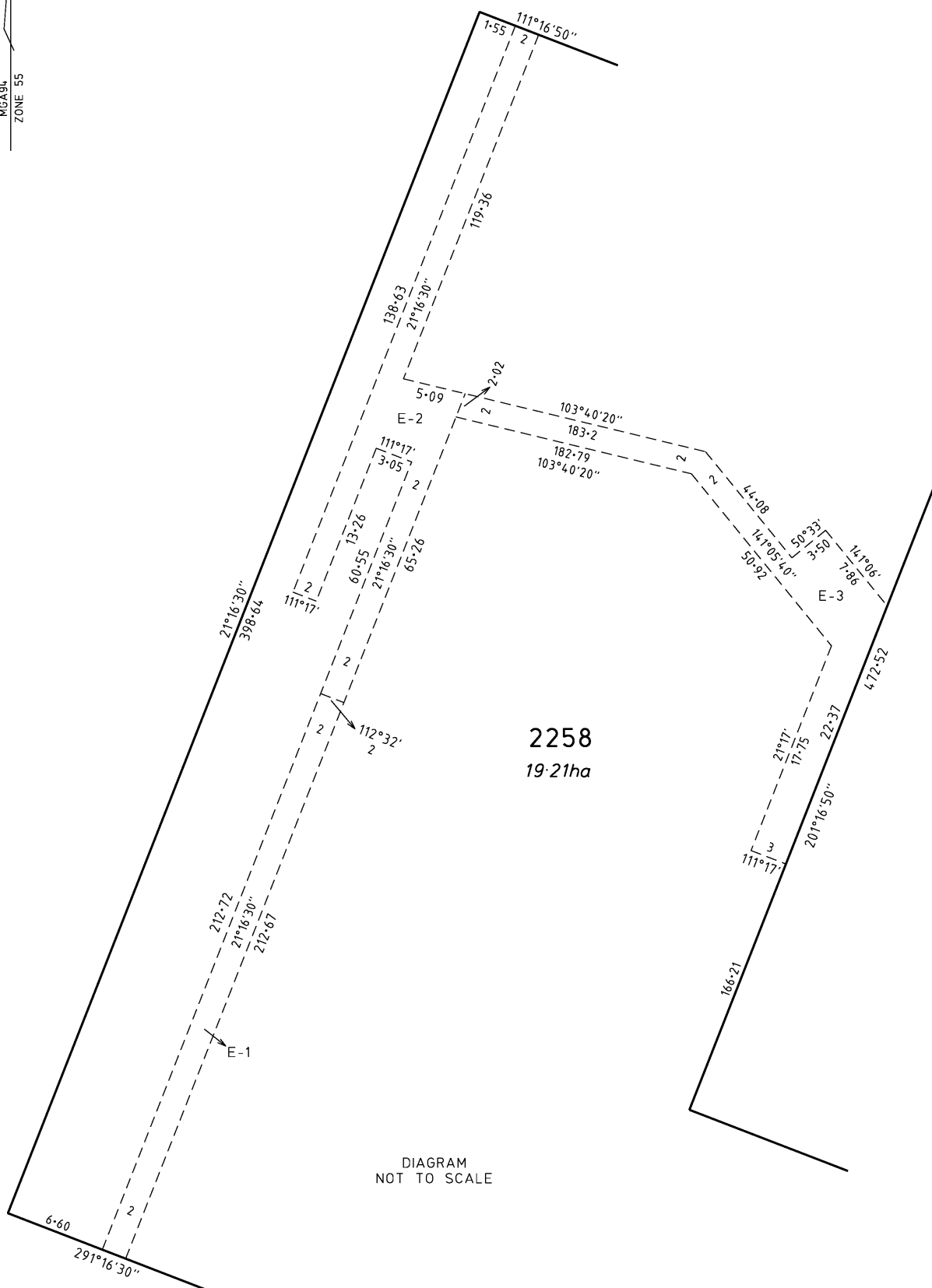
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<p>LOCATION OF LAND</p> <p>PARISH : SCORESBY CROWN ALLOTMENT : 2258</p> <p>MGA94 Co-ordinates (of approx. centre of land in plan) E 346600 ZONE: 55 N 5806970 GDA 94</p> <p>DEPTH LIMITATION : 15 Metres</p>		<p>NOTATIONS</p> <p>SUBJECT TO ANY RESERVATIONS, EXCEPTIONS, CONDITIONS AND POWERS NOTED ON SHEET 3 OF THIS PLAN.</p> <div style="display: flex; justify-content: space-between;"> <div> <p>THIS PLAN HAS BEEN PREPARED BY LAND USE VICTORIA FOR TITLE DIAGRAM PURPOSES.</p> </div> <div> <p>Checked by: Kevin Bond Date: 02 / 08 / 2017 Assistant Registrar of Titles</p> </div> </div>	
<p>DRAWN: RNB 01/02/2017</p>	<p>EXAMINED: AF 14/2/2017</p>	<p>CAD FILE: TP961547B.DGN</p>	<p>ORIGINAL SHEET SIZE: A3 SHEET 1 OF 3</p>
<p align="center">OFFICE OF SURVEYOR-GENERAL VICTORIA DEPARTMENT OF ENVIRONMENT, LAND, WATER AND PLANNING</p>		<p>SCALE 1:4000</p> <p>Prepared from: VDP, S250(A6) AND OP123420A</p>	<p>FILE REF: F2005/00197</p> <p align="right">David R Boyle Acting Surveyor-General, 01/08/2017</p>

