

Refers to Item 6.5
Council meeting
27 November 2017

APPENDIX F
October 2017

Proposed Amendment C164 Clause and zone map changes

Clause changes

- 21.01 Municipal profile – track change
- 21.02 Vision
- 21.03 Environmental and Landscape Values - track change
- 21.04 Environmental Risks - track change
- 21.05 Built Environment and Heritage -track change
- 21.06 Housing - track change
- 21.07 Economic Development
- 21.08 Community Development - track change
- 21.09 Transport and Infrastructure - track change
- 22.02 Industrial and Restricted Retail Sales Area Design replaced with new 22.02 Employment Land
- 22.03 Non-Residential Uses in Residential Areas - track change
- 22.06 Residential Land Use and Development Within the Commercial 1 Zone - track change
- 22.08 Scoresby Rowville Employment Precinct deleted, with relevant content placed in Clause 22.02 Employment Land
- 43.04-6 Development Plan Overlay – Schedule 6 – Scoresby-Rowville Employment Precinct

Map change

- Zone Map 5 – rezone 1332 High Street Road, Wantirna South from General Residential Zone Schedule 2 to Commercial 1 Zone

21.01 MUNICIPAL PROFILE

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21.01-1 Snapshot of Knox

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Located in the eastern subregion of metropolitan Melbourne 25 km east of Melbourne, the City of Knox is an established urban municipality that covers 114 sq. km. The municipality contains the suburbs of Bayswater, Boronia, Ferntree Gully, Knoxfield, Lysterfield (part of), Rowville, Sassafra (part of), Scoresby, The Basin, Upper Ferntree Gully, Wantirna and Wantirna South.

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

The City of Knox is situated between the Dandenong Creek Valley and the Dandenong Foothills: a regionally significant environmental and landscape feature, defining the character and image of Knox. These open spaces, along with the Dandenong Valley Regional Parklands and Lysterfield Hills provide important recreational, open space and environmental benefits to the broader community.

Knox is renowned for its: residential lifestyle; employment opportunities; and social and recreational attributes. People in Knox enjoy relatively good levels of health and wellbeing with good access to community and leisure facilities and services.

In 2016⁶⁵ the estimated resident population of Knox ~~was over 155,681~~ was 160,665 people (~~Id Consulting~~ ABS 2016). ~~From Between 2011 to and 2031~~ 2036, the population of Knox is expected to grow by ~~24,575~~ 30,203 persons to a population of ~~179,198~~ 184,821 with the number of new dwellings forecast to increase by ~~14,179~~ 15,761 (*Victoria in Future* (Department of Environment, Land, Water and Planning, 2015 *id. May 2014*)).

The Knox community is diversifying and ageing. Knox's dominant household type remains families with children, with this household type forecast to increase over the next twenty years as the population grows. However, the number of people at post-retirement age are growing more quickly and forecast to double between 2011 and 2031. This will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households making up just over half of all households in Knox within 20 years.

With an increase in population and demographic diversity, the City of Knox will continue to play an important role in housing provision and diversity.

Knox is a high employment generator. In 2016 55,800 people worked in Knox. Over the next twenty years approximately another 15,000 new jobs are anticipated having regard to recent trends in employment and economic activity, population and demographic projections, technology changes and various drivers of employment growth. Over two-thirds of employment is located with Knox's employment locations and activity centres, with the largest clusters being the five significant business locations of Scoresby-Rowville-Knoxfield; Bayswater Business Precinct/Bayswater Activity Centre, Knox Central, Burwood Highway East and Wantirna Health Precinct. The Scoresby-Rowville ~~---Knoxfield~~ Employment Precinct cluster serves a ~~national~~ regional and local business catchment. The Bayswater ~~Industrial-Business~~ Precinct is regionally and locally ~~important~~ significant and spans across three municipalities. The Wantirna Health Precinct ~~will is~~ contributing e-towards-as an employment centre and provider of health, community and education services of State significance.

The Knox workforce operates across a diverse range of industry sectors with the highest employment industry sectors being manufacturing, retail trade, wholesale trade ~~and~~, healthcare and social assistance and professional, scientific and technical services.

The Knox Central Activity Centre will continue to provide a regional retail, entertainment, recreational and civic focus for Knox and ~~foeal point for~~ Melbourne's outer east with significant opportunities for mixed use and residential development. The Bayswater, Boronia and Rowville Activity Centres are a ~~foeus target~~ focus target for investment and change in retail, office, service and housing provision for the Knox community.

The Knox workforce operates across a diverse range of industry sectors with the highest employment industry sectors being manufacturing, retail trade, wholesale trade, healthcare and social assistance, education and training and professional, scientific and technical services. Manufacturing has been declining but still provides over one in five local jobs and is expected to remain as Knox's largest industry for employment over the next twenty years. Industries expected to have the most significant employment growth over this same period are: professional, scientific and technical services; health care and social assistance employment; retail trade; construction; and, education and training.

The major arterial road network traversing Knox provides a high level of accessibility for employment and community activity with EastLink facilitating access for commuters from the south-east and providing direct access to and from the city. Although a predominantly car-based municipality, Knox's public transport network includes the Belgrave train line, SmartBus and local bus routes, with the future expansion of the train line to Rowville and a potential extension of the tram network along Burwood Highway to the Knox Central Activity Centre identified as priority future public transport projects.

Improvements to transport infrastructure in the future will be essential to strengthening Knox and the eastern region's competitive capability and economic prosperity. Improved transport infrastructure increases business access to local and global markets, supports access to jobs and attracts investment.

Parts of Knox are at risk from bushfire, at the interface between the urban area and the foothills of the Dandenong Ranges and Lysterfield located along the eastern and south-eastern boundary of the municipality.

21.01-2 Key Issues and Influences

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The following key planning issues and influences form the basis for the subsequent objectives, strategies and means of implementation in Clauses 21.03 - 21.10. These issues cannot be considered in isolation and require a balanced assessment.

The key planning issues and influences affecting the City of Knox are:

Environment and landscape values

- Protecting the Dandenong Foothills, Sites of Biological Significance and other areas of significant biological and landscape value from inappropriate development.
- Loss of vegetation, tree canopy and habitat eroding Knox's 'green and leafy' image.
- Habitat fragmentation.

Environmental risk

- Risk to life and property from bushfire.
- Increasing climate change effects including urban heat island, flooding and the increased severity of weather events.
- Residential encroachment of key industrial areas, former landfills, quarries, materials recycling and transfer stations.

Built environment and heritage

- Requiring high quality architecture, urban design and accessibility standards in development.
- Facilitating a strong City character, identity, sense of place and culture.
- Achieving environmentally sustainable development.
- Incorporating safer design principles.
- Places of historic significance and Aboriginal cultural heritage need to be identified, assessed and protected.
- The visual impact of advertising signs.
- Development will be influenced by the *Knox Housing Strategy 2015*, outlining the preferred future character, housing types and design objectives for residential areas.

Housing

- A growing population requires increased housing supply in Activity Areas, Local Living areas and some Strategic Investigation Sites outside of the Dandenong Foothills.
- Knox's community is ageing and diversifying, requiring more diverse and accessible housing options.
- Knox's supply of social housing is below the Melbourne Metropolitan average.
- Managing the density and scale of activity centres located in the Dandenong Foothills.

Economic development

- The need to ~~strengthen local employment opportunities~~ attract business investment to provide employment opportunities for Knox's and the region's growing population.-
- ~~Maintaining an appropriate supply of business land to support a strong Knox economy, including providing new business land opportunities. Knox has access to a skilled and available labour force dominant in manufacturing.~~
- ~~While manufacturing is expected to remain a key industry in terms of employment and output, the development of other industries will assist in diversifying the Knox economy and support working locally. Knox is shifting towards a more knowledge-based economy.~~
- ~~Changes to technology and its~~ Broader changes influence oning the industrial and commercial sectors.
- The need to maintain a network of viable and accessible activity centres with catchments ranging from local to regional level.

Community development

- Enhancing the liveability of Knox.
- Providing a range of community facilities and infrastructure and open space to meet the needs of an increasing and ageing population and to support health and wellbeing.
- Continued development of the Wantirna Health Precinct as a State significant health precinct that will serve a growing and ageing population.
- Minimising harmful social impacts from gaming and licensed premises.

Transport and Infrastructure

- Large parts of the municipality are poorly served by public transport.
- Providing integrated transport options to reduce high rates of private car usage.
- Linking and providing quality infrastructure for walking and cycling.
- Improving accessibility and mobility for people of all abilities.
- The need to fund new or upgraded infrastructure as a result of new development.
- Improving efficiency, reducing the impacts of stormwater run-off and protecting the ecological health of waterways and wetlands with integrated water management solutions.

References

- ~~Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)~~
- ~~Knox City Plan (incorporating the Council Plan) 2013-17, Knox City Council, 2013 (or as amended)~~ Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)
- Knox Land for Business Future Directions Plan, Knox City Council, Urban Enterprise, July 2017
- ~~Knox Vision: Our City, Our Future 2013-17, Knox City Council, 2013 (or as amended)~~
- State of Knox Report 2nd edition, Knox City Council, 2016 (or as amended)

21.02 VISION

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The *Knox Community and Council Plan 2017-2021* was formulated in partnership with the community and articulates the community and Council's desired future for Knox for 2035 as follows:

Nestled between the foothills of the Dandenong Ranges and the wetlands of the Dandenong Creek Valley, Knox has a rich natural environment and picturesque landscape, highly valued by residents and visitors alike. Knox encompasses the best of city and suburban living. From the thriving modern city vibe of Knox Central at its heart, plentiful public open spaces, outstanding civic facilities and diverse residential offerings to its leafy suburban centres with abundant space, clean air, excellent schools and good transport links, Knox is the preferred place to live, work and play today and for generations to come.

The Plan identifies eight key goals and associated strategies forming the framework for progress towards Vision 2035:

- We value our natural and built environment
 - Protect and enhance our natural environment
 - Create a greener city with more large trees, indigenous flora and fauna
 - Ensure the Knox local character is protected and enhanced through the design and location of urban development and infrastructure
- We have housing to meet our changing needs
 - Plan for a diversity of housing in appropriate locations
 - Encourage high quality sustainable design
 - Support the delivery of a range of housing that addresses housing and living affordability needs
- We can move around easily
 - Enable improved transport choices supported by integrated and sustainable transport systems and infrastructure
 - Improve bike and footpath connectivity, including identifying gaps between existing bike routes, footpaths and key places
- We are safe and secure
 - Encourage and support the community to take responsibility for their own safety, and the safety of others
 - Enhance community connectedness opportunities to improve perceptions of safety
 - Maintain and manage the safety of the natural and built environment
 - Protect and promote public health, safety and amenity
 - Support the provision of emergency services
- We have a strong regional economy, local employment and learning opportunities
 - Attract new investment to Knox and support the development of existing local businesses, with a particular focus on Advanced Manufacturing, Health, Ageing and Business Services sectors
 - Plan for a range of key strategic centres that provide a diversity of employment, services and amenities to support the changing needs of our community
 - Promote and improve infrastructure and technology within the municipality and enhance strategic employment places for business
 - Increase and strengthen local opportunities for lifelong learning, formal education pathways and skills development to improve economic capacity of the community
- We are healthy, happy and well
 - Mitigate lifestyle risks such as smoking, risky alcohol consumption and drug use, obesity, lack of physical activity and poor nutrition
 - Support the community to enable positive physical and mental health

- We are inclusive, feel a sense of belonging and value our identity
 - Protect and preserve our local cultural heritage
 - Celebrate our diverse community
 - Strengthen community connections
 - Promote and celebrate the contribution of our volunteers
- We have confidence in decision making
 - Build, strengthen and promote good governance practices across government and community organisations
 - Enable the community to participate in a wide range of engagement activities

The built environment, along with community health and wellbeing, economic development and environmental sustainability are fundamentally interconnected and need to be considered in an integrated manner. The above strategies support the objectives and strategies of Knox's Municipal Strategic Statement.

21.02-1 Strategic Framework Plan

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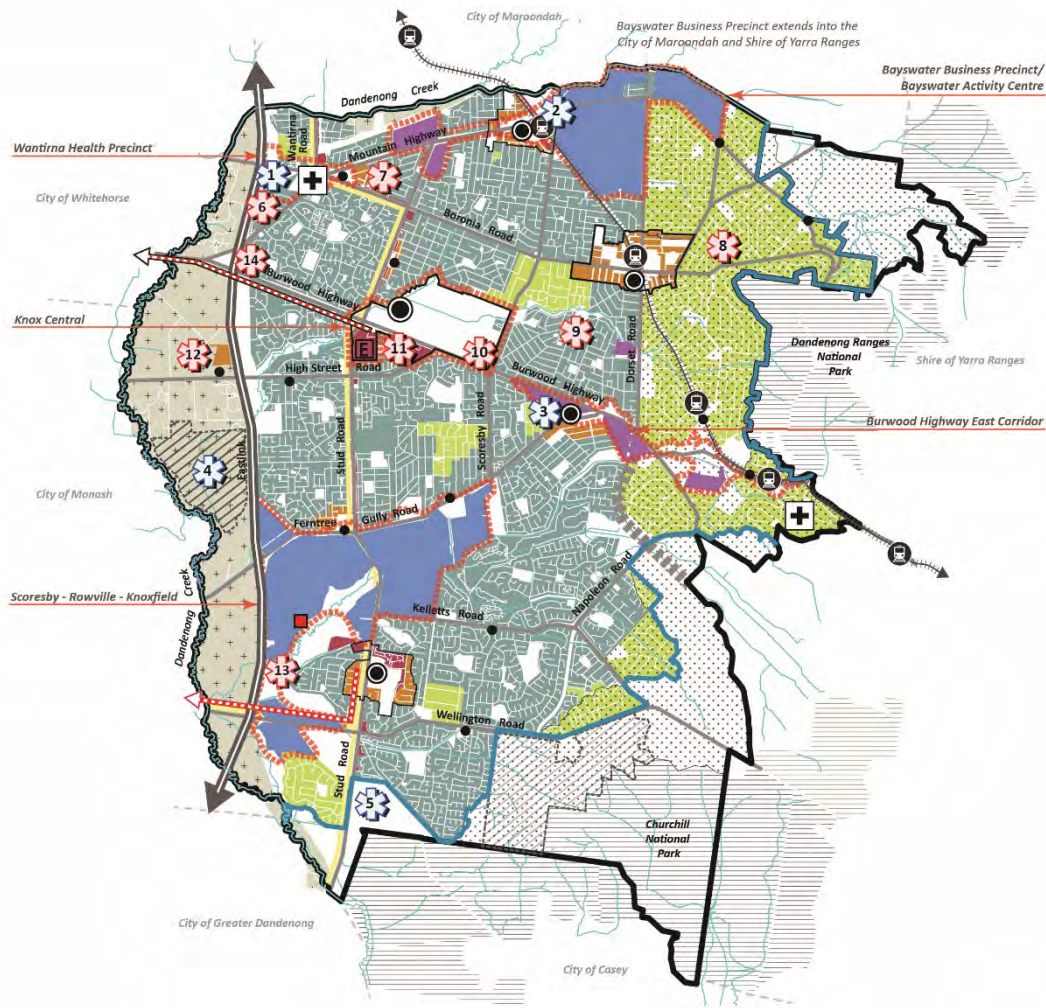
The Strategic Framework Plan sets out the general pattern for land use development and major strategic directions for the municipality. Key strategic directions for Knox include:

- Creating a network of activity centres, with preferred roles in accommodating retail, office, entertainment, housing and civic functions.
- Identifying Strategic Investigation Sites as opportunities to accommodate a range of future residential, commercial and employment uses.
- Facilitating a scaled approach to housing growth in line with the *Knox Housing Strategy 2015* with Bush Suburban, Knox Neighbourhood, Local Living and Activity Areas each playing a different role.
- Facilitating employment growth particularly in the five identified Significant Business Locations being the State-significant Wantirna Health Precinct, regionally-significant employment locations of Scoresby-Rowville-Knoxfield and the Bayswater Business Precinct/Bayswater Activity Centre, Knox Central and Burwood Highway East Corridor, including maintaining the identified core industrial areas for industrial, employment and productive economic uses.
- Protecting major environmental and landscape features, including the Dandenong Foothills, Dandenong Creek Valley and Sites of Biological Significance.
- Improving transport connections and links between the train, bus, bicycle and walking networks, and recognising opportunities for an extension of the train line to Rowville and tram line to Knox Central Activity Centre.

References

- *Knox Community and Council Plan 2017-2021*, Knox City Council, 2017 (or as amended)
- *Knox Land for Business Future Directions Plan*, Knox City Council, July 2017, Urban Enterprise, 2017
- *State of Knox Report*, Knox City Council, 2016 (or as amended)

Figure 1: Strategic Framework Plan



LEGEND

Not to scale

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR / TRAIN STATION
- SMART BUS ROUTE
- ARTERIAL ROAD
- EASTLINK
- URBAN GROWTH BOUNDARY
- CREEK
- ACTIVITY AREA (RESIDENTIAL)
- LOCAL LIVING (RESIDENTIAL)
- KNOX NEIGHBOURHOOD (RESIDENTIAL)
- BUSH SUBURBAN (RESIDENTIAL)
- SIGNIFICANT BUSINESS LOCATIONS
- CORE EMPLOYMENT LAND AREAS
- LOCAL EMPLOYMENT LAND AREAS
- QUARRIES/EXTRACTIVE INDUSTRY
- NEIGHBOURING MUNICIPAL BOUNDARIES
- DANDENONG CREEK VALLEY
- DANDENONG FOOTHILLS
- NATIONAL PARK

- HIERARCHY OF ACTIVITY CENTRES**
- ACTIVITY CENTRE
 - NEIGHBOURHOOD ACTIVITY CENTRE
 - FUTURE NEIGHBOURHOOD ACTIVITY CENTRE
 - ACTIVITY CENTRE BOUNDARY
 - HEALTH PRECINCT
 - EDUCATION ANCHOR
 - POTENTIAL BURWOOD HIGHWAY TRAM EXTENSION
 - FUTURE ROWVILLE RAIL
 - FUTURE DORSET ROAD EXTENSION

- STRATEGIC INVESTIGATION SITES- ECONOMIC BUSINESS LAND FOCUS
- 1 Wantirna Health (706, 750, 750A and 760 Boronia Road, and 251 Mountain Highway, Wantirna)
 - 2 Bayswater Triangle
 - 3 Mountain Gate Triangle
- BUSINESS LAND COMPONENT
- 4 Boral Quarry (191 George Street, Wantirna South)
 - 5 Waverley Golf Course (and adjoining sites on Stud Road)
- STRATEGIC INVESTIGATION SITES- RESIDENTIAL
- 6 203 Mountain Highway, Wantirna
 - 7 Wantirna Heights School
 - 8 Boronia Heights College
 - 9 Norvel Road Quarry, Ferntree Gully
 - 10 DPI site (609- 621 Burwood Highway, Knoxfield)
 - 11 Knox Village Retirement Village (Burwood Highway, Wantirna South)
 - 12 Jenkins Orchard (1201-1211 High Street Road, Wantirna South)
 - 13 Kingston Links Golf Course
 - 14 Part of 25 Burwood Highway; 55 Burwood Highway; 56 Mountain Highway and unreserved Crown Land (Parcel 196), Wantirna

21.03 ENVIRONMENTAL AND LANDSCAPE VALUES

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This clause provides local content to support Clause 11 (Settlement), Clause 12 (Environmental and landscape values) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.03-1 A treed city

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The natural environment provides many and varied values and benefits for the local community, including:

- The intrinsic value of biodiversity to support healthy ecosystems.
- Supporting a diversity of organisms and flora and fauna communities within the municipality and within each patch of habitat.
- Practical ecosystem services, such as climate moderation, erosion control, water purification and carbon sequestration.
- Managing environmental risks, minimising impact of urban heat island effects and providing shade.
- Providing landscape character and a green skyline, particularly along ridgelines and creek valleys, along major views and vistas and as a backdrop to urban and rural areas.
- Benefits to the health and wellbeing of the community, including amenity, recreation, social interaction and health benefits and improved liveability of Knox's communities.
- Promoting the value of the natural environment to the community, including the need for environmental sustainability as an integral element of the built form.
- Defining and enhancing the character and image of Knox and its local areas and contributing to a sense of place.

The *Knox City Plan (incorporating the Council Plan) 2013-17 and Integrated City Strategy and Implementation Plan 2015-17 Knox Community and Council Plan 2017-2021* recognises the role of the natural environment with its many values and benefits, and seek to protect and enhance all natural areas in Knox. Preventing the loss of vegetation and enhancing the green and leafy image of Knox is central to its overall vision, reflecting its healthy, liveable communities and its local identity and character.

Canopy trees are an integral component in retaining Knox's natural environments and maintaining its landscape character. Once canopy trees are lost, they are impossible to replace in the short to medium term. With the loss of canopy trees, local habitat and ecosystems are compromised, and the values and benefits of the natural environment are significantly diminished.