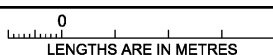
TP961547B

MGAS4
ZONE 55



OFFICE OF
SURVEYOR-GENERAL VICTORIA
DEPARTMENT OF ENVIRONMENT,
LAND, WATER AND PLANNING

SCALE



ORIGINAL SHEET
SIZE: A3

SHEET 2

David R Boyle
Acting Surveyor-General, 01/08/2017

TP961547B

RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS

The reservation to the Crown of:

- any minerals as defined in the *Mineral Resources (Sustainable Development) Act 1990* and petroleum as defined in the *Petroleum Act 1998* (the “reserved minerals”);
- rights of access to any part of the land to search and obtain the reserved minerals; and
- rights of access to any part of the land for pipe-lines, works and other purposes necessary to obtain and convey the reserved minerals on and from the land;

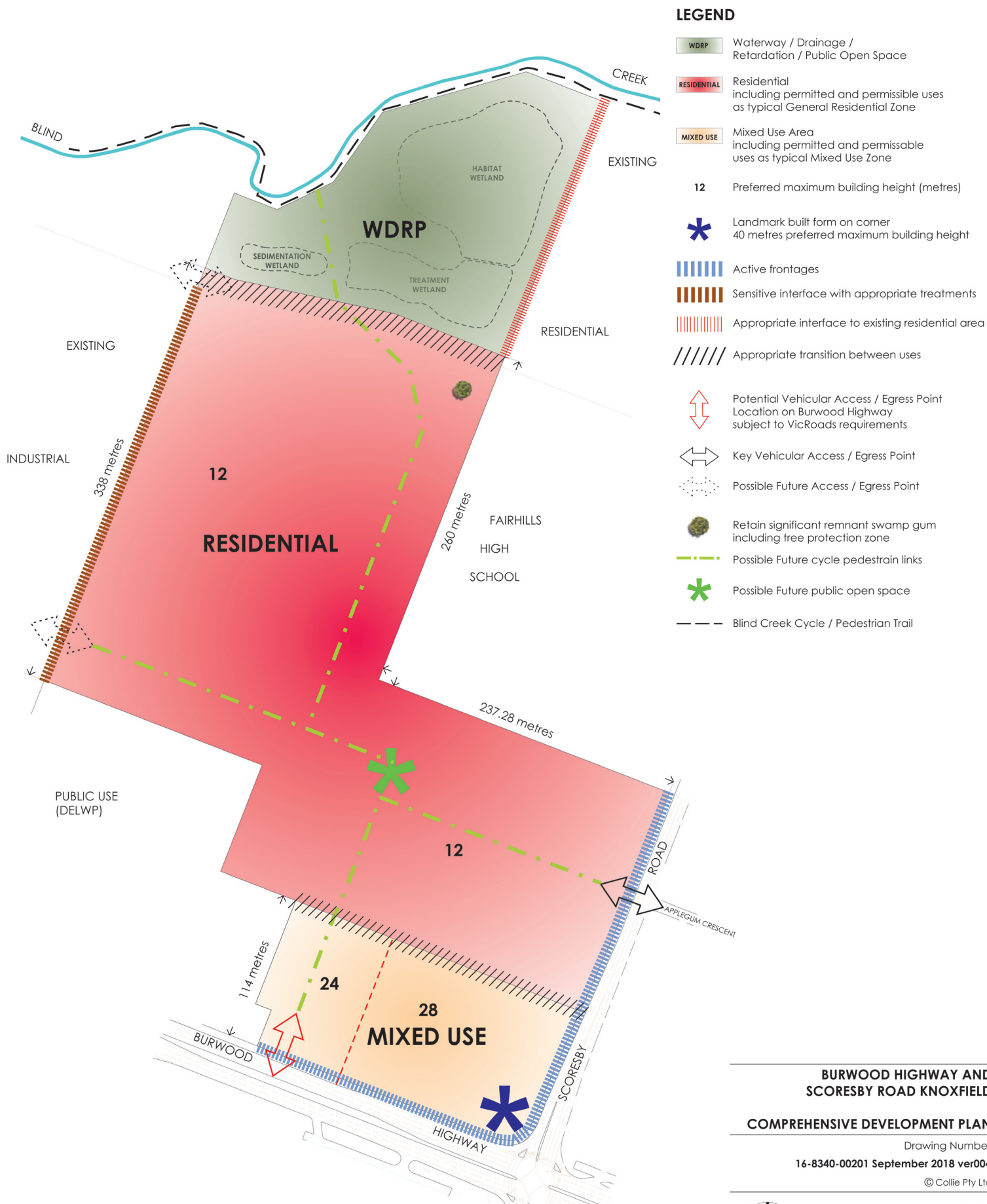
The right to resume the said land for mining purposes under Section 205 of the *Land Act 1958*; and