The importance of retaining and enhancing vegetation, in particular canopy tree coverage, as part of the planning application process in the face of competing development pressures is therefore a key objective. All trees, even single canopy trees in suburban backyards, contribute to the green skyline and collectively make a contribution to Knox's green and leafy character and its natural environment.

Key issues:

- Maintaining and strengthening Knox's 'green and leafy' image and its identifiable landscape character, despite development pressures.
- Recognising the importance of retaining canopy trees as the single most important factor in retaining Knox's landscape character and its natural environment.
- Improving overall understanding within the planning system of the value of trees in improving the liveability of Knox's communities, mitigating climate change impacts and providing a range of other health and wellbeing benefits.
- Habitat Fragmentation.

Objective 1

To protect and strengthen treed character and landscape value across all areas in Knox.

Strategies

- 1.1 Create a greener and more liveable City with more canopy trees and vegetation in public and private spaces.
- 1.2 Require vegetation to be retained where it contributes to landscape value and character, along ridgelines, waterways, streetscapes, transport corridors, and where it contributes to significant views, vistas and local amenity values.
- 1.3 Ensure new development proposals consider the impact on the health and viability of existing vegetation, and respond to the landscape values of the site and local area.
- 1.4 Incorporate the planting of new vegetation, including canopy trees within development proposals to enhance natural values of the site and of the local area.

21.03-2 Biodiversity and native vegetation

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The Knox community places a high value on the municipality's natural environment and conserving and enhancing remaining natural habitat and biodiversity values.

Knox has many sites of biological significance, including sites of National, State, regional and local significance as identified within the *Sites of Biological Significance in Knox – 2nd Edition, 2010*. These sites contain native vegetation, creeks, water bodies and floodplains, which not only provide attractive and distinctive landscapes, but contain environmentally significant flora and fauna and are at risk of being degraded and lost to development.

Less than 5% of Knox's land area retains native vegetation (not including scattered trees with no understorey). Of this remaining native vegetation, nearly 90% belongs to Ecological Vegetation Classes (EVCs) that are now listed as endangered or vulnerable at the national or bioregional scale. The EVCs which remain are significantly reduced from their original state and are at further risk from inappropriate clearing and fragmentation.

Conservation of native flora in Knox is at a critical stage, and this has grave implications for native fauna in loss of habitat. More than a quarter (and perhaps as much as half) of remaining flora species is estimated to be lost within one or two decades if no preventative action is taken. It is therefore critically important to retain and enhance the remnants of Knox's remaining native vegetation and sites of biological significance. Maintaining the diversity and genetic integrity of indigenous flora and fauna is therefore a priority. Consideration also needs to be given, where appropriate, to responding to the biodiversity needs of a changing climate, to maximise opportunities for survival of indigenous species under climate change.

Biodiversity values are best represented in Knox by the recognised sites of biological significance, and by their indigenous flora, fauna and landscapes. Indigenous flora and fauna outside the recognised sites are also important, and some indigenous fauna are supported by plantings of certain non-indigenous plants.

The State Planning Policy Framework covers the intrinsic values of biodiversity across the State, particularly in the application of Clause 52.17 - Native Vegetation. In the local context of Knox, implementing native vegetation and biodiversity values also includes the objectives and strategies of this clause, Clause 21.11 - Local Areas and relevant schedules to the Environmental Significance Overlay and Vegetation Protection Overlay. Collectively, this local content reflects the context, values and expectations with respect to protecting biodiversity and native vegetation across Knox.

Key issues

- Loss of habitat and loss of biodiversity.
- Protecting and enhancing natural environments and native vegetation for all their natural values, particularly in Sites of Biological Significance.

- Minimising any further reduction in indigenous vegetation that is occurring from land use fragmentation and development pressure.
- Controlling and managing pest plants.

Objective 2

To retain and enhance native vegetation in Knox, in extent and ecological condition.

Strategies

- 2.1 Require land use, development and subdivision to protect and enhance the significance of the natural environment and respond to the environmental and natural values of the local area in an integrated and balanced manner.
- 2.2 Support the retention and enhancement of habitat, ecological and intrinsic values of native vegetation, particularly along creek valleys and linear reserves, in the Dandenong Foothills, parks and reserves and in recognised Sites of Biological Significance.
- 2.3 Ensure that removal or destruction of native vegetation occurs only where it is unavoidable, and then only to the minimum extent necessary.
- 2.4 When native vegetation is lost, compensate the local community and environment through offsets located within Knox.
- 2.5 Incorporate the planting of native vegetation into landscape plans, subject to constraints such as bushfire risk.

Objective 3

To protect and enhance the natural values of Sites of Biological Significance.

Strategies

- 3.1 Protect and enhance Sites of Biological Significance for their natural values, recognising the strategic role these sites play in overall conservation management and achieving biodiversity outcomes in Knox.
- 3.2 Use Sites of Biological Significance as focal points for projects to create and enhance habitat and natural values, such as offset plantings and seed propagation.
- 3.3 Avoid vegetation removal, development or land uses within or near Sites of Biological Significance, that would fragment habitat, weaken habitat linkages, or diminish the extent or quality of native vegetation, aquatic habitats or floodplain processes.
- 3.4 On land adjacent to or upstream of Sites of Biological Significance, foster land management practices that help to buffer or support the Sites' natural values, and discourage adverse impacts such as habitat fragmentation, noise, altered hydrology, increasing the need to remove vegetation for bushfire protection, visual incompatibility and degrading the natural experiences offered by the Sites.

Objective 4

To maintain the diversity and genetic integrity of indigenous flora and fauna within Knox to prevent species from becoming locally extinct.

Strategies

- 4.1 In assessing applications for removal of vegetation and in considering replacement planting:

- Place considerable weight on protecting, managing and planting species whose category of threat of local extinction in Knox is ‘Critically endangered’ or ‘Endangered’.
- Place considerable weight on protection of habitat needed by fauna species that are threatened with extinction at the local or larger scales.
- Avoid planting species or varieties that displace indigenous plants.
- Ensure the provenance of indigenous replacement plants is as close as possible from the planting site (geographically or environmentally).
- Consider adaptive approaches to biodiversity management (where appropriate), to maximise opportunities for indigenous species to adapt to and survive under climate change, in response to new science and recognised industry best-practice.

21.03-3 Natural corridors

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Knox is traversed by a series of small creeks, generally running east to west, whose corridors present opportunities for an important system of public spaces. These corridors include drainage easements, floodways, parks and other public reserves. Because of the large areas involved and their relatively uninterrupted extent through the municipality, these spaces have the potential to contribute significantly to Knox’s landscape and recreation resources. These corridors present opportunities to create highly valued and amenable open space networks of walking and cycling paths, public spaces, landscape and ecological corridors. There is further scope for improved urban design outcomes to activate the natural corridors and improve the interface and connectivity between public and private spaces.

Key Issues

- Recognising the multi-faceted role of creek corridors as important environmental, recreation, open space and landscape corridors throughout the City.
- Improving access to and connectivity to creek reserves.
- Improving urban design outcomes along creek reserves.
- Potential bushfire risk associated with natural corridors.

Objective 5

To protect and enhance the network of habitat and creek corridors, as key public, landscape and environmental assets.

Strategies

- 5.1 Develop and enhance the creek corridor system as a network of paths, public open space, and natural systems with a sense of address.
- 5.2 Support an improved network of habitat corridors and waterways to connect sites of biological significance and other areas of indigenous vegetation.
- 5.3 Support interaction of public and private realms along creek corridors and waterways.
- 5.4 Support and strengthen opportunities for creek corridors being actively used as public spaces, with high levels of connectivity from nearby urban areas, enhancing their role as places for social, recreational, cultural and community activities.
- 5.5 Manage bushfire risks of natural corridors and adjoining land.

21.03-4 Significant landscapes

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The most significant landscape characteristic of Knox is its appearance as a suburban area set in a larger natural and rural landscape. Rural and green wedge land in Knox contributes to its significant landscapes which play an important role in shaping the overall identity and character of the municipality. This land is predominantly located in the foothills of the Dandenong Ranges, including the Lysterfield Valley. This land is significant at the metropolitan, regional and local levels. It forms part of two regional 'green wedges': the *Yarra Valley and Yarra and Dandenong Ranges* to the north east, and the *Southern Ranges* to the south east. The residential areas located within the Dandenong Foothills also contribute to the significance of this landscape.

Views of the Dandenong Ranges and their foothills are valued highly by the Knox community. The Dandenong Ranges and their foothills also form a backdrop to countless views from across the eastern suburbs of Melbourne, including long range views to and from the Melbourne CBD.

The Lysterfield Valley is classified by the National Trust as "an attractive pastoral landscape which forms part of a 'green wedge' between the suburban areas of Rowville and Dandenong North, and the urbanised Ferntree Gully-Belgrave ridge of the Dandenongs".

The Dandenong Valley Parklands are a series of regionally significant reserves extending 10km along the Dandenong Creek. A large area of the Parklands are within Knox, with EastLink situated along the eastern edge of the Parklands between the creek and residential areas. It is one of the most highly visited and popular parks in Melbourne.

There are other parcels of land outside these three areas with a current or former rural land use or rural zoning that require further investigation to determine their future role in the broader context of rural and green wedge land in Knox.

The eastern side of Knox forms an important edge and buffer to Melbourne's expanding suburbs. It is here that the built form of the suburbs meets the vegetated hillsides of the Dandenong Ranges, stopping among the folds of the Lysterfield Valley. This edge includes both public land (such as the Dandenong Ranges and Churchill National Parks) and private land, with the Urban Growth Boundary assisting in maintaining the urban edge. The Dandenong Valley Parklands provide a similar edge and landscape buffer to suburban development to the west of the municipality.

Key issues

- Maintaining the unique landscape character, amenity and natural values of Knox's significant landscapes, including the Dandenong Foothills, Lysterfield Valley and the Dandenong Creek Valley, despite development pressures and managing bushfire risk.
- The impact of new development on the landscape character of rural and green wedge land.
- Fragmentation of land.
- Lack of current information about the productivity (including potential food production) and economic role of agricultural land in Knox.
- Lack of current strategic directions for rural and green wedge land that consider all of its existing and potential values.
- The opportunity in the Dandenong Valley Parklands to consolidate the many disjointed component parklands and reserves since the construction of EastLink.

Objective 6

To protect and enhance the role of Knox's significant landscapes.

Strategies

- 6.1 Maintain an urban edge that reflects the significance, on a metropolitan level, of the Dandenong Foothills, rural valleys, and natural landscapes along the eastern and western edges of Knox.
- 6.2 Protect and enhance the views of the Dandenong Foothills as vegetated hillsides.
- 6.3 Protect and enhance the views of the Lysterfield Valley as a pastoral landscape.
- 6.4 Protect the rural views along the floodplain of the Dandenong Creek that identify the remnant grazing and horticultural landscapes that once separated Melbourne from the Dandenong Ranges.
- 6.5 Protect and enhance the landscape quality and role of the Dandenong Creek Valley as a wide, green pastoral break separating Knox from the suburban character of the balance of the eastern suburbs of Melbourne.
- 6.6 Limit development within the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley that may compromise their landscape and environmental significance.

Objective 7

To protect existing and potential aesthetic, biodiversity, landscape, amenity, cultural and agricultural values of rural and green wedge land.

Strategies

- 7.1 Limit urban development in rural and green wedge land.
- 7.2 Support the consolidation, and avoid further fragmentation of lots.
- 7.3 Support the non-urban values of rural and green wedge land by:
 - Retaining existing agricultural uses in rural and green wedge land; and,
 - Avoiding non-agricultural land uses that would adversely affect the operation of existing and/or future agricultural activities.
- 7.4 Ensure that new use and development protects and complements the established landscape character and scenic qualities of rural and green wedge land.
- 7.5 Minimise the visual dominance of development in:
 - Rural and green wedge land; and,
 - Along the Dandenong Creek Valley.

21.03-5 Implementation

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Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to applications for the display of advertising signs on Bush Boulevards to protect significant landscapes.
- Apply Clause 22.02 (~~Industrial and Restricted Retail Sales Areas Design~~Employment Land local policy) to land in an Industrial 1 Zone, Industrial 3 Zone or Commercial 2 Zone to ensure development provides high quality landscaping and visual amenity in ~~industrial and restricted retail~~employment areas.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to facilitate more sustainable landscapes and natural habitats.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to facilitate residential development that contributes to the strong 'green and leafy' character of Knox.
- ~~Apply Clause 22.08 (Scoresby Rowville Employment Precinct local policy) to land within the high amenity employment precinct to ensure development responds positively to existing environmental and landscape features.~~

- Request applications for use or development in or adjoining parks and waterways to provide information on whether the proposal would impact vegetation, air, water and soil quality of the park or waterway, as appropriate.

Application of zones and overlays

- In and adjacent to Sites of Biological Significance, avoid zoning changes that would conflict with the Sites' environmental and landscape values.
- Apply the Neighbourhood Residential Zone – Schedule 1 to the Dandenong Foothills area to ensure development protects and enhances Knox's distinctive environmental and biological values.
- Apply the Public Conservation and Resource Zone to public conservation and recreation areas.
- Apply the Public Park and Recreation Zone to public open space areas.
- Apply the Environmental Significance Overlay to Sites of Biological Significance, significant indigenous remnant vegetation and the Dandenong Ranges buffer area to protect areas of environmental significance.
- Apply the Vegetation Protection Overlay to areas of significant remnant overstorey vegetation, significant exotic and non-indigenous native trees and areas with significant canopy trees for protection.
- Apply the Significant Landscape Overlay and the Design and Development Overlay to land in the Dandenong Foothills and Lysterfield Valley to ensure development and vegetation removal respects the environmental and landscape significance of the area.
- Apply the Design & Development Overlay and the Development Plan Overlay to protect natural values where required, as part of the desired built form outcomes.

Further strategic work

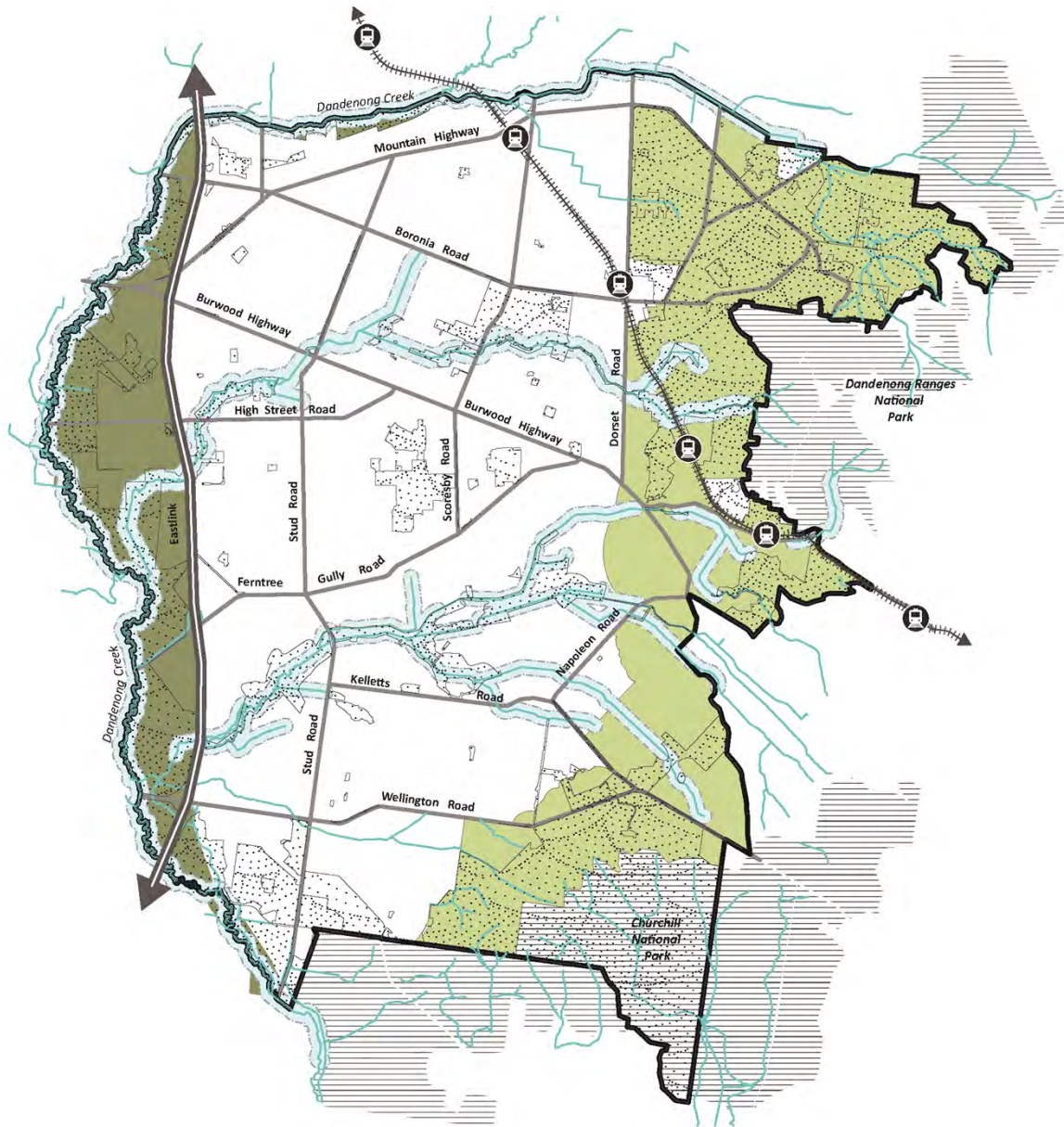
- Review the application of overlays to ensure all significant vegetation is afforded appropriate protection.
- Investigate further opportunities to take into account the local values of vegetation, including amenity and health and wellbeing values, in considering applications for vegetation removal.
- Complete an assessment of agricultural land in rural and green wedge areas to better understand its productivity (including potential food production) and economy.
- Complete an assessment of and provide strategic directions for all rural and green wedge land that consider its aesthetic, biodiversity, landscape, amenity, cultural and agricultural values.
- Work with State Government agencies and neighbouring municipalities to strategically plan for, consolidate and improve the recreational activities and landscape characteristics of the Dandenong Valley parklands, and to address interface issues between parkland and urban development.
- Review planning strategies and zoning in the area surrounding the Dandenong Valley Parklands to ensure consistency with objectives for development of the park.

Reference documents

- *Dandenong Foothills Urban and Landscape Review*, Hansen Partnership Pty Ltd for Knox City Council, 2006
- *Dandenong Valley Parkland Future Directions Plan*, Parks Victoria, 2006
- *Genetic Integrity Policy*, Knox City Council, 2015
- ~~*Integrated City Strategy and Implementation Plan 2015–17*, Knox City Council, 2015 (or as amended)~~

- *Knox City Plan (incorporating the Council Plan) 2013-17**Knox Community and Council Plan 2017-2021*, Knox City Council, 2017~~3~~ (or as amended)
- *Knox Urban Design Framework 2020*, Planisphere, 2003
- *National Trust Register No. 355 – Lysterfield Valley and Yarra Ranges Landscape*
- *Sites of Biological Significance in Knox - 2nd Edition*, G.S. Lorimer, 2010

Figure 1: Environmental and Landscape Values Map



LEGEND

-  MUNICIPAL BOUNDARY
-  RAIL CORRIDOR/TRAIN STATION
-  DECLARED ARTERIAL ROAD
-  EASTLINK
-  NATIONAL PARK
-  PRIMARY NATURAL CORRIDOR
-  DANDENONG CREEK VALLEY
-  CREEK
-  SITES OF BIOLOGICAL SIGNIFICANCE
-  DANDENONG FOOTHILLS (INCLUDES LYSSTERFIELD VALLEY)

Not to scale 

21.04 ENVIRONMENTAL RISKS

DD/MM/YYYY
Proposed C150

Proposed C164

This clause provides local content to support Clause 13 (Environmental Risks), Clause 17 (Economic development) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.04-1 Bushfire

DD/MM/YYYY
Proposed C150

Areas susceptible to bushfire in Knox are predominantly focused on the interface between urban development and the foothills of the Dandenong Ranges and bushland in Lysterfield and are shown in Figure 1. Land use and development planning in these areas must minimise the risk to life, property and the environment by applying the precautionary principle in decision-making. It must also consider the appropriateness of the intensity and location of any use and/or development in the context of bushfire risk, directing new development to lower risk areas where appropriate.

Vegetation in the Dandenong Foothills and Lysterfield is particularly important for biological and landscape purposes. Development in these areas may be limited to both minimise bushfire risk and protect significant vegetation. Consideration may need to be given to tailored site specific responses to mitigate bushfire risk whilst also achieving protection of landscape and biodiversity values.

Key issues

- Identifying areas prone to bushfire.
- Managing development to minimise risk to life, property and the environment.
- Limiting new development in the Dandenong Foothills and Lysterfield where vegetation removal for bushfire management would affect significant vegetation.

Objective 1

To ensure that new development responds to bushfire risk to life and property.

Strategies

Where land is affected by a Bushfire Management Overlay:

- 1.1 Implement appropriate bushfire protection measures to reduce any risk of bushfire to an acceptable level.
- 1.2 Limit further subdivision and rezoning of land for urban purposes.
- 1.3 Require consideration of the location, nature and intensity of the use and/or development, including the number of additional persons that will be associated with the proposal, and the level of associated bushfire risk.
- 1.4 Direct new development to locations of lower bushfire risk where appropriate.
- 1.5 Require development to meet the requirements of the relevant fire authority in respect to fire fighting, water supply and emergency vehicle access.

Objective 2

Limit development in areas at high risk from bushfire where there is also significant vegetation of high biological and/or landscape value and where planned bushfire protection measures may be incompatible with the natural environment, landscape and biodiversity values.

Strategies

Where land is affected by a Bushfire Management Overlay:

- 2.1 Discourage the intensification of urban development in areas at high risk from bushfire events and which also have high biological and/or landscape values, particularly in the Dandenong Foothills and Lysterfield.
- 2.2 Limit new development where the extent of vegetation removal, required for bushfire management, would adversely affect the environmental or landscape values of land within the Dandenong Foothills and Lysterfield.
- 2.3 In areas of high landscape and biodiversity value, consider tailored defensible space and vegetation management responses that mitigate the bushfire risk to an acceptable level whilst retaining areas of highest biodiversity and landscape value.

21.04-2 Land use conflicts

DD/MM/YYYY
Proposed C150
[Proposed C164](#)

Exports from the manufacturing and wholesale trade account for a large proportion of the total gross revenue in Knox. In ~~2013~~2015/16, manufacturing and wholesale trade made up ~~40~~56% of the \$~~19-20~~ billion of gross revenue from Knox industry. It is important to maintain the viability of industrial land by protecting it from the encroachment of commercial, residential and other sensitive uses. Conversely, in considering new industrial development, it is important to consider potential adverse impacts the development might have on surrounding sensitive uses, like noise and air emissions (odour and dust).

There are three active quarry sites within Knox as shown in Figure 1. The active George Street Quarry in Wantirna South is a Strategic Investigation Site. The other two quarry sites are both in Wellington Road, Lysterfield -and provide a ~~regionally~~ significant source of hard rock, clay and clay shale aggregates for building and construction for the Greater Melbourne region.

It is important to manage the interfaces between sensitive or commercial land uses and the active quarries, the Knox Transfer Station and other heavy industrial sites, in order to support ongoing operation of these facilities without exposing residents to adverse effects.

Key issues

- There are sensitive land uses and development sites in proximity to quarries and a waste transfer station;
- Encroachment of industry and quarries by sensitive uses and some commercial uses can impact industry operations and their viability;
- Protecting amenity of sensitive uses from residual air and noise emissions and landfill gas emissions.

Objective 3

To prevent conflict between commercial or sensitive uses with industry, waste recovery and natural resource extraction.

Strategies

- 3.1 Consider the need provide and maintain suitable separation distances between the following facilities and commercial or sensitive uses which may harm industry viability and to protect the amenity of sensitive uses:
 - Lysterfield Quarry, Wellington Road;
 - George Street Quarry in Wantirna South, and;
 - Cathies Lane Transfer Station, George Street, Wantirna South.
- 3.2 Require applications for new industrial developments to consider the proximity and interface with existing commercial or sensitive uses, along with minimising the impacts of noise, odour, dust and traffic.

- 3.3 Maintain the viability and purpose of Knox's industrial land by minimising encroachment from non-industrial uses that are not complementary to the primary industrial use.

21.04-3 Closed landfills

DD/MM/YYYY
Proposed C150

Knox has two closed landfills (Llewellyn Park Landfill and Cathies Lane Landfill) in Wantirna South, shown in Figure 1. In accordance with the Environment Protection Authority's (EPA) Publication 788.3 – *Best Practice Environmental Management: Siting, design, operation and rehabilitation of landfills*, August 2015 (Landfill BPEM), both closed landfills are categorised as Type 2 landfills as they contained putrescible waste. Use and development of these sites and land within proximity to these sites must consider environmental risks including land contamination and gas migration.

Key issues

- There are sensitive land uses and development sites located within the EPA recommended buffer distances from closed landfills.
- Proposed development and works within the recommended landfill buffer can pose a safety risk by potentially providing pathways for landfill gas migration and other adverse amenity impacts.

Objective 4

To manage the potential for adverse impacts associated with closed landfills, including gas migration.

Strategies

- 4.1 Implement the Environment Protection Authority recommended buffer distances included in Landfill BPEM (or as amended) for the closed landfills at Cathies Lane and Llewellyn Park, Wantirna South.
- 4.2 Where a proposed use and/or development encroaches into the Environment Protection Authority recommended buffer distances, have regard to Section 8.2.2 (Buffer distances and encroachment) of Landfill BPEM (or as amended).

21.04-4 Climate change resilience

DD/MM/YYYY
Proposed C150

Global environmental issues can affect Knox at a local scale; these include air quality, greenhouse gas emissions and energy efficiency, noise, water quality and catchment management, land development and the loss of vegetation and waste management. Through responsible planning these issues can be better managed and mitigated.

Land use planning and development can have regard to climate change resilience by managing intensification of high-risk areas; encouraging sustainable design in all developments; reducing demand for the private car; and greening our urban areas, which are reflected in objectives and strategies throughout the Knox Municipal Strategic Statement.

Climate change can have major impacts on the environment and people and exacerbates environmental risks such as drought, changes in temperature, the urban heat island effect, and increased storm, flooding and bushfire events. Planning for land use and development should consider these with the view to mitigating the potential future impacts of climate change.

Key issues

- Adapting the built environment to mitigate the impacts of climate change.
- Increased temperatures in urban areas as a result of extensive hard surfaces.
- Increased severity and frequency of extreme weather events as a result of climate change.

Objective 5

To create an urban environment that is resilient to the impacts of climate change, in particular the urban heat island effect, heatwaves, droughts and storm events.

Strategies

- 5.1 Promote greater use of vegetation, including canopy trees and surface grasses, green roofs and other drought-tolerant green infrastructure in development.
- 5.2 Support the use of appropriate materials, colours and heat-reflective surfaces to buildings and permeable pavements and reduce sealed surfaces.
- 5.3 Support development that mitigates increased flood risk as a result of expected changes in storm and rainfall patterns from climate change.
- 5.4 Consider the impact of a changing climate on the Knox community and built environment when evaluating land use and development proposals.

21.04-5 Potentially contaminated land

DD/MM/YYYY
Proposed C150

Land contamination can be a result of past land uses associated with industry, mining, agriculture and the handling, storing and disposal of waste or chemicals. In some circumstances, there is also the potential for off-site or groundwater contamination from neighbouring land uses and fill made up of contaminated imported soil. There are a number of potentially contaminated sites within Knox that may be redeveloped to a sensitive use. These sites require identification, testing and remediation where appropriate to ensure land is of a standard suitable for the intended new use or development.

Objective 6

To avoid harm to human health and the environment from contaminated land.

Strategies

- 6.1 Require applicants to provide an environmental site assessment, from a suitably qualified professional, where there is potential for contamination or the land use history is unclear, to determine if an environmental audit is necessary.

21.04-6 Implementation

DD/MM/YYYY
Proposed C150

Policy Guidelines

[Proposed C164](#)

- Apply State Environment Protection Policies in relation to siting and separation distances to industrial uses in consultation with the Environment Protection Authority.
- Apply Clause 22.02 (~~Industrial and Restricted Retail Sales Area Design~~[Employment Land](#) local policy) to land in an Industrial 1 Zone, [Industrial 3 Zone](#) or Commercial 2 Zone to manage siting, landscape buffers and visual amenity issues at the interface with residential land.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to improve the environmental sustainability of buildings to reduce greenhouse gas emissions and urban heat island effects.

Application of zones and overlays

- Apply a Bushfire Management Overlay to areas of high bushfire risk.
- Apply the Environmental Audit Overlay to potentially contaminated land that is rezoned to allow for a sensitive use.

- Apply the Vegetation Protection Overlay and Environmental Significance Overlay to significant environments and vegetation to protect and enhance existing vegetation to minimise climate change effects including the heat island impact.

Further strategic work

- Mitigate bushfire risk when planning for the redevelopment of key investigation sites or other large sites that are in a Bushfire Prone Area or in proximity to Lysterfield Park, Churchill National Park and Dandenong Ranges National Park.
- Investigate application of the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.

Reference documents


- ~~*Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)*~~
- ~~*Knox Council and Community City Plan (incorporating the Council Plan) 2013-17*~~*2017-2021*, Knox City Council, ~~*2013-2017*~~ (or as amended)
- *Municipal Emergency Management Plan 2016-19*, Knox City Council, 2016
- *Municipal Fire Management Plan, 2015-18*, Knox City Council, 2015

Figure 1 - Environmental Risks Map



LEGEND

- | | |
|---|---|
|  MUNICIPAL BOUNDARY |  KNOX TRANSFER STATION/FORMER LANDFILL |
|  RAIL CORRIDOR/TRAIN STATION |  BUSHFIRE MANAGEMENT OVERLAY |
|  DECLARED ARTERIAL ROAD |  QUARRIES/EXTRACTIVE INDUSTRY |
|  EASTLINK | |
|  DANDENONG FOOTHILLS | |
|  NATIONAL PARK | |
|  CREEK | |

Not to scale 

21.05 BUILT ENVIRONMENT AND HERITAGE

DD/MM/YYYY
Proposed C150
Proposed C164

This clause provides local content to support Clause 11 (Settlement) and Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.05-1 Local character, identity and sense of place

DD/MM/YYYY
Proposed C150

A vibrant City is one that is made up of liveable communities and neighbourhoods that have a strong identity and local character, reinforcing our sense of place. The creation of place facilitates the expression of diversity and identity in local areas. This includes urban design, landscape, historic and cultural elements, and physical and social infrastructure. These combined factors contribute to prosperity in local communities through new investment, infrastructure, services and facilities.

Knox City Council is committed to an integrated place-based approach to the planning and delivery of development, infrastructure, services and activities for local areas of strategic and community importance. This approach considers not only the physical and economic determinants of a local area, but also the social, cultural, community, and health and wellbeing attributes that help define a place and contribute to its liveability.

The place-based approach empowers stakeholders by fostering partnerships between Council and the community, local businesses and other key stakeholders, improving understanding and ownership within the community and facilitating outcomes that meet community aspirations.

Key issues

- Improving understanding of the value of an integrated place-based approach to local area planning across all stakeholders, including local businesses, residents and government agencies.
- Raising the profile of considering social, cultural and community health and wellbeing issues during the planning processes.
- Empowering local communities to contribute to and have ownership of the outcomes of local area planning initiatives.
- Facilitating social and economic activity in activity centres and other key local areas.

Objective 1

To create vibrant local areas with a strong character, identity and sense of place.

Strategies

- 1.1 Apply a place-based approach to development, infrastructure and land use planning to connect the delivery of services, programs and activities with measurable outcomes in local areas.
- 1.2 Develop and implement local area plans, including structure plans, in partnership with local communities, local businesses and other key stakeholders.
- 1.3 Support the development of arts and cultural facilities and assets that are distinctive to local areas.

21.05-2 Urban design

DD/MM/YYYY
Proposed C150
Proposed C164

There is increasing demand by the Knox community for higher quality architectural design and more liveable and sustainable outcomes for built form and public spaces, as important contributors to the local character, identity and image of Knox.

The *Knox Urban Design Framework 2020* (2003) provides a 'whole of city' vision and framework for the creation of liveable and sustainable environments, with further potential to capture and enhance social, economic and environmental opportunities.

As the population and local areas change, development should be accessible, sustainable and adaptable to meet existing and future community needs. The City's future urban form will need to play a much stronger role in developing and respecting local character and identity.

Key issues

- Protecting and strengthening Knox's distinctive landscape characteristics.
- Facilitating leading edge, high quality and sustainable urban design outcomes for new development.
- Facilitating design that addresses the public realm and improves public amenity.
- Facilitating design that prioritises the needs of pedestrians and cyclists.
- Addressing the needs of changing commercial and residential markets and household structures.

Objective 2

To create high quality, well-designed places that respect and strengthen the local context and landscape qualities of Knox.

Strategies

- 2.1 Require development to be high quality and to respect and positively respond to the site and local context.
- 2.2 Require development to use articulation and materials to present visual interest and to present appropriate scale and detail to the street frontage.
- 2.3 Require development to include landscape as an integral part of the overall design.
- 2.4 Require development on corner sites to maximise the prominence of the location through scale, activation of frontages and building orientation.
- 2.5 Require development to minimise the visual impact of service areas, access and parking.
- 2.6 Require development to protect and enhance the vistas to the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley.
- 2.7 Support residential development that makes a positive contribution to the preferred future character of the local area consistent with the local policy at Clause 22.07 (Development in Residential Areas and Neighbourhood Character).
- 2.8 [Support mixed use development with ground floor retail and upper storey compatible commercial and/or residential within designated activity centres.](#)
- 2.9 Require new development with an immediate proximity to the EastLink freeway corridor to be designed to respond to the freeway interface, having regard to site layout, setbacks, urban design, lighting, fencing, landscaping, drainage, advertising signs, access arrangements and acoustic attenuation, as required.

Objective 3

To create places that are accessible and adaptable to changing community needs.

Strategies

- 3.1 Support development that considers flexible and adaptable design for potential future uses to address changing markets and household structures.
- 3.2 Support development that can be accessed by people of all ages and abilities.

Objective 4

To create high quality public spaces with infrastructure for recreation, social interaction and cultural expression.

Strategies

- 4.1 Provide for attractive public space opportunities within activity centres, as identified in local area planning, such as structure plans.
- 4.2 Require development to provide opportunities for community activity and social interaction in communal or shared spaces and at interfaces between the public and private realm.
- 4.3 Require building facades to maximise visual connectivity between the public and private realms.
- 4.4 Facilitate public art and landscape treatments in public spaces in activity centres, public open space areas and along major road networks to reflect cultural identity and improve the amenity of the public realm.
- 4.5 Support opportunities for the expression of visual art in new development.
- 4.6 Require development to contribute to a pedestrian-friendly environment.
- 4.7 Require multistorey development along public spaces and creek corridors to front those public areas or, where this is not possible, to provide high quality, articulated facades which provide passive surveillance.
- 4.8 Require development adjoining public open space to provide accessible pedestrian links.

21.05-3 Bush Boulevards and gateways

DD/MM/YYYY
Proposed C150

The views presented to visitors and residents at the City's entry points and passing along main roads help to define its image and character. These gateways and road corridors accentuate the green and leafy landscape character of Knox with attractive tree-lined avenues and bush landscapes.

Knox has a series of significant road corridors that are identified as 'Bush Boulevards' and 'Paths into the Hills' (shown on Figure 1 to this clause). 'Bush Boulevards' are arterial roads with wide reservations running east-west through Knox (except Stud Road, which runs north-south) that are planted with informal avenues of native trees. As 'Bush Boulevards' extend eastwards into the Foothills they become 'Paths into the Hills' that have roadside verges containing significant understorey and canopy vegetation. Buildings along these roads generally contribute to this character with setbacks from the street and canopy tree planting. These attractive road corridors link the suburbs of Knox to the landscape character of the Dandenong Foothills. They also have various environmental benefits such as supporting local biodiversity, providing wildlife corridors, enhancing native remnant bushland values and mitigating the effects of climate change.

'Gateways' in Knox are landscape-dominant entry points into the City that intersect with the natural significant landscapes of the Dandenong Foothills, the Lysterfield Valley and the Dandenong Creek Valley.

'Dandenong Creek Valley Gateways' (shown in Figure 1 to this clause) are located at entry points along the western and northern boundaries of Knox, where main roads pass through Dandenong Creek Valley's broad corridor of green space separating Knox from adjoining municipalities. These gateways welcome visitors to Knox with a sense of openness and views into the creek valley, promoting the City's green landscape identity.

'Tourist Gateways' (shown in Figure 1 to this clause) are integrated built form and landscape entry points near the eastern boundary of Knox that are on the tourist route for visitors to the Dandenong Ranges.

The two northern-most 'Tourist Gateways' located at The Basin and Upper Ferntree Gully neighbourhood activity centres are entry points to the Dandenong Ranges and provide convenience retail and other services, supporting tourism in the wider area. Opportunities exist to strengthen the arrival experience at these gateways to capitalise on their Foothills setting and local character by integrating built form and landscape outcomes.

The 'Tourist Gateway' of Lysterfield, located to the south-east of Knox, is an entry point to both the City and the Lysterfield Valley and Lysterfield Hills, comprised of a landscape transition with no built form function. This landscape-dominant gateway is a key transition point between the

pastoral landscape and the environmental qualities of the Lysterfield Valley and Lysterfield Hills and the significant environmental landscape of the Dandenong Ranges beyond.

Key issues

- Creating attractive road corridors that link the suburbs with the landscape of the Dandenong Foothills.
- Inconsistent landscape outcomes along major road corridors.
- Integrating built form and landscape outcomes along Bush Boulevards and 'Paths into the Hills'.
- Enhancing landscape-dominant gateways that uniquely identify the City of Knox.

Objective 5

To enhance the landscape character of the City's 'Bush Boulevards', 'Paths into the Hills' and 'Gateways' and link them to the significant landscapes of the Dandenong Foothills, the Lysterfield Hills and Valley and the Dandenong Creek Valley.

Strategies

- 5.1 Along 'Bush Boulevards':
- Protect and enhance existing native vegetation within road reservations and minimise crossovers and impacts to street trees.
 - Protect and emphasise views to the Dandenong Ranges.
 - Outside of activity centres, require development to integrate with the surrounding landscape with substantial setbacks from the road planted with a natural arrangement of native canopy trees.
 - Within activity centres, maintain a continuous setback that is planted with a native tree canopy and formal landscaping to reflect the role and context of the activity centre and to support active and pedestrian-friendly street frontages and public spaces.
- 5.2 Along 'Paths into the Hills':
- Support a built form that does not dominate landscape character.
 - Protect and enhance existing native trees and understorey planting and minimise crossovers and impacts to street trees.
 - Outside of activity centres and high bushfire risk areas require development to be setback and screened with a thick buffer of native vegetation and canopy trees, minimising visibility from the road.
- 5.3 Within 'Gateways':
- Create a sense of arrival and departure at 'Gateways' by integrating natural landscape treatments and public art.
 - Protect view lines to significant landscapes.
 - Protect and enhance existing native vegetation.
 - Support planting of natural arrangements of trees and shrubs.
- 5.4 Within 'Dandenong Creek Valley Gateways', support lower-scale built form that does not dominate landscape character, is well setback and screened with canopy trees to maintain a sense of openness along the gateway corridor.
- 5.5 Within 'Tourist Gateways' located at The Basin and Upper Ferntree Gully, support lower-scale built form that respects the village character, Foothills setting and maintains public realm view lines to the Dandenong Ranges.

21.05-4 Design for safety

DD/MM/YYYY
Proposed C150

All people in Knox should feel and be safe. Applying design for safety principles reduces the fear and incidence of crime and improves quality of life and wellbeing. Designing for safety aims to:

- Maximise visibility and casual surveillance opportunities of the public realm, exterior of buildings and within sites;
- Provide safe movement, good connections, clear sightlines and access;
- Provide public lighting and way finding infrastructure;
- Maximise activity in public spaces;
- Clearly define private and public realm responsibilities;
- Manage public space to be attractive and well used; and,
- Achieve required fire safety outcomes of buildings and spaces.

Key issues

- Addressing community perceptions of poor safety in areas such as public transport interchanges, on or near public transport, and when walking after dark in public spaces.
- Incorporating Safer Design Principles and Crime Prevention Through Environmental Design (CPTED) in development.

Objective 6

To create places that increase personal safety and perceptions of safety, and reduce opportunities for crime and antisocial behaviours.

Strategies

- 6.1 Require development to incorporate Safer Design Principles and CPTED principles.
- 6.2 Support appropriate street trade and outdoor dining to enhance street activity and public realm surveillance.
- 6.3 Support development that provides legible and safe walking and cycling routes.
- 6.4 Support legible and safe walking, cycling and vehicle access to public transport interchanges.
- 6.5 Require development to provide good lighting, visibility and surveillance of car parks and internal access ways.
- 6.6 Require development to provide opportunities for passive surveillance to road frontages, creek corridors and public open space.
- 6.7 Require buildings to maximise opportunities for passive surveillance and visual connectivity between the public and private realms at ground and podium levels.
- 6.8 Support development that avoids solid fences to maximise visibility and facilitate passive surveillance.
- 6.9 Require development to avoid blind corners and entrapment points.

Objective 7

To require all new development to make a positive contribution to fire safety in Knox.

Strategies

- 7.1 Require all development to meet the requirements of the relevant fire authority in respect to firefighting, water supply and emergency vehicle access.

21.05-5 Environmentally Sustainable Development

DD/MM/YYYY
Proposed C150

The spatial development of Knox since the 1960s has predominantly comprised low-density built form that has led to a car dependent city. This has resulted in an increased use of resources, a rise in air pollution and reduced amenity levels for Knox residents.