The right of a licensee under the *Mineral Resources (Sustainable Development) Act 1990* or any corresponding previous enactment, to enter on the land and do work, within the meaning of that Act, and to erect and occupy mining plant or machinery on the land, in the same manner and under the same conditions and provisions as such licensee currently has on Crown land, provided compensation is paid under Part 8 of that Act for surface damage to the lands.

The condition that the grantee and its successors in title will allow the full and free right to and for the owner or owners or occupier or occupiers for the time being of allotment 2259 in the parish aforesaid at all times hereafter to make cut construct maintain and repair as such owner or owners or occupier or occupiers may deem necessary or desirable all drains and other like works upon over along or under that portion of the land granted shown marked E-1 and E-2 in the said plan.

The right of the Knox City Council, and its successors in title for the time being concerned with the control and management of public or municipal watercourses or drains in the vicinity of the land hereby granted and its officers agents servants contractors and workmen to cut make and construct and from time to time use maintain repair cleanse and enlarge a drain for the purpose of conveying surface and other waters from any adjoining or adjacent land upon over under and along that portion of the land hereby granted shown marked E-2 and E-3 in the said plan.

Appendix B
Comprehensive Development Plan



BURWOOD HIGHWAY AND SCORESBY ROAD KNOXFIELD

COMPREHENSIVE DEVELOPMENT PLAN

Drawing Number

16-8340-00201 September 2018 ver004

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Issue Date
25092018



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Appendix C

Masterplan

Prepared for:
Development Victoria
Date:
08 February 2021

621 BURWOOD HIGHWAY KNOXFIELD

— MASTER PLAN
REPORT

Prepared by architectus™

Project and report	621 Burwood Highway Knoxfield
Date	February 08, 2021
Client	Development Victoria
Document no.	180388.00\Docs\C_Client\C05_Reports\03. Master Plan Report_v3
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LEWIS ROAD

SCORESBY ROAD

HIGH STREET ROAD

BURWOOD HIGHWAY

Project Introduction

Introduction

Architectus together with MDG Landscape Architects have been engaged by Development Victoria to develop a master plan (hereby referred to as the Master Plan) for the land at 621 Burwood Highway in Knoxfield (hereby referred to as the Site or Subject Site).

Residential development will be the primary use of the 19.2ha Site, which will focus on the provision of medium density, incorporating a range of housing typologies from volume builders to deliver a mix of town-houses and conventional products to the market. The south east component of the Site (measuring approximately 10,000m²) has been identified as a mixed-use development precinct.