There is a critical need to reduce greenhouse gas emissions and improve air quality, minimise water use, protect important vegetation and waterways, and reduce waste. Facilitating sustainable land use and development is critical to achieving these sustainability goals.

The implementation of environmentally sustainable design (ESD) principles at the planning approval stage of development will help to achieve Knox's sustainability and liveability objectives.

Key issues

- Adopting technology and practices in energy efficiency and alternative energy sourcing to achieve ESD outcomes.
- Improving housing liveability and amenity for occupants by supporting indoor environment quality (such as access to daylight, sunlight and ventilation, and reducing noise levels).
- Efficient use of urban water runoff and the quality of stormwater entering waterways.
- Development responding positively to the public realm, including existing and proposed open space and waterway corridors.
- Energy-performing development that reduces reliance on non-renewable resources.
- Minimising car dependency and improving use of sustainable transport modes.
- Reducing waste and pollution during all stages of the construction process.
- Safeguarding environmentally sustainable landscapes and natural habitats.
- Minimising the urban heat island effect.
- Reducing maintenance and utility costs.

Objective 8

To achieve environmentally sustainable development that contributes to a more liveable and sustainable Knox.

Strategy

- 8.1 Require new development (not including single dwellings or buildings or additions with a floor area of less than 500m²) to incorporate best practice environmentally sustainable design measures in the following areas: energy performance, integrated water management, indoor environment quality, transport, waste management and urban ecology.
- 8.2 Support innovative technology, design and processes in all development, including the use of energy efficient devices and alternative energy sources that positively influence the sustainability of buildings and development.
- 8.3 Facilitate environmentally sustainable development by assessing applications against Clause 22.04 (Environmentally Sustainable Development local policy).

21.05-6 Heritage

DD/MM/YYYY
Proposed C150

Local heritage is an integral part of the evolution of land use in Knox and contributes to the diverse cultural heritage and identity of the City. The *City of Knox Heritage Study* (1993) identifies many known heritage places in the municipality, however it is not a comprehensive record of all places of historic and cultural significance in Knox.

The challenge is to identify, protect and enhance all places of historic, social and cultural significance in Knox and to recognise their contribution to a sense of place and identity. This includes Aboriginal cultural heritage, which is a significant part of the heritage of all Australians. There is a need to protect and better reflect the significance of places of Aboriginal cultural heritage in built and natural environments.

Two Aboriginal clans are recognised by Knox City Council as the Traditional Owners of land within Knox; the Boon Wurrung People and the Wurundjeri People of the Kulin Nation. Significant cultural places of historic significance known to exist include the Dandenong Police Paddocks in Rowville, Dandenong Creek and views towards Mt Corhanwarrabul, which are of spiritual

significance. Many other places of Aboriginal cultural heritage are yet to be identified, and some may not be until new development is proposed. Areas of Aboriginal cultural heritage sensitivity are primarily located along waterways and around Lysterfield Park and are subject to requirements under the *Aboriginal Heritage Act 2006*.

Land use and development approval processes for places of historic and cultural significance must acknowledge their importance and consider potential impacts on their heritage value. Appropriate uses need to be identified or retained to help preserve these places and their heritage values into the future.

Key issues

- Outdated and inadequate identification, assessment and protection of all places of historic and cultural significance in Knox.
- Recognising the need to improve knowledge, understanding of and respect for Aboriginal cultural heritage sites within Knox and to better reflect their significance in the built and natural environment.
- Loss of places of historic and cultural significance from inappropriate development.
- Ensuring land use and development approval processes recognise and protect places of historic and cultural significance.

Objective 9

To identify, protect and enhance places and areas of historic, cultural and social significance.

Strategies

- 9.1 Promote the identification and assessment of all places and areas of historic, cultural and social significance.
- 9.2 Promote the protection, enhancement and management of all places and areas of historic, cultural and social significance.
- 9.3 Facilitate land use and development that is respectful of the heritage values and character of the place and surrounding area, and does not adversely affect the significance of the place.
- 9.4 Support viable uses which recognise the importance of identified places of heritage significance and their adaptive re-use.
- 9.5 Require an application to demolish a building (or part of a building) or carry out works in a heritage overlay to be accompanied by a report justifying the proposal.

Objective 10

To identify and protect significant places of Aboriginal cultural heritage to better reflect Aboriginal values and perspectives in our built and natural environments.

Strategies

- 10.1 Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.
- 10.2 Support development that reflects Aboriginal values and perspectives in the built and natural environment.

21.05-7 Advertising signs

DD/MM/YYYY
Proposed C150

Advertising signs provide important information relating to local businesses and services and support economic growth, however they can have detrimental impacts on the visual amenity of local areas. The challenge is to ensure that advertising signs are able to adequately and appropriately

identify local businesses and services whilst taking into account their visual impact on the built form, streetscape and local amenity.

Key issues

- Excessive signs and visual clutter, which dominate streetscapes.
- Managing the visual impact of signs on the views and vistas towards, from and within the Dandenong Foothills, Lysterfield Valley and hills, and Dandenong Creek Valley parklands.
- Managing the impact of large format signs, such as sky signs, promotion signs and promotion panel signs.

Objective 11

To ensure advertising signs meet the advertising needs of businesses on the land, without causing visual clutter or having detrimental streetscape or amenity impacts.

Strategies

- 11.1 Support advertising signs which are compatible with the scale of the building and/or site, the surrounding streetscape and landscape character of the area, and the size and nature of other signs in the area.
- 11.2 Avoid advertising signs which will impact on views to significant landscapes, create visual clutter, or adversely impact on residential amenity.
- 11.3 Assess applications for advertising signs in accordance with the Advertising Signs local policy at Clause 22.01.

21.05-8 Implementation

DD/MM/YYYY
Proposed C150
~~Proposed C164~~

Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to applications for the display of advertising signs to ensure advertising signs meet advertising needs of businesses on the land, without causing visual clutter or having detrimental streetscape or amenity impacts.
- Apply Clause 22.02 (~~Industrial and Restricted Retail Sales Area Design Employment Land~~ local policy) to land in an Industrial 1 ~~Zone~~, Industrial 3 ~~Zone~~ or Commercial 2 Zone to ensure ~~the design of industrial and restricted retail sales~~ development maintains and enhances the appearance ~~and amenity of industrial and restricted retail areas~~ **employment areas**.
- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential uses and development in residential areas to ensure the design is attractive and protects the residential character of the area.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to facilitate environmentally sustainable design outcomes.
- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to residential and mixed use development in the Commercial 1 Zone to ensure development has a high standard of visual appearance and is of an appropriate scale.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to development in residential zones to ensure the design of development responds to the preferred future character of residential areas.
- ~~Apply Clause 22.08 (Scoresby-Rowville Employment Precinct local policy) to land in the precinct to ensure development maintains high design and amenity standards.~~
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals, as appropriate.

Application of zones and overlays

- Apply the Design and Development Overlay as appropriate, to achieve specific design, built form and landscape outcomes for local areas, including activity centres.
- Apply the Design and Development Overlay and the Significant Landscape Overlay to land in the Dandenong Foothills to ensure development and vegetation removal respects the environmental and landscape significance of the area.
- Apply the Development Plan Overlay, as appropriate, to provide for the integrated and orderly development of local areas, including shopping centres and residential development sites to ensure appropriate lot size and layout, landscaping, design principles and heritage outcomes.
- Apply the Development Plan Overlay to ~~the Scoresby-Rowville Employment Precinct~~ Caribbean Park, Stamford Park and surrounds to provide for the integrated and orderly development of the area, including design requirements for a high amenity precinct.
- Apply the Development Plan Overlay to part of the Wantirna Health Precinct to provide for the integrated and orderly expansion of the Knox Private Hospital to facilitate a State-significant health precinct.
- Apply the Heritage Overlay to areas and buildings of historical, cultural and social significance to protect heritage places, precincts and vegetation.

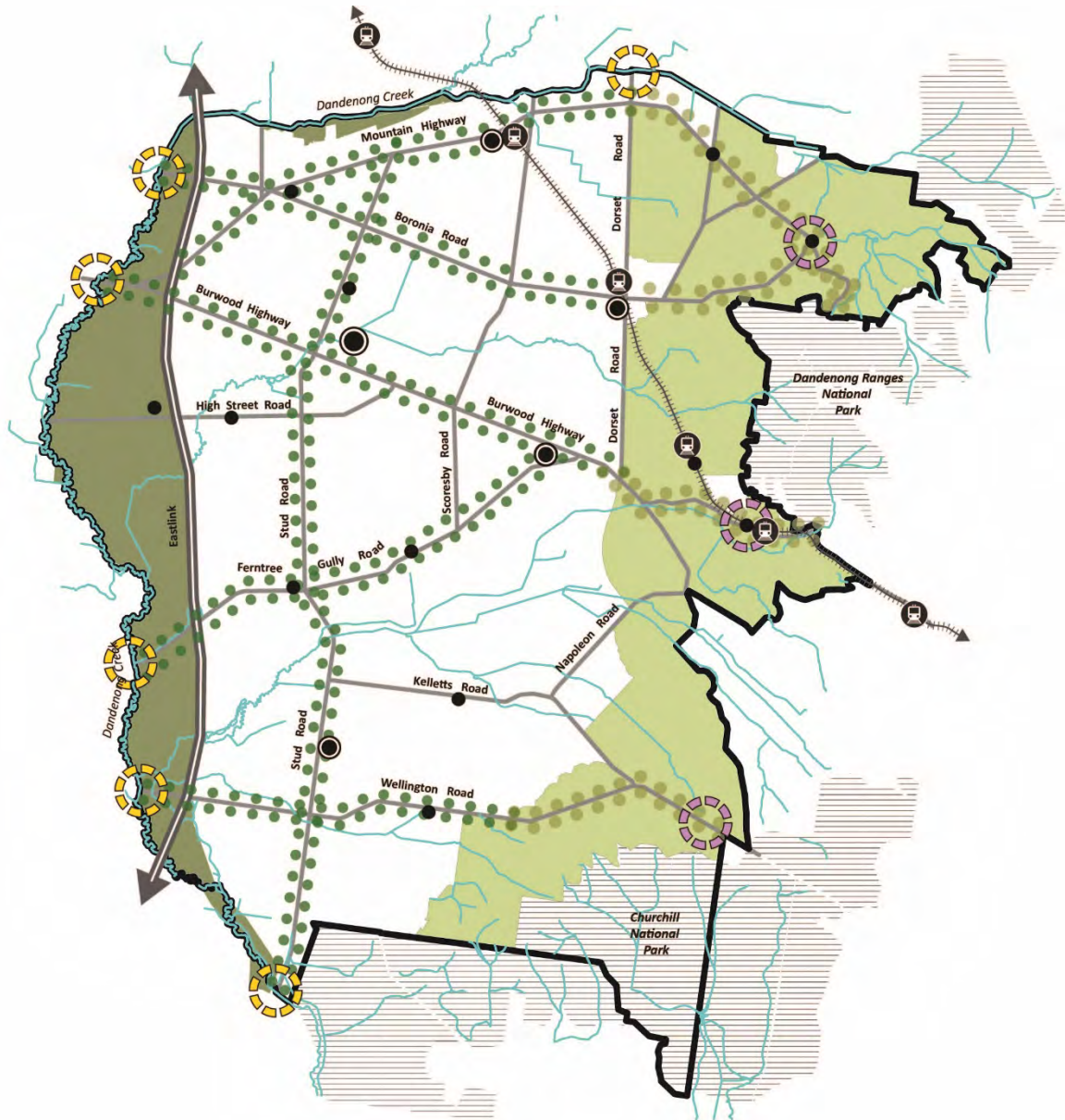
Further strategic work

- Review the *Knox Urban Design Framework 2020* (2003).
- Prepare a local area plan for the Burwood Highway commercial corridor.
- Prepare a new Heritage Study for the City of Knox, to provide a comprehensive record of historic, social and culturally significant places and areas in Knox, including Aboriginal cultural heritage, and to implement its recommendations into the Planning Scheme.

Reference documents

- *City of Knox Heritage Study*, McInnes, M, 1993
- ~~*Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)~~
- *Knox Arts and Cultural Plan 2012-22*, Knox City Council, 2012
- *Knox City Council Mobility Study*, Knox City Council, 2011
- ~~*Knox City Plan (incorporating the Council Plan) 2013-17*~~ *Community and Council Plan 2017-2021*, Knox City Council, 2017 (or as amended)
- *Knox Community Safety Plan 2013-2017*, Knox City Council, 2013
- *Knox Liveable Streets Plan 2012 -2022*, Knox City Council, 2012
- *Knox Urban Design Framework 2020*, Planisphere, 2003

Figure 1 - Bush Boulevards and Gateways Map



LEGEND

- RAIL CORRIDOR / TRAIN STATION
- MUNICIPAL BOUNDARY
- DECLARED ARTERIAL ROAD
- EASTLINK
- TOURIST GATEWAY
- DANDENONG CREEK VALLEY GATEWAY
- BUSH BOULEVARD
- PATHS INTO THE HILLS
- CREEK
- FOOTHILLS
- DANDENONG CREEK VALLEY
- NATIONAL PARK

HIERARCHY OF ACTIVITY CENTRES:

- ACTIVITY CENTRE
- NEIGHBOURHOOD ACTIVITY CENTRE

Not to scale

21.06 HOUSING

DD/MM/YYYY
Proposed C150
Proposed C164

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.06-1 Scaled approach to residential development

DD/MM/YYYY
Proposed C150
Proposed C164

In managing the City's current and future housing needs, Council supports a scaled approach to residential development to accommodate population growth and the community's changing household needs. This scaled approach recognises that some parts of the City will need to accommodate change and in other areas, there will be limited change in order to protect and enhance Knox's green and leafy character and protect areas of environmental significance.

The *Knox Housing Strategy 2015* identifies four distinct residential areas that support the scaled approach to residential development as shown in Figure 1 to this clause (Housing Framework Plan). The four areas are:

- Bush Suburban
- Knox Neighbourhood
- Local Living Areas
- Activity Areas

Within each area, a different level of change is anticipated to respond to the City's current and future housing needs.

Strategic Investigation Sites

Strategic Investigation Sites are generally sites that are not currently used for residential purposes, such as quarries, schools 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), including a component of social housing. Strategic Investigation Sites are indicated in Figure 1 to this clause and Figure 1 to Clause 21.07 (Economic Development). Strategic guidance for these sites is provided in the *Knox Housing Strategy 2015* and the *Knox Affordable Housing Action Plan 2015-2020*. Where Strategic Investigation Sites have already been subject to investigation processes and have been rezoned to facilitate future residential development, additional strategic guidance may also be found in the relevant zone and overlay schedules which apply to the land.

Key Issues

- Responding to the City's changing housing needs.
- Limited availability of land within the municipality, which increases pressure for infill development within established suburbs.
- Protecting sensitive areas from overdevelopment.
- Directing new residential development to preferred locations.

Objective 1

To support a scaled approach to residential development in accordance with the *Knox Housing Strategy 2015*.

Strategies

- 1.1 Support residential development that is consistent with preferred dwelling typologies for each area as shown in Figure 1 – Housing Framework Map.
- 1.2 Direct growth away from Bush Suburban and Knox Neighbourhood areas.
- 1.3 Direct housing growth toward Local Living and Activity Areas.
- 1.4 Support residential development, where appropriate, on Strategic Investigation Sites (in whole or in part).
- 1.5 Support residential development and mixed use development with a residential component in the Commercial 1 Zone, consistent with the local policy at Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone).
- 1.6 Support residential development on large development sites located within a Design and Development Overlay or a Development Plan Overlay, consistent with the provisions of those overlays and the underlying zone that applies.
- 1.7 -Support residential development within the Wantirna Health Precinct which supports and complements the health, education and community and other employment generating activities of the precinct and provides accessible housing options not in conflict with or constraining to the strategic directions of the precinct as specified in Clause 21.07.

21.06-2

DD/MM/YYYY
Proposed
C150

Diversity of housing choice

The Knox community is diversifying and ageing. Knox's dominant household type remains families with children, with the number of children (and their parents) forecast to increase over the next twenty years as the population grows. However, the number of people at post-retirement age are growing more quickly and forecast to double between 2011 and 2031. This will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households making up just over half of all households in Knox within 20 years.

Single dwellings on large blocks remain the dominant form of housing. In recent times, there has been an increase in the number of villa units, townhouses and apartment buildings in the municipality to respond to the community's demand for different types of housing. However, the current sizes and types of housing overall are inadequate to respond to the increasing demand for smaller households, particularly from sole and older person households.

The Knox population is ageing, with one in four residents aged over 55 in 2011. The municipality has the opportunity to encourage 'ageing in place' through continued support of aged care facilities and social housing, and an increase in smaller dwellings.

Affordability is declining as growth in median household income has failed to match the growth in house prices. There is an undersupply of affordable housing the City, which has contributed to high levels of mortgage stress within some parts of the municipality. Several northern suburbs of Knox hold top-10 status for the highest number of households in Melbourne experiencing housing stress and above average mortgage default rates. Typical rental properties in Knox are not affordable for lower income households. The supply of social housing is below the Melbourne metropolitan average, with an additional 860 dwellings needed by 2036 to meet minimum requirements.

Key Issues

- Lack of diverse housing choices.
- Directing different housing styles, types, forms and sizes to preferred locations.
- Lack of diverse housing choices for older Knox residents.
- Declining housing affordability with a lack of housing at a range of price points.
- Limited supply of social housing to meet the required needs.

Objective 2

To support a diversity of housing choices (styles, types, forms and sizes) to cater for the Knox community's current and future needs, in appropriate locations.

Strategies

- 2.1 Support a diverse range of housing, including smaller dwellings.
- 2.2 Support developments of three or more dwellings in Activity Areas and Local Living areas that include a mix of dwelling sizes (including 1 and 2 bedroom dwellings).
- 2.3 Support development that includes social housing, particularly in Activity Centres, Strategic Investigation Sites and other large-scale sites.
- 2.4 Support social housing on Council-owned sites.
- 2.5 Avoid the development of villa units, townhouses and apartments in Bush Suburban areas.
- 2.6 Avoid the development of townhouses and apartments in Knox Neighbourhood areas.

Objective 3

To provide residential development that allows people to 'age-in-place'.

Strategies

- 3.1 Support smaller scale dwellings that cater for older people.
- 3.2 Support new residential aged care facilities, except in Bush Suburban areas within the Dandenong Foothills or in a Site of Biological Significance.
- 3.3 Support the diversification of existing aged care facilities to provide a range of housing and care levels on-site.

21.06-3 Design and character

DD/MM/YYYY
Proposed C150

The strong 'green and leafy' landscape character is the unifying element of the neighbourhood character of Knox. The scaled approach to residential development adopted in each of the four residential areas will contribute to this "Knox" character and develop a distinct neighbourhood character. This character will contribute to the liveability, high amenity and environmental values of the municipality.

Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The desired future character or 'vision' for each of these areas is:

Bush Suburban	Bush Suburban Areas include two distinct areas: the Dandenong Foothills and the Sites of Biological Significance. These areas have distinctive and significant biological values. Limited and low scale residential development is anticipated in these areas in order to protect the environmental and biological qualities that make these areas distinct.
Knox Neighbourhood Areas	Knox Neighbourhood Areas represent the majority of Knox's residential areas and have a sense of spaciousness within the public and private realm. These areas will continue to be low-scale neighbourhoods, characterised by detached dwellings with large backyards which contribute to the area's green and leafy character.

Local Living Areas	Local Living Areas are focused around the larger local villages of Wantirna Mall, Studfield, Scoresby Village and Mountain Gate. These areas are within walking distance of local shops and public transport. Medium scale residential development that contributes to the green and leafy character of the area is encouraged within these areas. The Orchards in Wantirna South is also included in Local Living Areas, with its future character represented in Schedule 10 to the Development Plan Overlay.
Activity Areas	Knox's Activity Centres contain a range of shops, services and employment and have good access to a range of public transport options. A greater range and increased densities of residential development are encouraged within these areas.

Key Issues

- Strengthening the unifying 'green and leafy' character of Knox across all residential areas.
- Strengthening the neighbourhood character of each of the four residential areas.
- Improving the quality of residential design.

Objective 4

To support high quality housing design that responds to the City's 'green and leafy' character, local character and creates a strong sense of place.

Strategies

- 4.1 Support residential development which enhances the City's 'green and leafy' landscape character.
- 4.2 Support residential development that makes a positive contribution to the preferred future character of the local area consistent with the local policy at Clause 22.07 (Development in Residential Areas and Neighbourhood Character).
- 4.3 Support residential development that is innovative, accessible and site responsive.
- 4.4 Support environmentally sustainable residential development consistent with the local policy at Clause 22.04 (Environmentally Sustainable Development).

21.06-4 Areas with significant landscape and environmental values

DD/MM/YYYY
Proposed
C150

A third of the municipality is located within the Dandenong Foothills and is recognised as having a strong environmental character, with limited capacity for new residential development due to the topography, flora and fauna values and in some parts, the risk of bushfire. Other areas of the municipality also contain significant indigenous flora and fauna species that have been identified as Sites of Biological Significance. The scaled approach to residential development directs growth out of these significant areas and towards the City's activity areas and other locations better located to public transport, shopping, employment and community services.

Bushfire risk is a significant issue in parts of Knox, particularly in the foothills of the Dandenong Ranges and Lysterfield. Consideration to bushfire issues is required in the planning, siting and design of housing in these areas.

Key issues

- Protecting Bush Suburban areas (the Dandenong Foothills and Sites of Biological Significance) from overdevelopment.
- Ensuring new residential development responds to bushfire issues.

Objective 5

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

Strategies

- 5.1 Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation in the Foothills.
- 5.2 Direct significant growth in housing stock to locations outside of the Bush Suburban areas.
- 5.3 Require residential development to preserve natural landscape features.
- 5.4 Require development in areas that have been identified as Sites of Biological Significance to retain indigenous vegetation and create habitat.
- 5.5 Require residential development in neighbourhood centres in the Dandenong Foothills to demonstrate a positive contribution to local character.
- 5.6 Require the height of residential development in the Dandenong Foothills to sit below the dominant tree canopy height.

Objective 6

To reduce the risk and impacts of bushfire in the high risk areas of the Foothills of the Dandenong Ranges and Lysterfield.

Strategies

- 6.1 Limit development, subdivision and rezoning of land for urban purposes.
- 6.2 Site, design, construct and manage development to meet the requirements of the relevant fire authority to minimise the impact of ember attack, radiant heat and direct flame contact from a bushfire.

21.06-5 Non-residential uses in residential areas

DD/MM/YYYY
Proposed C150
Proposed C164

It is policy to support local employment opportunities and reduce dependence upon car based travel by encouraging non-residential uses to generally locate in and around activity centres and other commercial precincts.

Despite these broader objectives, it is recognised that residential areas require some complementary non-residential uses for the convenience of residents and provide some local employment opportunities. These uses can include medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship.

Care must be taken in siting and designing non-residential uses in residential areas to avoid any negative impact on the residential amenity of an area and to avoid inappropriate development of defacto commercial precincts.

Key issues

- Accommodating complementary non-residential uses for the convenience of local residents, where appropriate.
- Siting and designing non-residential uses to avoid negative impacts on residential amenity and creating defacto commercial precincts.

Objective 7

To support some non-residential uses in appropriate residential areas without impacting on residential amenity or creating defacto commercial precincts.

Strategies

- 7.1 Support some non-residential uses in appropriate residential areas without impacting on residential amenity or creating defacto commercial precincts by assessing applications against the local policy at Clause 22.03 (Non-Residential Uses in Residential Areas).

21.06-6 Implementation

DD/MM/YYYY
Proposed C150

Policy guidelines

- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential development in residential areas to ensure development is appropriately located, well designed and protects residential amenity.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to ensure new housing meets appropriate environmental design standards.
- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to residential and mixed use development in the Commercial 1 Zone to ensure development has a high standard of visual appearance and is of an appropriate scale.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to development in residential zones to ensure the design of development responds to the preferred future character of residential areas.
- Apply any relevant structure plans, built form guidelines and urban design frameworks, in the assessment of residential development proposals in the area.
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals, as appropriate.

Application of zones and overlays

- Apply residential zones to be consistent with the *Knox Housing Strategy 2015*.
- Apply the Neighbourhood Residential Zone – Schedule 1 to the Bush Suburban - Dandenong Foothills Area.
- Apply the General Residential Zone – Schedule 1, or other zones, as appropriate, to Strategic Investigation Sites (Residential) and other large residential development sites located within a Design and Development Overlay or a Development Plan Overlay.
- Apply the General Residential Zone – Schedule 2 to Knox Neighbourhood Areas.
- Apply the General Residential Zone – Schedule 3 to Local Living Areas.
- Apply the General Residential Zone – Schedule 5 to the Other Bush Suburban Areas.
- Apply the Residential Growth Zone – Schedule 1 to Activity Areas, where no other guidance applies.
- Apply the General Residential Zone – Schedule 4 and the Residential Growth Zone – Schedule 2 to Bayswater and Boronia Major Activity Centres.
- Apply the Commercial 1 Zone within activity centres to encourage increased residential densities.
- Apply the Design and Development Overlay, as appropriate, to achieve specific design, built form and landscape outcomes for local areas, including activity centres and Strategic Investigation Sites.

- Apply the Development Plan Overlay, as appropriate, to provide for the integrated and orderly development of larger development sites (including Strategic Investigation Sites) and achieve appropriate lot size, density and layout outcomes.
- Apply the Design and Development Overlay, the Significant Landscape Overlay and the Environmental Significance Overlay to land in the Dandenong Foothills to ensure development and vegetation removal respects the environmental significance of the area.
- Apply the Bushfire Management Overlay to areas identified as being of high bushfire risk.

Further strategic work

- Investigate the application of Development Contributions Plan Overlays for Activity Centres, Strategic Investigation Sites and other areas to contribute towards the cost of service and infrastructure improvements needed to support the additional population resulting from a development.
- Prepare and implement local area plans (such as structure plans or built form guidelines) for smaller Activity Centres in the Dandenong Foothills and centres that do not currently have locally specific guidance to address their future housing needs.
- Review the Boronia Activity Centre Structure Plan and associated planning controls to address their future housing needs.
- Review the Bayswater Activity Centre Structure Plan with other key stakeholders and associated planning controls to address their future housing needs.
- Investigate obligatory contributions to affordable housing on larger scale development through inclusionary zoning if the Victorian Government provides legislative support for such measures.

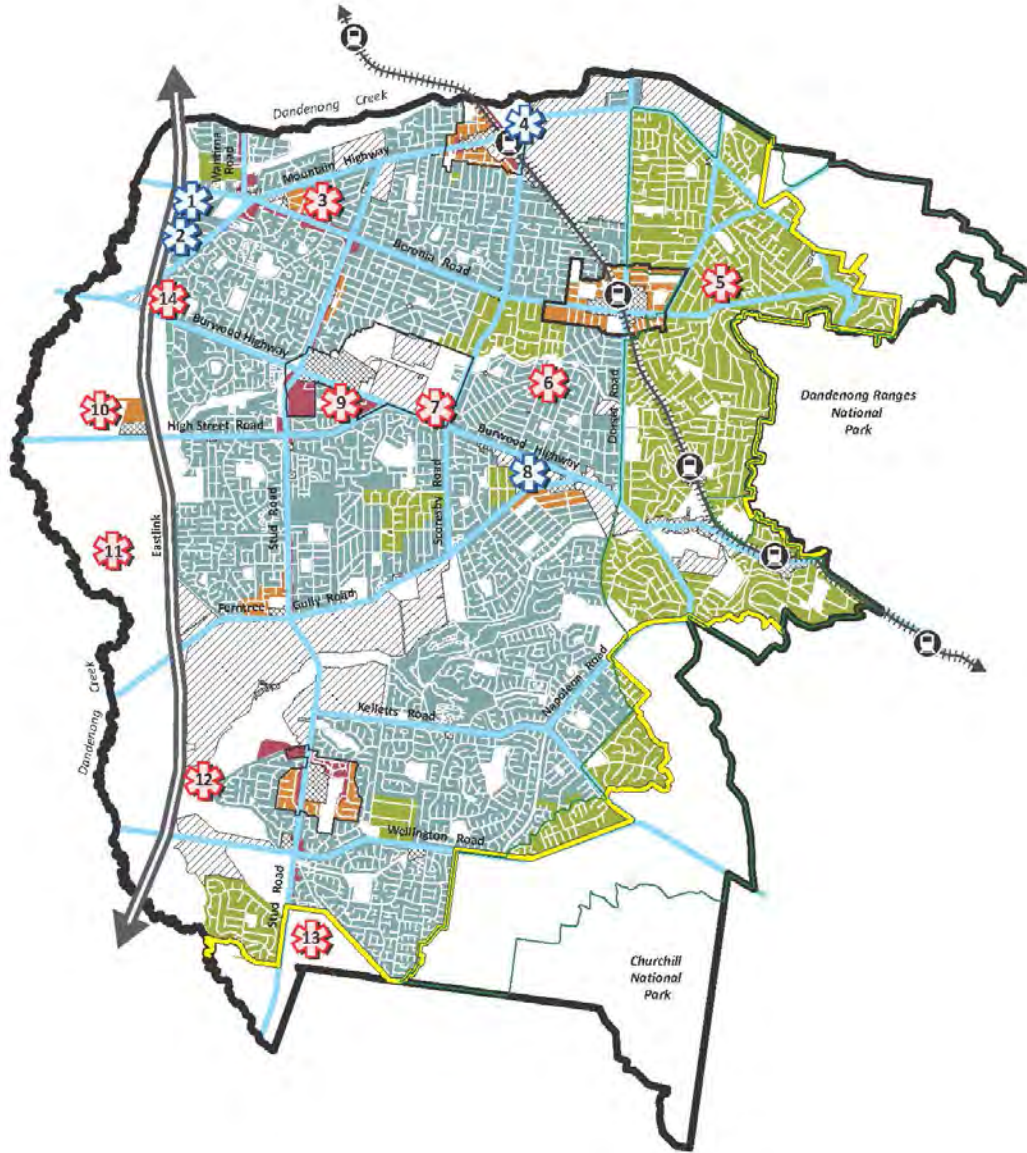
Reference documents

Knox Affordable Housing Action Plan 2015-2020, Knox City Council, 2015

Knox Housing Strategy 2015, Knox City Council, 2015

Knox Land for Business Future Directions Plan, Knox City Council, Urban Enterprise, 2017

Figure 1 – Housing Map



LEGEND

Not to scale

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR / TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- URBAN GROWTH BOUNDARY
- ACTIVITY AREA
- LOCAL LIVING
- KNOX NEIGHBOURHOOD
- BUSH SUBURBAN
- NON-RESIDENTIALLY ZONED LAND (E.G. PARKS, SCHOOLS, QUARRIES)
- DANDENONG FOOTHILLS: LIMITED HOUSING OPPORTUNITIES
- ACTIVITY CENTRE BOUNDARY
- MIXED USE AREAS (RETAIL/COMMERCIAL/RESIDENTIAL)
- COMMERCIAL/INDUSTRIAL AREAS

- STRATEGIC INVESTIGATION SITES - RESIDENTIAL**
- 3 Wantirna Heights School
- 5 Boronia Heights College
- 6 Norvel Road Quarry, Ferntree Gully
- 7 DPI site, 609- 621 Burwood Highway
- 9 Knox Village Retirement Village (Burwood Highway)
- 10 Jenkins Orchard (1201-1211 High Street Road, Wantirna South)
- 11 191 George Street, Wantirna South (Boral Quarry)
- 12 Kingston Links Golf Course
- 13 Waverley Golf Course (and adjoining sites)
- 14 Part of 25 Burwood Highway, 55 Burwood Highway; 56 Mountain Highway and unreserved Crown Land (Parcel 196), Wantirna

- STRATEGIC INVESTIGATION SITES - EMPLOYMENT/ COMMERCIAL/MIXED USE ***
- 1 & 2 Wantirna Health Precinct (750-750A Boronia Road and 203 Mountain Highway, Wantirna)
- 4 Bayswater Triangle
- 8 Mountain Gate Triangle
- * See also Clause 21.07 Economic Development Framework Map

21.07 ECONOMIC DEVELOPMENT

DD/MM/YYYY
Insert date of
approval C150
Proposed C164

This clause provides local content to support Clause 11 (Settlement) and Clause 17 (Economic Development) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.07-1 Economic growth and employment

DD/MM/YYYY
Insert date of
approval C150
Proposed C164

Knox enjoys a reputation as a high employment generator, with steady, higher than average levels of workplace participation and lower than average unemployment rates.

Knox has a workforce in excess of 55,000 people. 13,000 businesses operate in the municipality with the majority (97%) being small businesses employing less than 20 people.

The skilled workforce within Knox and the broader east of Melbourne is one of the reasons Knox is an attractive place to locate for business. Knox businesses support local employment opportunities with 37% of jobs undertaken by Knox residents, 43% from residents of neighbouring municipalities and the remainder from further afield.

Knox is a major contributor to the regional and broader Melbourne economies, with exports largely dependent on the manufacturing and wholesale trade sectors. While manufacturing is expected to remain a key industry in terms of employment and economic output, the development of other industries is diversifying the local economy to a more knowledge intensive economy. Recent economic output and value added growth between 2011 and 2016 has been in the industry sectors of: professional, scientific and technical services; construction; rental, hiring and real estate; and, health care and social assistance.

Propulsive industry sectors are the key drivers of an economy in terms of flow-on benefits of regional exports, employment, value-added and local expenditure of goods and services. Knox's propulsive industry sectors are: construction; wholesale trade; manufacturing; other services; and, health care and social services. Within manufacturing the key propulsive industry subsectors include: professional, scientific, computer and electronic equipment manufacturing; human pharmaceutical product manufacturing; and, specialised and other machinery and equipment manufacturing. Supporting Knox's propulsive industry sectors will leverage local opportunities and advantages.

Council recognises that having sufficient and suitable land available for business is important for a strong regional economy, local employment and the wellbeing of the local community.

Approximately 9% of land in Knox is specifically zoned for industrial or commercial purposes and accounts for around 85% of Knox's jobs. Knox has a range of employment locations, including five Significant Business Locations, designated Activity Centres and a network of smaller commercial and industrial areas.

The largest concentrations of employment in Knox (77%) are located within Knox's five Significant Business Locations, as identified in Figure 1 to this Clause: Scoresby-Rowville-Knoxfield, Bayswater Business Precinct and Bayswater Activity Centre, Knox Central Activity Centre, Wantirna Health Precinct and Burwood Highway East Corridor. These locations have significant investment and employment opportunities and are of key importance in maintaining Knox's economic viability into the future.

The Wantirna Health Precinct is recognised in *Plan Melbourne 2017-2050* as a State significant health precinct. This Precinct will also be a major employment centre for health, community and education services.

Capacity building and growth of local businesses and workforce to adapt to global change and disruptive technologies is recognised as a priority for the Bayswater Business Precinct.

Fifteen percent of jobs are located outside industrial and commercial zones, suggesting that home based business within residential areas are an important source of self-employment, with a high number of businesses registered as 'non-employing'.

The *Knox Land for Business Future Directions Plan 2017* anticipates that additional industrial, commercial and retail floorspace will be required over the next 20 years to meet future demand for employment and economic output generating land uses. This will be

achieved through development of the small amount (approximately 7%) of vacant industrial and commercial zoned land, the creation of new industrial and commercial land opportunities as they may become available, and more efficient utilisation of existing land. The use of core employment land areas for low level economic output and/or employment uses such as places of worship and recreation centres needs to be appropriately managed to ensure sufficient land is retained and available for core employment and production related uses that generate greater employment and economic activity.

Many of Knox's employment land areas have a good standard of design and amenity which offers businesses, employees and visitors a high quality environment. However there are some significant employment locations which require renewal or refurbishment in order to attract new business investment and employees.

There are three extractive quarries in Knox, with two of these located outside the Urban Growth Boundary, producing hard rock, clay and clay shale. The extractives give support to Greater Melbourne's construction industry. Identifying and protecting extractive resources important for Melbourne's future needs is a specific policy of Plan Melbourne.

Key issues

- Maintaining a strong and sustainable local economy.
- Strengthening local employment opportunities.
- Building the local workforce's capabilities to support local employment opportunities.
- Advancing Knox as a premier destination for high quality businesses and investment.
- Responding to broader changes in the industrial and commercial sectors.
- Pressure for smaller land lot sizes.
- Erosion of Knox's industrial capacity by intrusion of non-employment uses in core employment land areas and more affordable industrial land options on Melbourne's fringe.
- Limited opportunities to increase the supply of land for employment and economic output outcomes.
- Pressure to support or rezone industrial and commercial land for land use that has low local employment and low local economic output outcomes.

Objective 1

To create a strong and sustainable local economy and facilitate local employment opportunities.

Strategies

- 1.1 Support the development of local businesses with a focus on Knox's propulsive industry sectors, including advanced and high value manufacturing, health care, construction, wholesale trade and professional services.
- 1.2 Support the formation of industry clusters and business networks which encourage collaboration, innovation and ideas sharing within the area and region.
- 1.3 Support a broad range of employment opportunities by catering for different types of business in association with the Significant Business Locations, core employment land areas, local employment land areas and Activity Centres.
- 1.4 Support restricted retail development on main road locations in commercial zones within the Burwood Highway East Corridor Significant Business Location.
- 1.5 Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.
- 1.6 Facilitate infill development of vacant commercial and industrial sites, improvements to public realm spaces and efficient development of underutilised land to support new and ongoing employment opportunities within Knox.

- 1.7 Support appropriate home-based business and other complementary non-residential uses in residential areas, having regard to location and local amenity considerations.
- 1.8 Avoid alternative use of economically viable extractive industry sites.
- 1.9 Support tourism opportunities for activity centres located at gateways to the Dandenong Ranges.

Objective 2

To ensure sufficient land is available for employment and production economy related uses.

Strategies

- 2.1 Support high generating employment and high economic output uses, including Knox's key propulsive industries, in core employment land areas as shown in Figure 1 to this Clause by only fostering uses in these areas which directly support the industrial and production economy role of the Significant Business Location. Other uses can be considered for buildings fronting main roads taking into account existing uses and development and main road access and exposure requirements.
- 2.2 Facilitate site consolidation and redevelopment of under-utilised sites in industrial and commercial areas for business.
- 2.3 Support industrial development with internal arrangements that provide for efficient land use, including multi-storey development.
- 2.4 Support development of Strategic Investigation Sites as shown in Figure 1 to this Clause with a business land focus or business land component.

Objective 3

To provide a local amenity that makes it attractive to work and do business in Knox.

Strategies

- 3.1 Create and maintain a high standard of amenity in industrial and commercial areas.
- 3.2 Support development that provides a high quality built form and well-planted setbacks along declared arterial road frontages.
- 3.3 Protect key public realm views to the Dandenong Ranges in Activity Centres.
- 3.4 Support building renewal and quality built form in existing industrial and commercial areas.
- 3.5 Support opportunities to improve amenity of industrial and commercial areas for employees.
- 3.6 Improve the integration of industrial and commercial land with good transport links, including advocating for better public transport.

Objective 4

To facilitate development and investment, and support the growth of Significant Business Locations at Scoresby-Rowville-Knoxfield, Bayswater Business Precinct/Bayswater Activity Centre, Knox Central Activity Centre, Burwood Highway East and the Wantirna Health Precinct, as identified in Figure 1 to this Clause.

Strategies

- 4.1 Support land use and development in Significant Business Locations commensurate with their role, function and strategic directions outlined in Table 1 to this Clause.
- 4.2 Support development and investment in Scoresby-Rowville-Knoxfield as a high quality employment destination of state standing, providing high amenity and lifestyle options.

- 4.3 Support development and investment in Knox Central Activity Centre as a major commercial and employment focus for the municipality as part of a diverse precinct serving a regional base.
- 4.4 Support the diversification and attraction of innovative, adaptive and knowledge based businesses in employment areas which are aligned with Knox’s and the region’s key propulsive industries, particularly in Scoresby-Rowville-Knoxfield, Bayswater Business Precinct and Wantirna Health Precinct.
- 4.5 Facilitate a collaborative approach to support planning, development and investment in the Bayswater Business Precinct across the Knox, Maroondah and Yarra Ranges Councils.
- 4.6 Support improved integration and connection between the Bayswater Business Precinct and the Bayswater Activity Centre.
- 4.7 Facilitate and support development and investment in the Wantirna Health Precinct with a focus on health, education, community and other complementary employment generating uses.
- 4.8 Support development and investment in the Burwood Highway East commercial corridor to strengthen its role as an employment precinct.