An existing dam, located at the north-west corner of the Site, will be partially filled in and replaced with a new wetlands complex, providing best practice storm water treatment and retardation, in addition to habitat for known significant species occupying the current dam. The future wetlands will also provide amenity for the residents and surrounding community, delivering new connections to the adjacent school and Blind Creek Corridor.

The proposed Master Plan is the result of a design and testing process, which has been driven by research, market trends, demographics, and urban design and city-shaping practices.

Project Aims and Objectives

The purpose of this piece of work is to provide:

- A **Master Plan with urban design parameters to guide future built form outcomes** for the residential development of the strategic redevelopment Site; and
- **Strategic objectives and guidelines for the Site**, taking into consideration the key objectives under the Comprehensive Development Plan and opportunities for delivery of infrastructure for community benefit.

The **Purpose** of this document is to build upon the objectives of the Comprehensive Development Plan, providing more specific direction for the renewal of the Site through focused direction on:

- Precinct layout, having consideration of site frontages, placement of density and ensuring new uses consider the Site context and surrounding land;
- Arrangement of built form and height in accordance with the Comprehensive Development Plan, having regard to landmark opportunities, sensitive interfaces, transition zones, setbacks and street wall heights;
- Combination of uses and character of development that do not prejudice the amenity of surrounding areas;
- Encourage contemporary design and architecture that incorporates environmentally sustainable design (ESD) principles;
- Enhancing pedestrian connectivity through the Site via permeable street networks to encourage walkability, pedestrian and cycling connections to the Blind Creek Trail and adjoining areas;
- Open space, landscape and public realm improvement opportunities, which adhere to best practice water sensitive urban design principles, local environmental conditions, and provide for community benefit, amenity and safety;
- A set of principles to guide consideration of net community benefit within future redevelopment; and
- Best practice urban design and transport strategies to manage vehicle access and car parking.

Project Process

This report has been prepared by Architectus, the lead consultant for this Master Plan, with inputs from our sub-consultant team. The report has been informed by extensive investigation, reviews and analysis, and a comprehensive process of engagement with Development Victoria.

Consultant Team

Architectus — background research, analysis, engagement and urban design.
MDG Landscape Architects — landscape architecture and public realm design.

Working Process

The project process for Stage 01 is summarised as follows:

- Study area visits and consultation meetings
- Background document reviews
- Urban context analysis
- Engagement with Development Victoria
- Site assessment
- Landscape assessments

Stage 02 of work includes the development of the Master Plan, with strategic benefits, design concept, development guidelines and staging plan.



01 BACKGROUND RESEARCH AND ANALYSIS

This chapter provides analysis and overview of the urban context for the Subject Site, from municipal, local and site specific scales.