Table 1 – Knox significant business locations table

Scoresby-Rowville-Knoxfield	
<p>Role and function</p> <p>This location includes Industrial and Commercial 2 zoned land, as well as the Scoresby Village Neighbourhood Activity Centre.</p> <p>This location is important for investment and employment in Knox and is recognised as a regionally significant employment cluster. It contains the highest number of jobs within any significant business location in Knox.</p> <p>Part of the industrial zoned land forms one of two “core industrial land areas” in Knox, which need to be protected from encroachment from non-employment uses, given the strategic and economic value of this land to the local and regional economy.</p> <p>This location is expected to be in high demand for new business, given its locational advantages with good access to Eastlink and, by extension, to the National Employment Innovation Clusters of Monash and Dandenong, availability of greenfield sites, high levels of amenity and proximity to other established businesses.</p> <p>The location will need to provide flexible lot size options to accommodate broader changes in the industrial sector, by facilitating a transition away from large format manufacturing towards more technical and advanced forms of manufacturing. This includes the propulsive manufacturing industry subsectors of professional, scientific, computer and electronic equipment manufacturing; human pharmaceutical</p>	<p>Strategic directions</p> <ul style="list-style-type: none"> ▪ Facilitate and support the development of this location as a high amenity key employment destination, of state standing. ▪ Support the transition from larger format sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors. ▪ Discourage non-industrial uses within core industrial areas. ▪ Discourage restricted retail use except in Commercial 1 zoned land. ▪ Advocate for the future Rowville rail link, to improve accessibility to the location, improve sustainability and provide development opportunities for businesses. ▪ Support a centrally located neighbourhood centre to service the needs of businesses and employees in this location, and which responds positively to surrounding natural features. ▪ Support development which maintains high standards of built form and open space design and landscaping, and which enhances the high amenity standards of the precinct. ▪ Maximise opportunities to integrate development with surrounding open space and natural areas and ensure environmental and heritage character, views and vistas are maintained. ▪ Support land use and development within the precinct to be consistent with: <ul style="list-style-type: none"> · The strategic directions outlined in Table 2 to this Clause in relation to the Scoresby Village Activity Centre · Clause 22.02 (Employment Land Local

<p>product manufacturing; and specialised and other machinery and equipment manufacturing.</p> <p>Public transport improvement opportunities include a future Rowville rail link.</p> <p>There is an opportunity for a new neighbourhood centre in Caribbean Park to service the needs of local businesses and employees in this business location.</p>	<p>Policy)</p> <ul style="list-style-type: none"> · Clause 43.04 – Schedule 6 to the Development Plan Overlay (Caribbean Park, Stamford Park and surrounds); and, · Any other relevant local policy, zone, overlay and particular provisions.
Knox Central Activity Centre	
<p>Role and function</p> <p>The premier activity centre in Knox provides a major commercial and employment focus for the municipality, as part of a diverse precinct serving a regional base.</p> <p>Significant residential opportunities for medium to high density housing throughout the activity centre will go hand in hand with the strengthened role of the centre as a business and employment location.</p> <p>The activity centre offers opportunities for redevelopment of existing sites over the short to medium term, which can improve diversity of employment generating uses, result in significant amenity improvements, improve site utilisation and facilitate reinvestment in existing businesses.</p> <p>There are significant opportunities to diversify existing industrial and commercial areas, and to improve integration of employment uses with nearby open space and with the retail core of the activity centre.</p>	<p>Strategic directions</p> <ul style="list-style-type: none"> ▪ Support a diverse range of mixed uses within industrial, commercial and mixed use zones to reflect the regional role of the activity centre. ▪ Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the retail core of the activity centre. ▪ Advocate for the potential Burwood Highway tram extension, to improve accessibility for the location, improve sustainability and provide development opportunities for businesses. ▪ Support land use and development within the precinct to be consistent with: <ul style="list-style-type: none"> · The strategic directions outlined in Table 2 to this Clause; · Clause 21.10-2 (Local Areas – Knox Central Activity Centre); · Clause 22.02 (Employment Land Local Policy) · Clause 43.02 – Schedule 13 to the Design and Development Overlay (Knox Central Activity Centre); · Clause 43.04 – Schedule 2 to the Development Plan Overlay (Knox Central Commercial Core Precinct Westfield Knox); and, · Any other relevant local policy, zone, overlay and particular provisions.
Bayswater Business Precinct/Bayswater Activity Centre	
<p>Role and function</p> <p>This location includes a significant area of Industrial 1 zoned land, as well as the Bayswater Activity Centre.</p> <p>The broader Bayswater Business Precinct also includes industrial and commercial land across the Shire of Yarra Ranges and City of Maroondah.</p> <p>It is the largest significant business location in Knox in terms of area of land, while the entire Bayswater Business Precinct covers an area of</p>	<p>Strategic directions</p> <ul style="list-style-type: none"> ▪ Facilitate and support the development of this location as a key employment destination, of national significance. ▪ Support the transition from larger format employment land sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors. ▪ Support industrial uses within the Bayswater Business Precinct, reinforcing the importance of this precinct to the production economy in Knox.

<p>approximately 800 hectares.</p> <p>The Bayswater Business Precinct is important for investment and employment in Knox and the neighbouring municipalities and is recognised as a regionally significant employment cluster. In response to a significant amount of land use transition in recent years a strategic partnership project has been formed by the three Councils with Swinburne University and key industry groups to improve the precinct's economic and employment performance, physical design and function.</p> <p>The Bayswater Business Precinct will need to provide flexible lot size options to accommodate broader changes in the industrial sector, by facilitating a transition away from large format manufacturing towards a mix of formats and more technical and advanced forms of manufacturing. This includes the propulsive manufacturing industry subsectors of professional, scientific, computer and electronic equipment manufacturing; human pharmaceutical product manufacturing; and specialised and other machinery and equipment manufacturing.</p> <p>Vacant or underutilised land will provide redevelopment opportunities to improve site utilisation, increase floor area for employment generating uses, and facilitate reinvestment for businesses reinventing themselves.</p> <p>Part of the Bayswater Business Precinct forms one of two "core industrial" areas identified for Knox, which need to be protected from encroachment from non-industrial uses, given the strategic and economic value of this land to the local and regional economy.</p> <p>Grade separation of the railway lines and station upgrade in Bayswater Activity Centre has provided opportunities for improved accessibility and amenity outcomes, and new redevelopment opportunities for both the Activity Centre and the Bayswater Business Precinct.</p> <p>Opportunities exist to better integrate the Bayswater Activity Centre with the activity centre to encourage a mix of employment types, amenity improvements and reinvestment in commercial and industrial floorspace, including the Bayswater Triangle Strategic Investigation Site. Redevelopment of the Bayswater Triangle Site should be guided by the Bayswater Triangle Masterplan 2011 and the endorsed Option C and should principally provide a business land</p>	<ul style="list-style-type: none"> ▪ Discourage non-industrial uses within core industrial areas. ▪ Discourage restricted retail use except in Commercial 1 zoned land. ▪ Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the Bayswater Activity Centre. ▪ Support land use and development within the location to be consistent with: <ul style="list-style-type: none"> · The strategic directions outlined in Table 2 to this Clause in relation to land within the Bayswater Activity Centre; · Clause 21.10-4 (Local Areas – Bayswater Activity Centre) · Clause 22.02 (Employment Land Local Policy) · Clause 43.02 – Schedule 6 to the Design and Development Overlay (Bayswater Major Activity Centre); and, · Any other relevant local policy, zone, overlay and particular provisions.
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focus.	
Burwood Highway East Corridor	
<p>This location consists of land in industrial and commercial zones which abut Burwood Highway, and includes the Mountain Gate Activity Centre.</p> <p>The precinct provides a range of employment opportunities in primarily small-medium sized businesses which serve the needs of the local community.</p> <p>The location offers opportunities for redevelopment of existing sites over the short to medium term, which can improve diversity of employment generating uses, result in significant amenity improvements, improve site utilisation and facilitate reinvestment in existing businesses.</p> <p>Development outcomes will benefit from strategic land use and design guidance for the precinct.</p> <p>Opportunities for the precinct include its proximity to the Angliss Hospital precinct and the potential Dorset Road extension.</p> <p>Redevelopment of the Mountain Gate Triangle Site which consists of a number of sites in different ownership has potential for a mix of commercial uses, subject to a strategic master planning process.</p>	<ul style="list-style-type: none"> ▪ Support restricted retail uses along Burwood Highway. ▪ Support opportunities to improve integration of employment generating uses with open space, residential uses, the Mountain Gate Activity Centre and neighbourhood centres. ▪ Strengthen the strategic planning and urban design outcomes for the precinct in light of the future preferred character as a likely strategic business expansion area ▪ Advocate for the Dorset Road extension. ▪ Support land use and development within the location to be consistent with: <ul style="list-style-type: none"> · The strategic directions outlined in Table 2 to this Clause in relation to land within the Mountain Gate Activity Centre; · Clause 22.02 (Employment Land Local Policy) · Any other relevant local policy, zone, overlay and particular provisions.
Wantirna Health Precinct	
<p>This precinct is a health precinct of State significance, consisting of land in residential, commercial and public use zones.</p> <p>The precinct includes the Knox Private Hospital, Wantirna Health Hospital and the Wantirna Mall Activity Centre.</p> <p>This precinct is expected to be in high demand as a business and employment precinct, given its locational advantages with good access to Eastlink, location on a smart bus route, and proximity to existing major health providers.</p> <p>Anticipated high levels of land use change and investment opportunities in this precinct will stimulate further business and employment growth.</p> <p>The primary focus of the precinct will be to support and strengthen employment generating uses, primarily in the health, community and education sectors. This will include technology and research and development land uses to support existing and future business investment. There will also be significant opportunities for medium to high density housing as part of an integrated mixed</p>	<ul style="list-style-type: none"> ▪ Engender a collaborative approach to investment and strategic planning direction for the precinct to facilitate outcomes commensurate with its importance as a State significant health precinct. ▪ Focus on new employment generating uses which support and strengthen the health, education and community sectors. ▪ Consider employment- generating uses on all sites, as part of an integrated health-based precinct. ▪ Ensure residential opportunities support the employment generating land uses with high levels of complementary integration and accessible connections. ▪ Require new residential development to manage sensitive interfaces with existing and future employment generating uses, to avoid future amenity impacts affecting the economic viability and competitive strengths of the precinct. ▪ Support opportunities to improve integration of employment generating uses with open space, residential uses and the Wantirna Mall Neighbourhood Activity Centre. ▪ Allow for non-residential uses within residential areas which support the major

<p>use precinct.</p> <p>The <i>Knox Housing Strategy 2015</i> identifies two Strategic Investigation Sites within the precinct, which have some residential development opportunities identified to support employment generating uses within the precinct.</p> <p>Some medical centres and allied health facilities non-residential uses are expected to be established in residential areas in and around the precinct to support the major health facilities.</p> <p>The precinct will require a collaborative approach to support and facilitate future structure planning and investment, with a range of government and private sector stakeholders.</p>	<p>health providers in the precinct, where location and amenity considerations are met.</p> <ul style="list-style-type: none"> ▪ Support development which creates high standards of built form and landscaping design and amenity standards. ▪ Support land use and development within the precinct to be consistent with: <ul style="list-style-type: none"> · The strategic directions outlined in Table 2 to this Clause in relation to land within the Wantirna Mall Activity Centre; · Clause 22.02 (Employment Land Local Policy); · Clause 22.03 (Non-Residential uses in residential areas local policy); · Clause 43.04 – Schedule 11 to the Development Plan Overlay (Knox Private Hospital Expansion); and, · Any other relevant local policy, zone, overlay and particular provisions.
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21.07-2 Activity centres

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Activity centres in Knox offer a range of retail, commercial, employment, recreational, residential and social activities to support living locally.

The *Knox Land for Business Future Directions Plan 2017* anticipates that Knox will generate demand for additional retail floorspace, the majority of this being within activity centres. Given competing demands from office and residential uses within activity centres, it is important to limit residential at the ground level in the Commercial 1 Zone to meet future retail demand and to maintain vibrancy of activity centres.

The role and function of activity centres across Knox has been set out in Table 1 to this clause, which also sets out strategic directions and development opportunities. It seeks to foster viable and accessible activity centres (commensurate with their role and function), in order to support business and employment growth.

More detailed land use, development and design considerations for some activity centres are also contained within Clause 21.10 - Local Areas and relevant zone and overlay schedules.

Key Issues

- Out of centre retail activity is weakening the role and the viability of existing and designated activity centres.
- Activity centres with low levels of activity and vitality.
- Poor amenity, accessibility and connectivity to and within activity centres.
- An increasing demand for housing within activity centres is changing the traditional nature and role of activity centres.

Objective 5

To establish a network of viable activity centres that provide access to a wide range of goods and services commensurate with their role and function.

Strategies

- 5.1 Facilitate land use and development in activity centres commensurate with their role, function and strategic directions outlined in the Table 1 to this clause.
- 5.2 Support business growth across activity centres to meet community needs.
- 5.3 Consolidate retail development into existing and designated activity centres and avoid out-of-centre retail development.
- 5.4 Direct large entertainment and retail uses serving a regional catchment into Knox Central, Bayswater, Boronia, and Rowville activity centres.
- 5.5 Promote mixed uses and higher densities of housing in activity centres generally above ground level to increase local living opportunities and the vitality of centres, consistent with structure plans and the *Knox Housing Strategy 2015*.
- 5.6 Support appropriate non-residential uses in residential areas on the periphery of activity centres, where they can provide a buffer between business and residential uses that minimise off-site amenity impacts.
- 5.7 Discourage non-residential uses which operate until late at night in residential areas where late night commercial activity does not currently exist.
- 5.8 Require active frontages of buildings in activity centres.
- 5.9 Avoid residential development at ground level in the Commercial 1 Zone.
- 5.10 Support grade separation of level crossings within activity centres, and facilitate new development and community outcomes as a result which will improve amenity, accessibility and economic viability of the centre.
- 5.11 Advocate for new and improved public transport infrastructure to improve the viability, sustainability and vitality of the activity centres.

Table 1 – Knox activity centres hierarchy table

Knox Central Activity Centre	
<p>Role and function</p> <p>Knox Central serves as the civic, commercial, community, entertainment, leisure and employment focus for the municipality, with Westfield Knox Shopping Centre being a retail base for the outer eastern region of Melbourne.</p> <p>Knox Central has access to a major bus interchange, with multiple bus routes including a Smart Bus route along Stud Road.</p> <p>The potential exists for an extension of the tram network along Burwood Highway to the Knox Central Activity Centre.</p> <p>Housing opportunities comprise medium to high density residential development, including apartments and mixed use development.</p>	<p>Strategic directions</p> <p>Intensify the level of activity throughout the area, with a particular focus on achieving higher density residential and employment uses on land adjacent to the Westfield Knox Shopping Centre.</p> <p>Support the retail expansion of the Westfield Knox Shopping Centre to retain its role as a regional shopping destination.</p> <p>Support the diversification of business and employment opportunities in existing industrial areas.</p> <p>Support development of under-utilised land for a mix of medium to high density, institutional, employment and residential uses.</p> <p>Support development that activates the interface to the Lewis Park and Blind Creek Corridor. Advocate for the extension of the tram line from Vermont South to Knox Central.</p> <p>Support land use and development within the Knox Central Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> • Clause 21.10-2 (Local Areas – Knox Central Activity Centre); • Clause 43.04 – Schedule 2 to the Development Plan Overlay (Knox City/Towerpoint Shopping Centre); and, • Any other relevant local policy, zone,

	overlay and particular provisions.
Boronia Activity Centre	
<p>Role and Function</p> <p>Boronia is a major centre with a broad range of retail, commercial, office and community uses that serve a large residential community. The centre is set amongst the foothills of the Dandenong Ranges.</p> <p>The centre has access to a public transport interchange including a train station and multiple bus routes.</p> <p>Higher densities of housing including villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p>Strategic Directions</p> <p>Increase the scale and level of activity, while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. This includes protecting views towards the Dandenong Ranges.</p> <p>Support a broad range of retail, commercial and community uses within the centre to service the local area, which respects its landscape setting and character including height.</p> <p>Provide opportunities for residential and mixed-use activity within the commercial environs. Support land use and development within the Boronia Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> • Clause 21.10-3 (Local Areas – Boronia Activity Centre); • Clause 43.02 – Schedule 7 to the Design and Development Overlay (Boronia Structure Plan Area); and, • Any other relevant local policy, zone, overlay and particular provisions.
Bayswater Activity Centre	
<p>Role and function</p> <p>Bayswater is a major centre that provides a broad range of retail and commercial activities, including Mountain High Shopping Centre, the Knox Community Arts Centre, offices and light industrial uses, serving a large residential and industrial community.</p> <p>The centre has access to a public transport interchange that includes a train station and multiple bus routes. Recently the rail level crossing at Bayswater has been removed and the Station upgraded.</p> <p>Higher densities of housing including villa units, townhouses with a number of sites suitable for apartments or mixed use development. Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p>Strategic directions</p> <p>Support a broad range of retail, commercial and community uses within the centre to service the local area.</p> <p>Support retail activity within the retail core and office, showroom, entertainment and community uses outside the retail core. Education and bulky goods uses to be located east of the railway.</p> <p>Limit industrial uses locating within the activity centre.</p> <p>Increase the building scale and level of activity within the centre, while ensuring views towards the Dandenong Ranges are protected.</p> <p>Maximise the opportunities for integration and improved amenity provided by the railway level crossing removal at Bayswater Railway Station.</p> <p>Support land use and development within the Bayswater Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> • Clause 21.10-4 (Local Areas – Bayswater); • Clause 43.02 – Schedule 6 to the Design and Development Overlay (Bayswater Major Activity Centre); and, • Any other relevant local policy, zone, overlay and particular provisions.
Rowville Activity Centre	
<p>Role and function</p> <p>Rowville is a major centre that serves a large residential community.</p> <p>The commercial core of the activity centre includes the Stud Park Shopping Centre, a municipal centre, library, fast food restaurants,</p>	<p>Strategic directions</p> <p>Support a more diverse mix of activities, services, retail, dining and entertainment options and public spaces in the commercial core.</p> <p>Support a variety of shops, cafes and outdoor</p>

<p>an office and retail building and a number of shops along the north side of Fulham Road.</p> <p>The centre has access to a bus interchange and multiple bus routes including a SmartBus route along Stud Road.</p> <p>Public transport improvement opportunities include a future Rowville rail link.</p> <p>Housing opportunities include villa units, townhouses with a number of sites suitable for apartments or mixed use development.</p> <p>Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p>dining with high pedestrian amenity on Fulham Road.</p> <p>Improve opportunities for local jobs and life-long learning.</p> <p>Advocate for the extension of the Railway line to Rowville.</p> <p>Support land use and development within the Rowville Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> • Clause 21.10-5 (Local Areas Rowville Activity Centre); • Clause 43.02 – Schedule 9 to the Design and Development Overlay (Rowville Commercial Core including Stud Park Shopping Centre); and, • Any other relevant local policy, zone, overlay and particular provisions.
Mountain Gate Activity Centre	
<p>Role and function</p> <p>Mountain Gate is an activity centre that includes Mountain Gate Shopping Centre, providing a diverse range of shops and services which meet the everyday needs of the local community.</p> <p>The centre also comprises a mix of highway bulky goods, restricted retail uses, small scale offices and light and service industry.</p> <p>Development at Mountain Gate will be limited due to poor access to public transport with the centre being only served by local bus routes.</p> <p>Housing opportunities within the activity centre, include villa units and townhouses outside the Commercial 1 Zone. Apartment opportunities also exist above active commercial ground floor uses in the Commercial 1 Zone.</p>	<p>Strategic directions</p> <p>Support a broad range of retail activities, cafes, restaurants and community facilities to service the local area.</p> <p>Consolidate retail uses within the retail core of the centre. Strengthen the strategic planning and urban design outcomes for the precinct in light of the future preferred character as a likely strategic business expansion area.</p> <p>Support land use and development within the Mountain Gate Activity Centre to be consistent with any relevant local policy, zone, overlay and particular provisions.</p>
Wantirna Mall, Studfield and Scoresby Village Neighbourhood Activity Centres	
<p>Role and function</p> <p>The larger neighbourhood activity centres of Wantirna Mall, Studfield and Scoresby Village provide convenience retail and commercial activities, along with a variety of cafes and restaurants to serve the needs of the local community.</p> <p>These centres have access to a SmartBus Route and a number of local bus routes.</p> <p>Housing opportunities around the centres include villa units and townhouses, with a number of sites suitable for apartments or mixed use development along arterial roads. Apartment opportunities also exist above active commercial ground floor uses in the Commercial 1 Zone.</p>	<p>Strategic directions</p> <p>Support a broad range of retail activities, cafes, restaurants and community facilities to service the local area.</p> <p>Consolidate retail uses within the retail core of the centre. Increase housing options within the activity centres as long as the developments in Commercial 1 Zone have ground floor retail and active uses.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with any relevant local policy, zone, overlay and particular provisions.</p>
Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield Neighbourhood Activity Centres	
<p>Role and function</p> <p>The neighbourhood activity centres of Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield provide convenience retail and commercial activities that serve the</p>	<p>Strategic directions</p> <p>Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.</p>