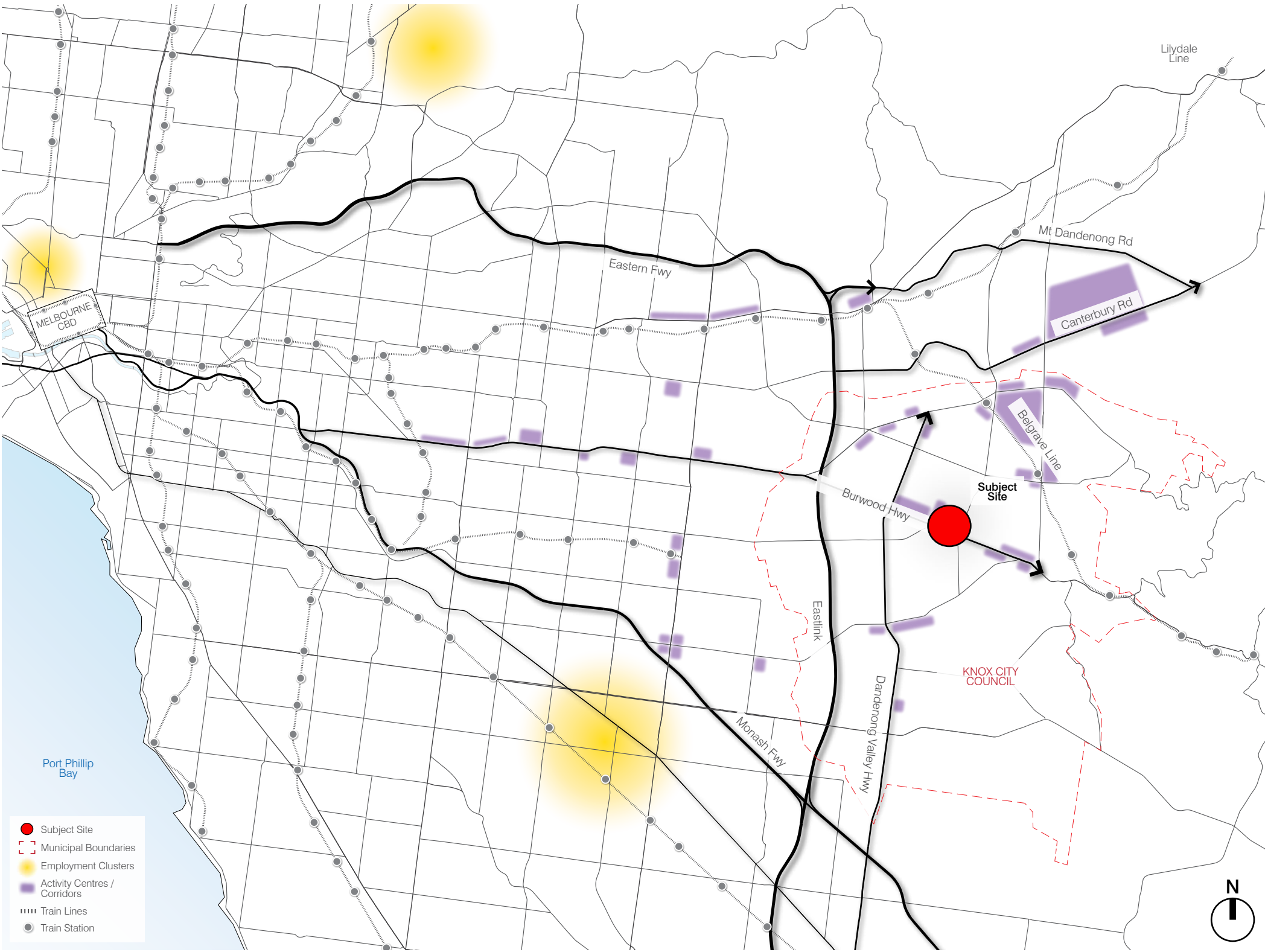
BACKGROUND RESEARCH AND ANALYSIS

1.1 Strategic Location

The Subject Site is located in Knoxfield, approximately 38km from the Melbourne CBD. Access to metropolitan areas occurs via Burwood Highway and further through Eastlink, Eastern Freeway and Monash Freeway.

Public transport access is provided by bus services and the Belgrave Rail Line, with closest station approximately 3km from the Site.

Sitting in proximity to several activity centres, including Knox, Boronia and Ferntree Gully Activity Centre, the Site is provided with shopping, services and entertainment options.



BACKGROUND RESEARCH AND ANALYSIS

1.2 Local Context Analysis

The Subject Site is approximately 19.2 hectares in size and is located at the intersection of two major roads, Burwood Highway and Scoresby Road.

The local context comprises primarily of low-scale residential development with a light-industrial precinct and major shopping centre west of the Site. Significant number of schools and childcare centres are provided within 2km from the Site.

A network of open spaces runs east-west along the northern interface of the Site, connecting shopping and recreation destinations. To the south, RD Egan-Lee Reserve provides additional recreation opportunities.

Public transport options are limited within the area. Although serviced by two railway stations, Boronia and Ferntree Gully, these are not located within walking-distance to the Site. Bus stops are provided along Scoresby Road and Burwood Highway, with a larger bus terminal within the shopping centre to the west.

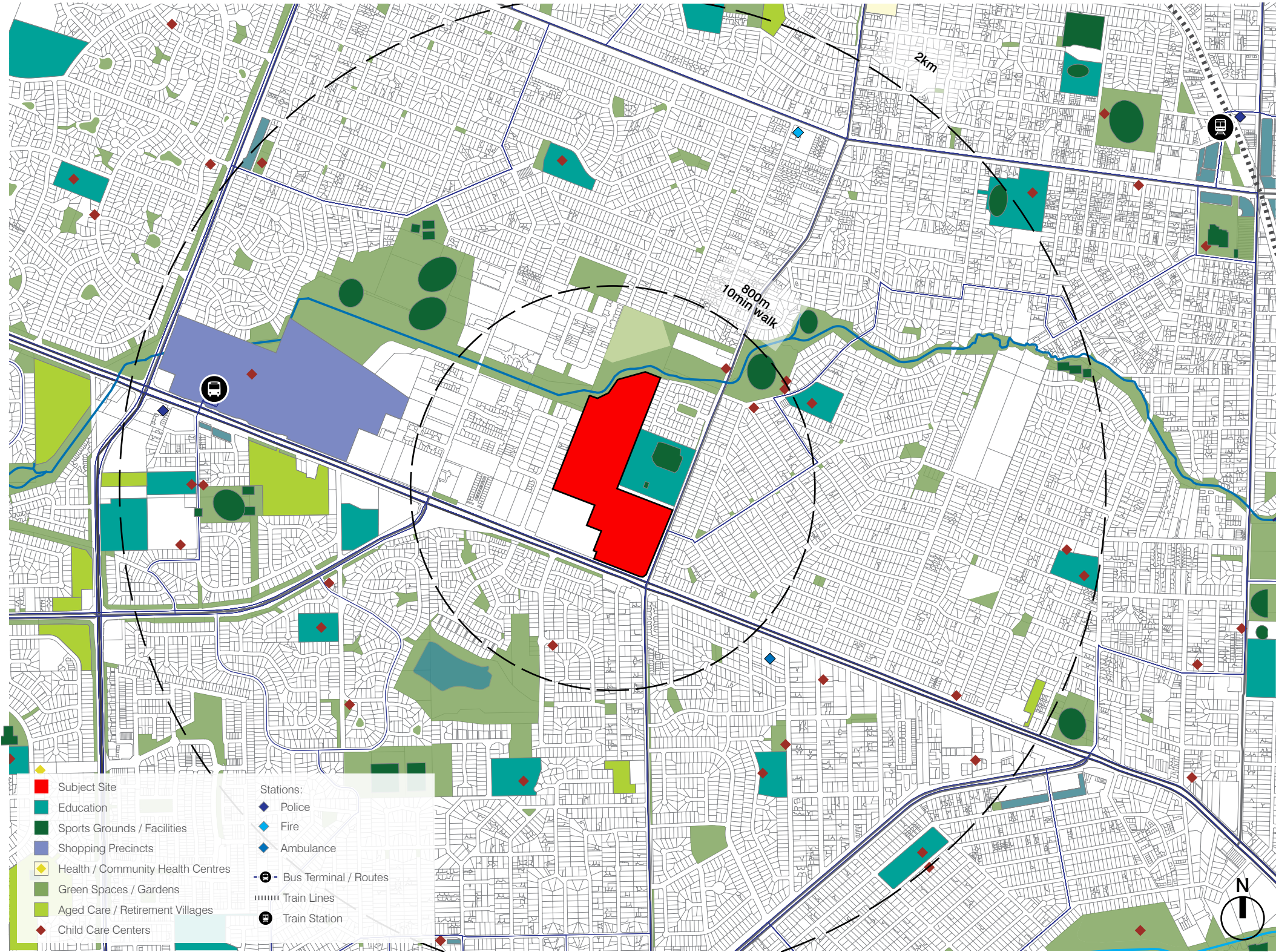


Figure 02: Local Context Map

BACKGROUND RESEARCH AND ANALYSIS

1.3 Site Context Analysis

The Site sits within a number of key activity clusters, including:

- Blind Creek Trail to the north - 11.5km shared-use circulation and recreation path for pedestrians and cyclists;
- Four major open and recreation spaces: Blind Creek Trail, Lewis Park, Fairpark Reserve and RD Egan-Lee Reserve;
- Westfield Knox shopping centre to the west, with diverse retail and commercial activities;
- Civic uses, including the Knox City Council Civic Centre, Knox Police Station and Knox Library;
- Major education facilities, including Fairhills High School, St Andrews Christian College and further Swinburne University of Technology.;
- Light industrial uses bounding the west and north-west of the site; and
- Low-density residential, which forms the majority of uses to the south and east of the Site.



Figure 03: Site Context Map

BACKGROUND RESEARCH AND ANALYSIS



Figure 04: 1 Westfield Shopping Centre / 2 Lewis Park / 3 Fairpark reserve

BACKGROUND RESEARCH AND ANALYSIS

1.4 Access and Interfaces

Access and interface conditions vary across the Site. Whereas to the north Blind Creek Trail provides direct access to open space and opportunities for pedestrian and bicycle connections, the western and southwestern interfaces of the Site are concealed by an existing industrial precinct and the DELWP facilities.