<p>daily needs of the local community. Most of these centres have access to at least one local bus route. Housing opportunities include apartments above active commercial ground floor uses in the Commercial 1 Zone.</p>	<p>Support land use and development within these neighbourhood activity centres to be consistent with:</p> <ul style="list-style-type: none"> • Clause 43.04 – Schedule 4 to the Development Plan Overlay (Wellington Village); and, • Any other relevant local policy, zone, overlay and particular provisions.
<p>Neighbourhood Activity Centres in the Dandenong Foothills: Ferntree Gully Village, Upper Ferntree Gully, Alchester Village, The Basin, Dorset Road/Landscape Drive and Burwood Highway Corridor (east of Dorset Road between Newton Street & Forest Oak Drive),</p>	
<p>Role and function</p> <p>These neighbourhood activity centres are located in the Dandenong Foothills where development will need to positively respond to the landscape and environmental sensitivities of the area, including bushfire risk.</p> <p>Ferntree Gully Village and Upper Ferntree Gully have access to a train station and local bus routes. The other centres have access to at least one local bus route.</p> <p>Housing opportunities include dual occupancy development outside the Commercial 1 Zone and apartments in the Commercial 1 Zone and Mixed Use Zone, subject to landscape and environmental sensitivities and the interface with sensitive uses.</p>	<p>Strategic directions</p> <p>Support appropriate, well designed development which respects landscape setting, environmental sensitivities and local character.</p> <p>Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.</p> <p>Ensure development retains key views to the Dandenong Foothills.</p> <p>Support land use and development within these neighbourhood activity centres within the Dandenong Foothills to be consistent with:</p> <ul style="list-style-type: none"> • Clause 21.10-1 (Local Areas – Dandenong Foothills); • Clause 21.10-6 (Local Areas – Ferntree Gully Village); • Clause 43.02 – Schedule 8 to the Design and Development Overlay (Ferntree Gully Village); • Clause 43.02 – Schedule 10 to the Design and Development Overlay (Interim Neighbourhood Centre Height Control); • Clause 43.02 – Schedule 11 to the Design and Development Overlay (The Basin and Alchester Village Neighbourhood Activity Centres); and, • Any other relevant local policy, zone, overlay and particular provisions.
<p>The Orchards (North-west corner of High Street Road and Eastlink) Wantirna South Neighbourhood Activity Centre</p>	
<p>Role and function</p> <p>This land was rezoned to enable a neighbourhood activity centre to be established in this location.</p> <p>The centre has access to local bus routes.</p>	<p>Strategic directions</p> <p>Development will need to provide a high quality and sustainable urban form in a landscape setting that is respectful of its setting within the Dandenong Creek Valley and adjoining Dandenong Valley Parklands.</p> <p>Support land use and development within this neighbourhood activity centre to be consistent with:</p> <ul style="list-style-type: none"> • Clause 43.04 – Schedule 10 to the Development Plan Overlay; and, • Any other relevant local policy, zone, overlay and particular provisions.
<p>Other Neighbourhood Activity Centres: Anne Road/Kathryn Road, Boronia Road/Scoresby Road, Burwood Highway (west of Dorset Road/east of Westley Street), Cavell Street/Armin Street, Glenfern Road/Mason Street, Manuka Drive/Loretto Avenue, Mountain Highway/Kumala Road, Stud Bay (Stud Road, north of Leonard Street), Lewis Road/Coleman Road and Harcrest Boulevard</p>	

Role and function	Strategic directions
<p>These commercial centres contain a limited range of shops and/or services which serve the convenience needs of the local community.</p> <p>These commercial areas have access to local bus routes.</p> <p>Housing opportunities include apartments above active commercial ground floor uses in the Commercial 1 Zone and Mixed Use Zone, however this is limited by the smaller role and function of these centres and their interface with sensitive land uses.</p>	<p>Support convenience retail within shopping strips.</p> <p>Discourage further expansion of these centres.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with:</p> <ul style="list-style-type: none"> • Clause 43.04 – Schedule 8 to the Development Plan Overlay (Re-development of Austral Bricks Site, 525 Stud Road, Scoresby); and, • Any other relevant local policy, zone, overlay and particular provisions.

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Implementation

Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to ensure applications for the display of advertising signs meet advertising needs of businesses on the land without causing visual clutter or having detrimental impacts.
- Apply Clause 22.02 (Employment Land local policy) to land in an Industrial 1, Industrial 3 Zone or Commercial 2 Zone to ensure design and subdivision is functional to the needs of industry and business.
- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential use and development in residential areas to ensure development is appropriately located, well designed and protects residential amenity.
- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to Commercial 1 Zone land to guide appropriate mixed-use development for commercial areas with no adopted Structure Plan or Urban Design Framework.

Application of zones and overlays

- Apply the Commercial 1 Zone within the core retail areas of activity centres to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Commercial 2 Zone to office areas and highway retail.
- Apply the Industrial 1 Zone or Industrial 3 Zone to industrial areas, with the Industrial 3 Zone utilised as appropriate to protect the amenity of surrounding sensitive uses.
- Apply the Design and Development Overlay, as appropriate, to achieve specific local design outcomes, including for activity centres.
- Apply the Development Plan Overlay, as appropriate, to provide for the integrated and orderly development of local areas, including for activity centres, shopping centres and redevelopment sites.
- Apply the Development Plan Overlay to Caribbean Park, Stamford Park and surrounds to provide for the integrated and orderly development of the area, including a Neighbourhood Activity Centre to serve the precinct.

Further strategic work

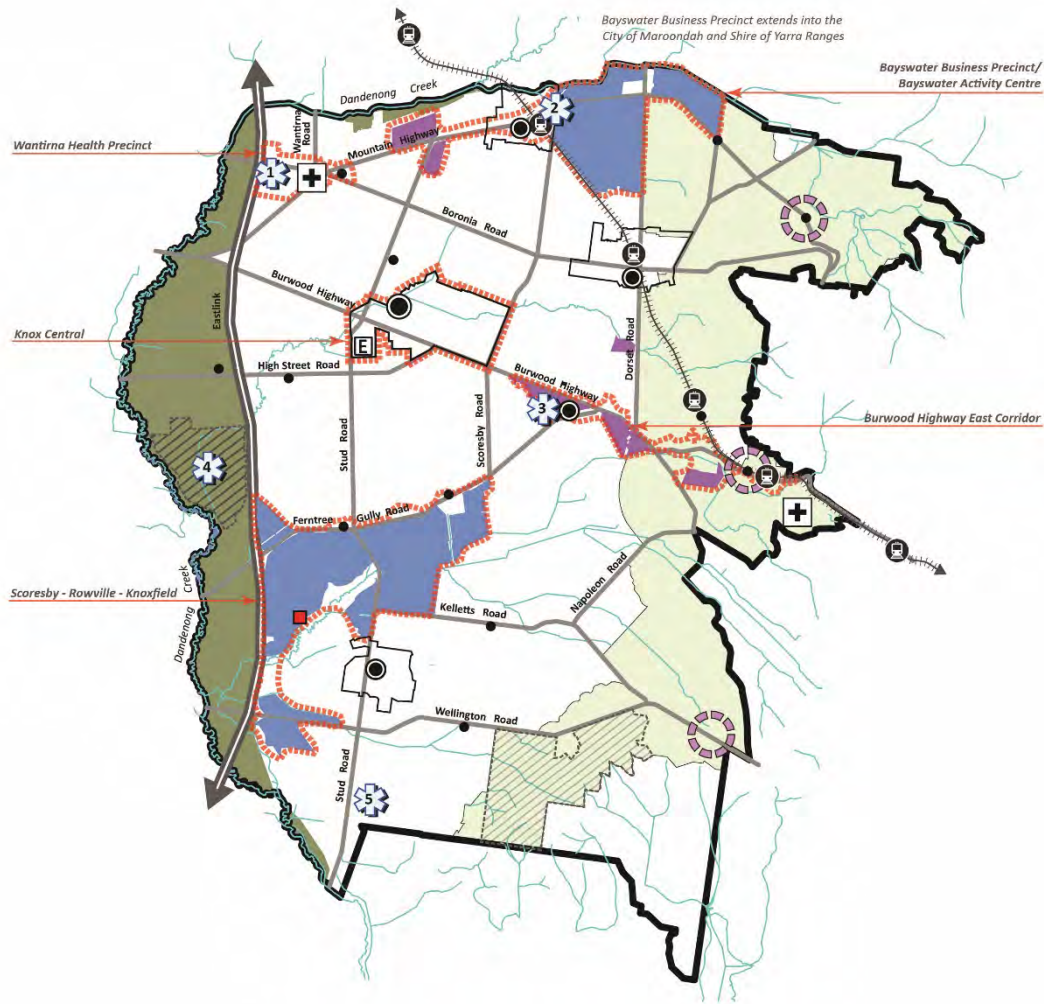
- Investigate opportunities across the municipality suitable for commercial and industrial land uses to ensure sufficient land is available and appropriately zoned to meet business needs into the future.

- Investigate application of the Industrial 1 Zone to the land marked ‘investigate rezoning’ in the Scoresby-Rowville-Knoxfield significant business location to ensure its ongoing industrial role.
- Investigate inclusion of adequate land for employment purposes within any redevelopment of the 181 George Street, Wantirna South (Boral Quarry) strategic investigation site to support Knox’s ongoing land for business needs.
- Investigate possible inclusion of land for employment purposes at the Stud Road frontage within any redevelopment of the Waverley Golf Club (and adjoining sites on Stud Road) strategic investigation site to support Knox’s ongoing land for business needs.
- Investigate development and design guidelines to encourage appropriate mixed use developments of higher densities in activity centres and neighbourhood centres with commercial and retail and above ground residential.
- Investigate opportunities to encourage and attract industries that are propulsive industries for Knox
- Review rural and green wedge areas to provide strategic guidance for land use and development for land outside the urban growth boundary.
- Implement the Knox Central Structure Plan to provide updated strategic guidance for the City’s largest activity centre.
- Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning and investment guidance, in collaboration with key stakeholders.
- Prepare a local area plan for the Burwood Highway East significant business location, to provide strategic guidance on its future development, investment and design.
- Review the Boronia Activity Centre Structure Plan and associated planning controls to ensure that they are achieving their intended purpose and remain relevant to decision-making in this centre.
- Review the Bayswater Activity Centre Structure Plan and associated planning controls to ensure that they are achieving their intended purpose and remain relevant to decision-making in this centre.
- Investigate rezoning of land to support a business-focussed neighbourhood centre in Caribbean Park.

Reference documents

- *Bayswater/Bayswater North Industrial Area Strategy*, Spiller Gibbins Swan Pty Ltd, 2003
- *Bayswater 2020 - Bayswater Activity Centre Structure Plan*, Knox City Council, 2005 and addendum dated March 2012
- *Boronia Structure Plan*, Knox City Council, 2006 and addendum dated March 2012
- *Ferntree Gully Village Structure Plan*, Planisphere, June 2014
- *Knox Central Structure Plan*, Knox City Council, 2017
- *Knox Community and Council Plan 2017-2021*, Knox City Council, 2017 (or as amended)
- *Knox Housing Strategy 2015*, Knox City Council, 2015
- *Knox Land for Business Future Directions Plan*, Knox City Council, 2017, Urban Enterprise, 2017
- *Knox Urban Design Framework 2020*, Planisphere, 2003
- *Scoresby/Rowville Industrial Area Review*, Spiller Gibbins Swan Pty Ltd, 2000
- *The Rowville Plan 2015*, Knox City Council, 2015
- *Upper Gully Strategic Plan*, Knox City Council, 2017

Figure 1: Economic Map



LEGEND

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR / TRAIN STATION
- DECLARED ARTERIAL ROAD
- FAST LINK
- SIGNIFICANT BUSINESS LOCATIONS
- CORE EMPLOYMENT LAND AREAS
- LOCAL EMPLOYMENT LAND AREAS
- QUARRIES/EXTRACTIVE INDUSTRY
- DANDENONG CREEK VALLEY
- DANDENONG FOOTHILLS
- CREEK
- TOURIST GATEWAY
- HEALTH PRECINCT
- EDUCATION ANCHOR

HIERARCHY OF ACTIVITY CENTRES

- ACTIVITY CENTRE
- NEIGHBOURHOOD ACTIVITY CENTRE
- FUTURE NEIGHBOURHOOD ACTIVITY CENTRE
- ACTIVITY CENTRE BOUNDARY

STRATEGIC INVESTIGATION SITES - ECONOMIC*

- BUSINESS LAND FOCUS**
 - 1 Wantirna Health (706, 750, 750A and 760 Boronia Road, and 251 Mountain Highway, Wantirna)
 - 2 Bayswater Triangle
 - 3 Mountain Gate Triangle
 - BUSINESS LAND COMPONENT**
 - 4 Boral Quarry (191 George Street, Wantirna South)
 - 5 Waverley Golf Course (and adjoining sites on Stud Road)
- * See also Clause 21.06 Housing Map

Not to scale

21.08 COMMUNITY DEVELOPMENT

DD/MM/YYYY
Proposed C150

Proposed C164

This clause provides local content to support Clause 11 (Settlement), Clause 15 (Built Environment and Heritage) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.08-1 Liveability

DD/MM/YYYY
Proposed C150

Proposed C164

The way we plan and manage our neighbourhoods affects community health and wellbeing by shaping places that people live in and identify with. By integrating a range of factors that improve community health and wellbeing, planning can facilitate liveable neighbourhoods that are healthy, vibrant and inclusive. A liveable community is one that:

- Is safe with good access and mobility;
- Has a sense of place or identity;
- Is attractive with a green and leafy environment;
- Is vibrant with a range of shops and services;
- Has access to health, education, recreational and cultural facilities;
- Has diverse and affordable housing options;
- Has local and good access to employment opportunities; and
- Has convenient and efficient public and active transport options.

Promoting liveable neighbourhoods in Knox will enhance community and social equity benefits by facilitating living and working locally, active transport, increased social interactions and will better cater for an ageing and more diverse demographic forecast.

Key issues

- Knox has high levels of car dependency and poor walkability of neighbourhoods.
- Some areas of Knox have rates of obese and overweight people that are higher than the State average.
- The Knox population is increasing, ageing and diversifying, creating a need to ensure equitable access to community facilities, along with mobility and accessibility.
- Some parts of the community are vulnerable to social isolation.

Objective 1

- To provide for communities that are walkable, accessible, safe and attractive to support the health and wellbeing of the community.

Strategies

- 1.1 Support development that promotes a more compact, connected, efficient and accessible urban form.
- 1.2 Require land use and development in Strategic Investigation Sites and on other large development sites to maximise walkability and incorporate landscaped pedestrian and bicycle paths and links to open space and community facilities.
- 1.3 Support development that contributes to vibrant, well-serviced and accessible activity centres, with a range of shops and services and community, cultural and recreational facilities that meet the daily needs of communities_ and provide for some local business and employment opportunities.
- 1.4 Support development that is attractive, well landscaped, pedestrian friendly and promotes opportunities for social interaction, recreation and enjoyment of the arts.

- 1.5 Support opportunities for healthy food options, including the provision of private or shared garden space for healthy food production in larger residential and mixed use developments and around health, education and community uses, including roof top and vertical gardens.

21.08-2 Open space and recreation

DD/MM/YYYY
Proposed C150

Nestled between the Dandenong Creek Valley Corridor and the foot of the Dandenong Ranges and Lysterfield Hills, the City of Knox features high quality regional open space. Knox has over 890 hectares of open space distributed amongst some 887 areas. This equates to one of the highest levels of active and passive open space in the eastern subregion of Melbourne.

Knox's open space network links with an extensive shared pathway system, make an important contribution to the city's character, outdoor lifestyle and the health and wellbeing of the community. Knox's open space is also important for vegetation provision, which contributes many values and benefits for the local community, including shade, amenity values, landscape character, natural and ecological functions and helping to mitigate the impacts of climate change, including the urban heat island effect.

Whilst Knox is generally well served with open space, some areas are underprovided in terms of either open space provision or access to open space (with physical barriers such as major roads restricting access). Opportunities exist to significantly improve the functionality and design of Knox's open space areas -to improve both the quality and diversity of open space and recreation activities and services to meet changing community needs. With a growing population and changing demographics, Knox's recreation needs will become more diverse with greater opportunities for passive and active recreation to promote social interaction for people of all age groups, all abilities and cultural backgrounds.

Key issues

- Providing appropriate types of open space with enhanced levels of service, amenity and functionality to meet the needs of the community.
- Sustaining the 'green and leafy' image and identity of Knox and contributing to community wellbeing and social interaction.
- Promoting Knox as a desirable place to live, work and play.
- Providing opportunities through the provision of open space to support biodiversity, improved stormwater quality, reducing the heat island effect and impacts of climate change.

Objective 2

To provide a safe, accessible, linked and functional open space network which meets community needs.

Strategies

- 2.1 Provide active and passive open space in new and existing communities to meet the needs of a changing population.
- 2.2 Require the planning for new development to provide for safe, accessible and linked open space while protecting and enhancing its natural landscape and environmental values.
- 2.3 Require open space to be integrated with surrounding development.
- 2.4 Require active street frontages and community surveillance to open space areas.
- 2.5 Support the use and development of open space that is compatible with the desired purpose and function of the open space area.
- 2.6 Require new subdivisions to contribute to the provision and/or improvement of public open space.

21.08-3 Community facilities

DD/MM/YYYY
Proposed C150

Planning for land use and development should positively influence the health and wellbeing of the Knox community by facilitating outcomes that will lead to increased levels of community activity, social connectedness and cohesion.

Residents, workers, and visitors across all age and needs spectrums, require a range of services and facilities. These services include family, children youth and ageing support services, libraries and education services, community support and information services, civic and cultural services, employment services, shopping precincts, and services for people with disabilities and cultural specific services.

New community facilities should -be accessible, ideally located close to existing public transport networks and hubs of activity that provide essential goods and services, and providing opportunities for integration with surrounding uses.

Key issues

- Ensuring equitable access to community facilities and services.
- Opportunities for flexible and multipurpose facilities and community hubs to accommodate changing community needs.
- The need to maximise and diversify utilisation and improve access to community facilities.

Objective 3

Facilitate community infrastructure that is accessible and meets the existing and future needs of the community.

Strategies

- 3.1 Support community facilities that are co-located, integrated and/or multipurpose to service a range of activities.
- 3.2 Support accessible community facility hubs as focal points for community activity.
- 3.3 Direct community facilities and services, particularly those providing essential services such as education, employment, and health care to be visible, accessible and located near nodes of activity and public transport routes.
- 3.4 Direct community, health and education facilities that have a municipal or regional catchment to be located within the Knox Central Activity Centre or the Wantirna Health Precinct.
- 3.5 Support key community development proposals that provide active, secure and safe public realm opportunities.
- 3.6 Provide and support a range of community infrastructure and services that serve individuals and families throughout their life cycle.
- 3.7 Support the design of community facilities to be flexible and adaptable to accommodate a variety of uses through the building lifespan.

21.08-4 Health & education facilities

DD/MM/YYYY
Proposed C150

People in Knox have relatively high levels of personal health and wellbeing which is fundamental to enjoying a good quality of life. Provision of and accessibility to local health and education facilities are important for a growing and ageing population.

There are three hospitals in Knox. The Wantirna Health Precinct is a State significant precinct identified in Plan Melbourne which -provides a significant opportunity for the further clustering of not only health services, but also education and community -services, to improve service availability and quality and -convenience for users across the region.

Knox has a wide range of education facilities, both public and private, and a tertiary institution campus (Swinburne University of Technology in Wantirna). There are also a wide range of other learning opportunities provided through libraries, registered training organisations, community houses and other corporate education and training providers. There is a continuing need for further education facilities to serve a growing and diverse population, including skills based training opportunities.

It is important that lifelong learning options provide opportunities for further education and positive employment outcomes and are locally accessible.

Key issues

- A growing and ageing population which will increase pressure on the capacity of health and medical facilities.
- Knox has a lower than average levels of access to general practitioners in medical clinics compared with Metropolitan Melbourne and the State.
- Knox has consistently lower than average school completion and post-school education rates compared to Metropolitan Melbourne.
- Need for the continued development of Wantirna Health Precinct to serve the growing population of the region.

Objective 4

To provide health and education facilities that are accessible, adaptable and meet community needs.

Strategies

- 4.1 Support the co-location of primary, secondary and tertiary health services and human services, particularly in the Wantirna Health Precinct.
- 4.2 Support the establishment of new medical and health facilities in and around activity centres and close to public transport.
- 4.3 Support retention and expansion of education and training facilities, including lifelong learning opportunities, in accessible locations across the municipality, to service the needs of residents and workers.
- 4.4 Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and other community uses.

21.08-5 Social impacts

DD/MM/YYYY
Proposed C150

Large development can cause impacts on the social environment, including the capacity of services and community facilities, access to a range of housing, shopping, recreational or leisure activities, and effects on the amenity, safety and health and wellbeing of the community.

As a metropolitan municipality Knox's population and demand for housing is forecast to increase, along with significant demographic shifts over the coming years that will see a diversified and ageing population. Knox City Council supports the assessment of social impacts as part of an integrated process for considering significant land use planning and development proposals, to help better inform decision making and achieve social benefits and sustainable outcomes to meet the needs of its growing and changing population.

Objective 5

To minimise adverse social impacts from new development and land uses.

Strategies

- 5.1 Require a social impact assessment for use or development proposals that meet one or more of the following criteria:
- Strategic Investigation Sites and larger residential development sites; or
 - Where requested by the responsible authority for land use and development where the form and scale has not been reasonably anticipated by the planning scheme.

21.08-6 Gaming

DD/MM/YYYY
Proposed C150

Gaming machine gambling is a legitimate form of recreation that can bring social and economic benefits to the community, but it also has the potential to cause harm in the form of problem gambling to some individuals, their families and the broader community. Knox City Council seeks to minimise harm by appropriately locating and managing electronic gaming machines and venues.