To the east, the Site abuts a residential estate and Fairhills High School. Future pedestrian connections may occur between the Site and the school's open space (subject to School approval). Street interface and vehicle access are limited to the south and southeastern interfaces of the Site, along Burwood Highway and Scoresby Road.



Figure 05: Access and Interfaces Plan

BACKGROUND RESEARCH AND ANALYSIS

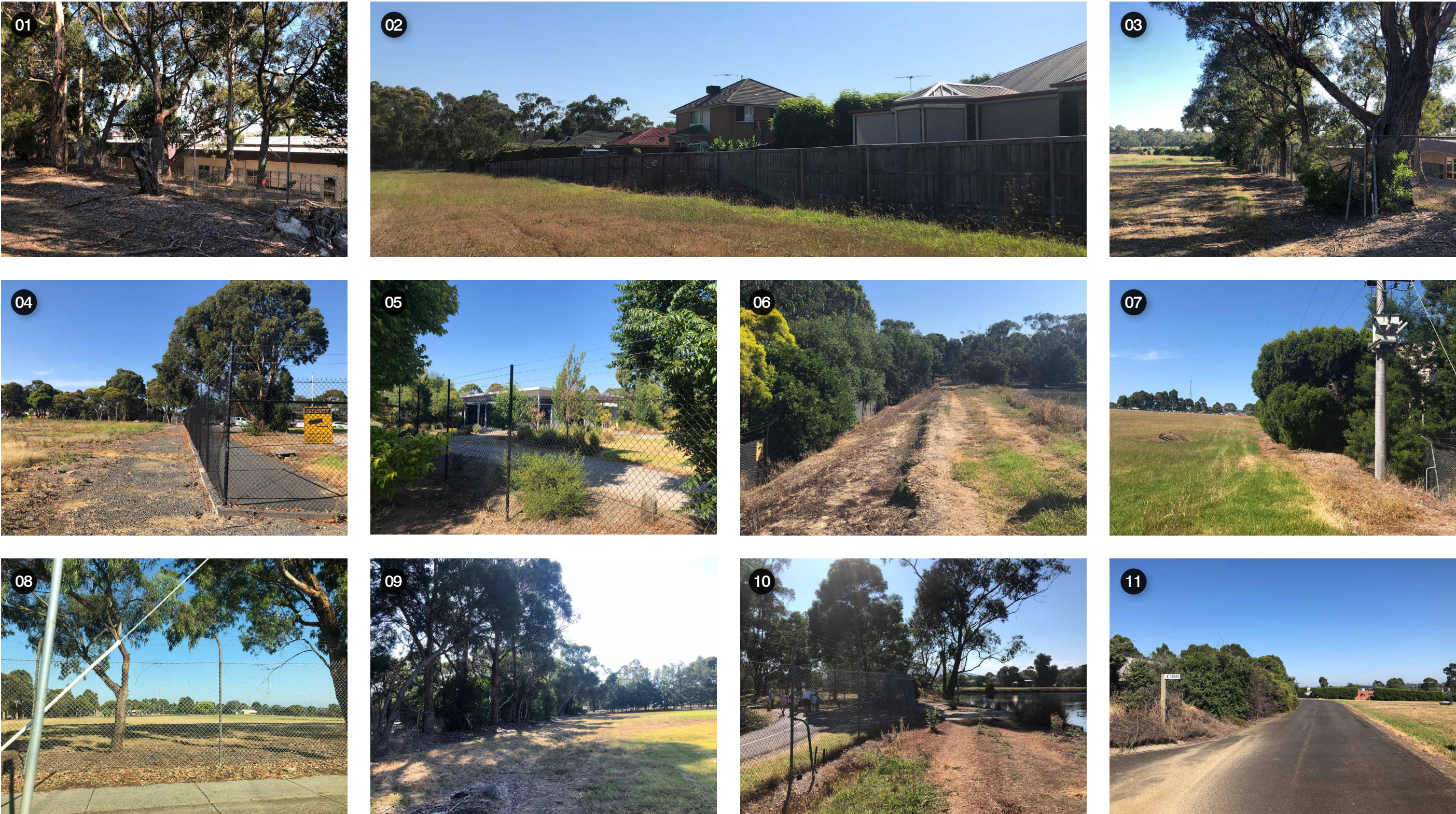


Figure 06: Interfaces Condition Photos

BACKGROUND RESEARCH AND ANALYSIS

1.5 Landscape Character

The Subject Site presents significant south-north sloping topography, with a 23-metre downwards fall from Burwood Highway/ Scoresby Road intersection to Blind Creek.

Various native and exotic trees are scattered on the Site, primarily around the perimeter and in the wetlands area. They vary in quality and value.



Busy road interface, peripheral native canopy planting of varying condition and species.



Peripheral native trees forms distinctly vegetated edge to site and provide morning shade.



Golden Elm (tree 55) of high retention value near DELWP boundary.



Open, constant grade grassed area with long views from site to Blind Creek environs and existing dam showing western industrial factory interface.



Scattered trees of differing species and medium retention value across site.



Copse of Angophora (trees 330-348) forming shaded distinctly monodominant character



Northern boundary to Fairhills High School with drainage swale and scattered yet relatively consistent native planting along boundary



Distant northeasterly views to adjoining residential interface and Dandenong Ranges



Long attractive views from site to Blind Creek environs and dam with significant vegetation clusters



Poor edge interface with retaining wall and rear fencing to adjoining residential properties



Significant Swamp Gum specimen (tree 449) of medium retention value



View across existing dam into site showing area of ecological and fauna habitat value



Long views into site from Blind Creek cyclepath (location of proposed wetland treatment)



Cycle path along attractive Blind Creek environs with distinctly native character

BACKGROUND RESEARCH AND ANALYSIS



Figure 07: Landscape Character Plan

BACKGROUND RESEARCH AND ANALYSIS

1.6 Site Issues

- 1. Burwood Highway presents a physical barrier for pedestrian access to the Site, limiting pedestrian movement to intersection crossings;
- 2. Vehicular access to the Site currently occurs at a single entry point on Scoresby Road;
- 3. Noise from neighbouring activities, including industrial workshops, educational facilities and traffic corridor, may have a negative impact on amenity;
- 4. Industrial precinct abuts the Site the west, compromising visual amenity; and
- 5. Impermeable edges along a significant portion of the Site present limited pedestrian access opportunities for the Site.



BACKGROUND RESEARCH AND ANALYSIS

1.7 Site Opportunities

1. Opportunity for new traffic turning/slip lanes and for improving vehicular access into the Site from Scoresby Road;
2. Potential for second vehicle access point onto Burwood Highway;
3. Create and enhance existing pedestrian links, with emphasis on integration with neighbouring streets, Fairhills High School and Blind Creek Trail;
4. Opportunity to create a pedestrian link into Fairhills High School and further to Scoresby Road (subject to School approval);
5. Opportunity to integrate Blind Creek Trail with Burwood Highway and Scoresby Road through the Site;
6. Potential for landmark built form to be located at intersection of Burwood Highway and Scoresby Road;
7. Potential for maximising long-distance views across the Site and for creating visual linkages to the surrounding neighbourhood; and
8. Opportunity to extend and integrate existing green and recreational spaces into the Site.



Figure 09: Site Opportunities Plan

BACKGROUND RESEARCH AND ANALYSIS



INCREASING
Population

2006
146,740

2016
161,842

+10%



INCREASING
Number of Dwellings

2006
53,611

2016
59,150

+10%



INCREASING
Average Age

2006
36

2016
39

+3 years



INCREASING
Population Density
(persons per hectare)

2006
12.89

2016
14.22

+10%



DECREASING
Persons per Dwelling

2006
2.8

2016
2.7

-00%



INCREASING
Persons Needing
Assistance with Core
Activities

2006
5,083

2016
7,419

+46%



INCREASING
Overseas Visitors
(enumerated)

2006
561

2016
1,523

+171%

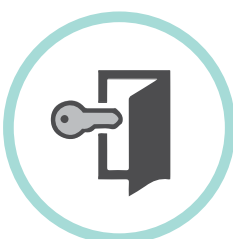


INCREASING
Median Weekly
Income

2006
\$1,144

2016
\$1,558

+36%



INCREASING
Estimated
Homeless Persons

2006
254

2016
365

+44%