Key issues

- Knox has a higher than average gaming machine density and gaming machine loss per capita compared to Metropolitan Melbourne.

Objective 6

To minimise harm associated with gaming.

Strategies

- 6.1 Require applications for electronic gaming machines to provide a social and economic impact assessment.
- 6.2 Discourage gaming machines in areas with a high density of gaming machines or in areas of relative socio-economic disadvantage.
- 6.3 Locate gaming machines in appropriate areas and sites to minimise convenience gambling.
- 6.4 Assess applications to use land for the purpose of a gaming premises or to install or use a gaming machine against the local policy at Clause 22.05 (Gaming).

21.08-7 Licensed premises

DD/MM/YYYY
Proposed C150

Licensed premises bring important economic, social and cultural benefits to Knox, contributing towards the vitality and image of activity centres and providing entertainment and leisure opportunities for residents, workers and visitors. However, these types of premises also have the potential for detrimental amenity and public safety impacts if not located and managed appropriately.

Key issues

- Adverse amenity impacts on sensitive uses from occurrences of increased noise and disturbance.
- Social harm to a community relating to real or perceived threats to safety from anti-social behaviour.
- Potential social harm impacts arising from the cumulative impact of packaged liquor outlets.

Objective 7

To minimise adverse social and amenity impacts from licensed premises.

Strategies

- 7.1 Consider potential adverse social and amenity impacts arising from licensed premises.
- 7.2 Discourage the concentration of late trading licensed venues, including packaged liquor outlets, where residential amenity is a consideration.

21.08-8 Implementation

DD/MM/YYYY
Proposed C150

Policy guidelines

[Proposed C164](#)

- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to ensure community facilities in residential areas are appropriately located, well designed and protect residential amenity.
- Apply Clause 22.05 (Gaming local policy) to applications for electronic gaming machines and venues to ensure the location and design of the venue minimise harm.
- Require a public open space contribution for subdivision to be utilised in accordance with the *Knox Open Space Plan 2012-2012 and the Knox Play Space Plan 2013-2023*
- Ensure land use and development responds to the social needs of the community, including health and wellbeing.
- When making decisions on the provision of infrastructure to service new development, consider relevant structure plans, social impact assessments and infrastructure plans, as required.
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals as appropriate.

Application of zones and overlays

- Apply the Public Park and Recreation Zone to recognise, protect and appropriately manage public areas for recreation and open space.
- Apply the Public Use Zone to identify land required for public uses, services and facilities.
- Apply the Development Plan Overlay as appropriate, to deliver specific community and open space outcomes for Strategic Investigation Sites.
- Apply the Design and Development Overlay, as appropriate, to deliver community development outcomes as part of the desired built form outcomes.

Further strategic work:

- Identify future community infrastructure needs for Knox as part of an Infrastructure Plan.
- Investigate opportunities and develop a Development Contributions Plan and/or Infrastructure Contributions Plan to fund and upgrade community facilities and other community infrastructure in accordance with the Infrastructure Plan.
- Develop Social Impact Assessment Guidelines to guide the scope, methodology and quality of social impact assessments.
- Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning guidance for the precinct, in collaboration with other key stakeholders.

Reference documents

- *Community Facilities Planning Policy*, Knox City Council, 2016
- *Electronic Gaming Policy*, Knox City Council, 2016
- *Gaming Policy Direction Paper*, Knox City Council, 2016

- ~~*Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)*~~
- *Knox City Council Mobility Study, Knox City Council, 2011*
- *Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)*
- *Knox Community Safety Plan 2013-2017, Knox City Council, 2013*
- *Knox Leisure Plan 2014-2019, Knox City Council, 2014*
- *Knox Liquor Licensing Accord 2015-2017, Knox City Council, 2015*
- *Knox Open Space Plan 2012-2022, Knox City Council, 2012*
- *Knox Play Space Plan 2013-2023, Knox City Council, 2013*

21.09 TRANSPORT AND INFRASTRUCTURE

DD/MM/YYYY
Proposed
C150

The clause provides local content to support Clause 11 (Settlement), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management), Clause 18 (Transport) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

Additional local content is also provided in Clause 21.10 to support implementation of both the State and Local Planning Policy Frameworks in a local area context.

21.09-1 Integrated and sustainable transport

DD/MM/YYYY
Proposed
C150
Proposed
C164

Knox historically grew around the rail corridor and local bus routes however development in recent years has created low-density suburbs resulting in a dependence on cars for mobility. This has led to increasing use of resources, air pollution, traffic congestion and reduced amenity levels for Knox residents. Knox currently benefits from an extensive network of transport corridors and bicycle and pedestrian paths, however significant opportunities exist to improve linkages and overall transport infrastructure in the region and to facilitate further transit-oriented development so that Knox grows in a more sustainable manner.

An integrated transport system aims to connect various transport modes for greater efficiency, integrate land use with transport infrastructure for more sustainable development and promote sustainable active travel, such as walking, cycling, safety and accessibility improvements. Achieving a more integrated transport system will support local living and economic vitality in activity centres and ~~key employment precincts~~ Significant Business Locations, improved health and wellbeing of the community, create more efficient transport, safer travel and lower transport emissions, while improved transport infrastructure increases business access to local and global markets, supports access to jobs and attracts investment.

Future opportunities for significant public transport improvements exist with the expansion of the Dandenong train line to Rowville and the potential for an extension of the tram network along Burwood Highway to Knox Central Activity Centre.

Key issues

- Integrating land-use and transport planning.
- The transport network, including Knox's network of footpaths and shared paths, needs to be better linked to create greater efficiencies and reduce travel times.
- An increasing population will put strain on existing transport infrastructure.
- Providing convenient alternative transport choices to a private car.
- The need for greater accessibility and mobility for pedestrians.
- Poor pedestrian amenity on busy arterial roads that fragment activity centres.
- Advocating for a future train extension to Rowville and a tram extension to Knox Central.
- Providing good access to Knox's Significant Business Locations to support business and job access.

Objective 1

To provide for the transport needs of existing and future populations in an integrated and sustainable manner.

Strategies

- 1.1 Focus population and housing density in and around activity centres and locations with frequent and reliable public transport facilities and services.
- 1.2 Consolidate commercial and retail activities into areas close to railway stations and other reliable public transport nodes.

- 1.3 Require the redevelopment of shopping centres and Strategic Investigation Sites to integrate public transport facilities within the development.
- 1.4 Maintain and upgrade transport infrastructure to meet existing and future transport needs of the community, including access to business locations.

Objective 2

To encourage development that contributes towards an active, safe and accessible transport network.

Strategies

- 2.1 Require new development to provide footpaths and/or cycle paths to complement the existing path network and improve safety, connectivity and accessibility for people of all abilities.
- 2.2 Enhance walking and bicycle routes between activity centres, employment areas and surrounding neighbourhoods and employment precincts.
- 2.3 Improve pedestrian infrastructure and prioritise pedestrian movements, including minimising new vehicle crossovers.
- 2.4 Enhance pedestrian accessibility, mobility and amenity to and around public transport facilities to encourage the use of public transport.
- 2.5 Provide access for people with limited mobility in all streets in activity centres, Strategic Investigation Sites and public and commercial buildings.
- 2.6 Encourage installation of end of trip facilities including cycle parking, change rooms and shower facilities in businesses for employees.

21.09-2 Providing and maintaining infrastructure

DD/MM/YYYY
Proposed C150

The provision of infrastructure in Knox requires an integrated approach to land use planning and the efficient, equitable and timely maintenance, replacement and upgrade of infrastructure. This is particularly important in the more established areas of Knox which have ageing infrastructure assets, and where maintenance and/or replacement is a priority. There is also a need to address infrastructure needs in areas of accelerated usage due to population growth and/or an increased employment base.

It is important that any new development is adequately serviced with developers and servicing agencies contributing towards the provision of new and upgraded social and physical infrastructure on a fair and reasonable basis.

Key issues

- Infrastructure nearing the end of intended lifespan.
- Increased demand from new development impacting on the function, efficiency and lifespan of existing infrastructure.
- Funding new or upgraded infrastructure as a result of new development.

Objective 3

To ensure that infrastructure is able to accommodate existing and new development and contributes positively to urban amenity.

Strategies

- 3.1 Maintain the efficiency of existing infrastructure by requiring the upgrade and maintenance of infrastructure as a result of new development.
- 3.2 Facilitate an integrated approach to land use planning and infrastructure provision.

- 3.3 Require a contribution (where a need has been identified) towards infrastructure provision and upgrade through the implementation of Development Contributions Plans or Infrastructure Contributions Plans.

21.09-3 Integrated water management

DD/MM/YYYY
Proposed C150

Council has adopted an integrated water management approach that seeks to manage all water sources (e.g. greywater, stormwater, surface water, and groundwater) as a potential resource. This approach considers Knox's context in an urban environment traversed by a series of waterways, drainage easements, floodways, parks and other public reserves, with a view to managing water resources in a more efficient, equitable and sustainable manner. Integrated water management aims to provide benefits by reducing the burden on limited potable (drinking) water supply, reducing wastewater discharges to the bay and reducing stormwater runoff and flooding impacts through harvesting and fit-for-purpose reuse.

The integrated water management approach also seeks to protect waterways with water sensitive urban design that improves the quality of stormwater entering Knox's waterways and mitigates flooding by incorporating water-related social and ecological objectives into designs that optimise the urban water balance.

Parts of Knox are prone to flooding, including in existing urban areas where natural overland flow paths have been lost over time. Flooding is a natural hazard that will be exacerbated by climate change, causing extensive harm to the built environment and community safety. Careful planning and management of floodplains and overland flow paths can reduce the risk to community safety, the environment and the damage and costs associated with flood events.

Achieving an integrated approach to water management will facilitate efficient and adaptive infrastructure to provide a safer and more resilient, liveable and sustainable city.

Key issues

- Relieving pressure on existing infrastructure networks.
- Protecting the ecological health of waterways from urban impacts.
- Development pressures on land subject to existing flooding and inundation issues.
- Managing the flood risk of an increased frequency of intense storms associated with climate change.
- Increasing use of alternate water sources, such as stormwater, to reduce reliance on potable water and reduce stormwater runoff.
- Mitigating increased pollutant loads from urban runoff associated with increased development by improving stormwater quality.
- Wide availability of tools and technologies to capture, store, filter, and reuse water at both the site and precinct level.
- Constructing water assets that respond to population and climate change to improve Knox's water security and resilience.

Objective 4

To support the efficient and sustainable use of water by requiring development to adopt an integrated approach to water management and infrastructure provision.

Strategies

- 4.1 Support innovative design approaches for the provision, use and management of water infrastructure, including water sensitive urban design and integrated water management.
- 4.2 Support the use of technologies and best practice that minimise water consumption, including the installation of water saving devices in new development.

- 4.3 Support development that harnesses and utilises stormwater as a resource, including the installation of water tanks plumbed directly to households in all new development.
- 4.4 Support development that recycles water, including on-site treatment and fit-for-purpose reuse of grey water or wastewater.

Objective 5

To minimise the risk to people, property and the environment as a result of flooding.

Strategies

- 5.1 Require development to mitigate the risk of flood to people, property and the environment.
- 5.2 Avoid development on land prone to flooding that will increase the risk of flooding.
- 5.3 Require all proposals to accord with the capacity of available infrastructure to accommodate changes in run-off (including on-site detention) and/or contribute to the improvement of infrastructure off-site where this is appropriate.
- 5.4 Ensure new development can accommodate overland flowpaths.

Objective 6

To protect the ecological health of waterways and wetlands from the impact of development.

Strategies

- 6.1 Require new development to achieve a 'no net increase' in the rate, volume and pollutant load of stormwater entering the municipal drainage system and waterways.
- 6.2 Require new development to apply best practice environmental management to be used in the design, construction and operation of drainage systems to reduce impacts on surface water and ground water in accordance with the *Urban Stormwater - Best Practice Environmental Management Guidelines (CSIRO, 2006)*.
- 6.3 Require development to minimise the amount of impervious surfaces on a site.
- 6.4 Require preparation of Stormwater Management Plans for development of sites larger than one hectare and smaller sites as appropriate.
- 6.5 Support development in high value catchment areas that protect and rehabilitate waterways towards pre-development characteristics of the original ecosystem.

21.09-4 Implementation

DD/MM/YYYY
Proposed C150

Proposed C164

Policy Guidelines

- ~~Apply Clause 22.08 (Scoresby-Rowville Employment Precinct local policy) to development in the precinct to guide specific access and connectivity requirements.~~
- Apply the objectives of the *Knox Integrated Transport Plan, A Transport Vision for Knox 2015-2025*.
- Implement local structure plans that include transport, access and mobility objectives for activity centres.
- Take into account Traffic Impact Assessments in considering applications which will result in significant increases in traffic, as required by the responsible authority.
- When making decisions on the provision of infrastructure to service new development, consider relevant structure plans and infrastructure plans, as required.

Applying zones and overlays

- Apply the Public Use Zone to identify land required for the provision of public uses, services and facilities.
- Apply the Urban Flood Zone to areas affected by flooding.
- Apply the Special Building Overlay to areas affected by overland flows from the local drainage system and Melbourne Water assets in storm events.
- Apply the Land Subject to Inundation Overlay or Floodway Overlay to land affected by flooding along watercourses.
- Apply the Design and Development Overlay to areas requiring specific transport and infrastructure design outcomes.
- Apply the Development Plan Overlay as appropriate, to provide for the integrated and orderly development of local areas, including for roads, pedestrian and bicycle paths and car parking requirements.
- Apply the Public Acquisition Overlay to all land required for the future provision of public uses, services and facilities.

Further strategic work

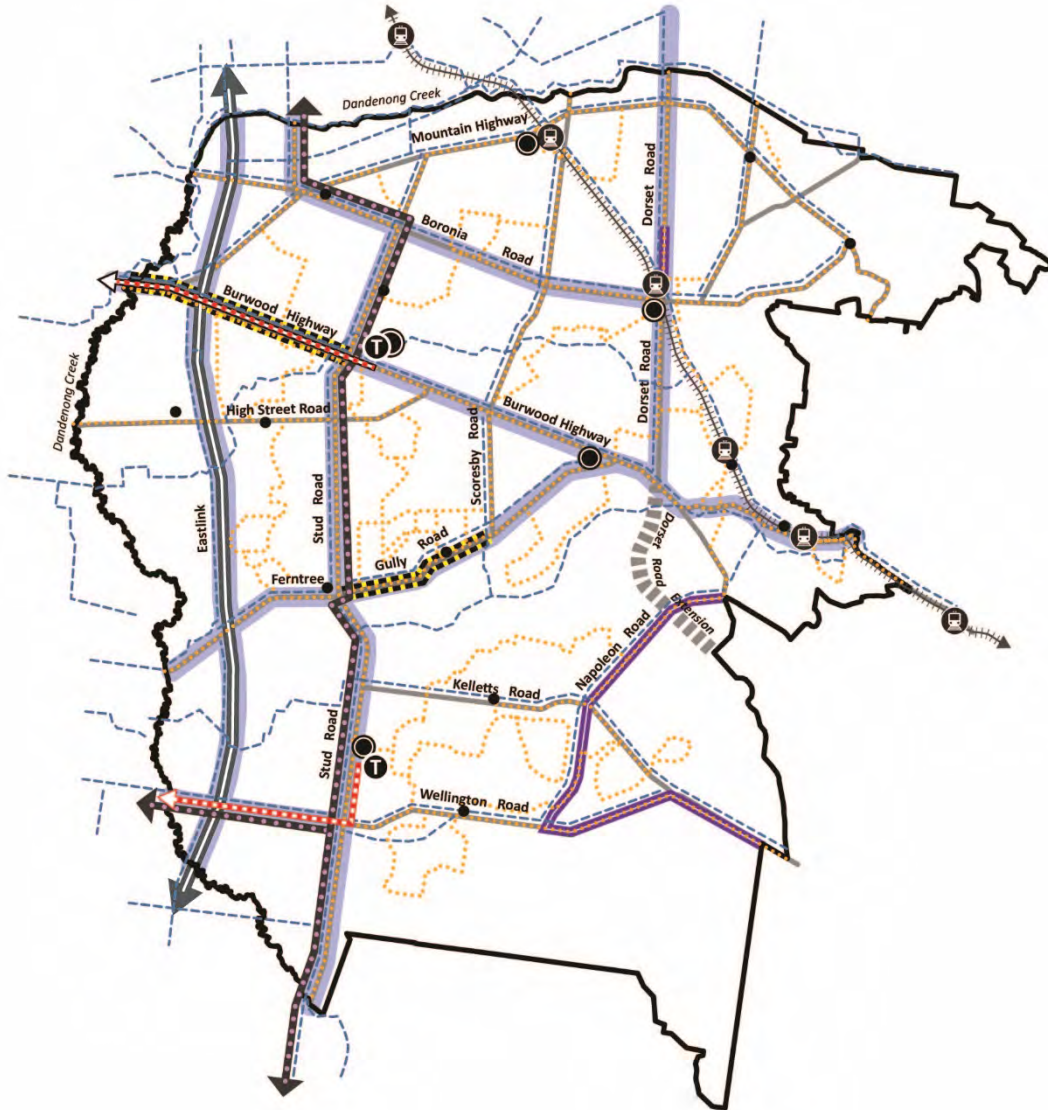
- Identify future infrastructure needs for Knox as part of an Infrastructure Plan
- Investigate opportunities and develop a Development Contributions Plan and/or Infrastructure Contributions Plan to fund and upgrade infrastructure in accordance with the Infrastructure Plan.
- Develop precinct parking plans to support the implementation of the *Knox Integrated Transport Plan, A Transport Vision for Knox, 2015-2025*
- Develop a Principal Pedestrian Network Plan for the municipality.
- Review the current Knox Bicycle Plan and develop a new Cycling Plan.
- Develop guidelines on mobility for transport infrastructure.
- Develop a Green Travel Plan policy and accompanying planning framework for sustainably managing movement in and around high trip generating sites within Knox.
- Work with the Country Fire Authority to determine and plan for the need for fire fighting infrastructure.
- Collaborate with Melbourne Water to update existing and apply new Special Building Overlays based on the results of Melbourne Water mapping and the Knox Flood Mapping and Modelling Project.
- Develop a strategic approach to managing High Value Catchment areas in Knox, including mapping, setting targets for water quantity and pollutant loads in stormwater runoff and determining an appropriate planning implementation response.
- Develop a strategic approach to managing directly connected impervious surfaces in Knox, including mapping and policy objectives and strategies.

Reference documents


- *[Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 \(or as amended\)](#)*
- *Knox Bicycle Plan Review*, Knox City Council, 2008
- *Knox City Council Mobility Study*, Knox City Council, 2011
- *[Knox Community and Council Plan 2017-2021, Knox City Council, 2017 \(or as amended\)](#)*
- *Knox Integrated Transport Plan, A Transport Vision for Knox 2015-2025*, Knox City Council, 2015 (or as amended)
- *Knox Liveable Streets Plan 2012-2022*, Knox City Council, 2012
- *[Knox Land for Business Future Directions Plan, Knox City Council, Urban Enterprise, 2017](#)*

















- *Urban Stormwater - Best Practice Environmental Management Guidelines*, CSIRO, 2006
- *Water Sensitive Urban Design (WSUD) Policy*, Knox City Council, 2015
- *Water Sensitive Urban Design (WSUD) Procedure*, Knox City Council, 2012
- *Water Sensitive Urban Design & Stormwater Management Strategy*, Knox City Council, 2010

Figure 1: Integrated Transport Map



LEGEND

Not to scale 

-  MUNICIPAL BOUNDARY
 -  RAIL CORRIDOR / TRAIN STATION
 -  PRINCIPAL PUBLIC TRANSPORT NETWORK
 -  DECLARED ARTERIAL ROAD
 -  EASTLINK
 -  FUTURE DORSET ROAD EXTENSION
 -  FUTURE MAJOR ROAD IMPROVEMENT AND DUPLICATION PROJECT
 -  FUTURE MAJOR ROAD WIDENING / ADDED LANES
 -  PRINCIPAL BIKE PATH
 -  SMART BUS
 -  POTENTIAL BURWOOD HIGHWAY TRAM EXTENSION
 -  FUTURE ROWVILLE RAIL
 -  BUS ROUTE
 -  TRANSPORT INTERCHANGE
- HIERARCHY OF ACTIVITY CENTRES:**
-  ACTIVITY CENTRE
 -  NEIGHBOURHOOD ACTIVITY CENTRE

22.02 EMPLOYMENT LAND

Proposed C164

This policy applies to all land in the Industrial 1 or Commercial 2 Zone.

22.02-1 Policy basis

Proposed C164

This policy gives effect to Clause 15 (Built Environment and Heritage) and Clause 17 (Economic Development) in the State Planning Policy Framework and Clause 21.05 (Built Environment and Heritage) and Clause 21.07 (Economic Development) of the MSS.

The Knox Land for Business Future Directions Plan identifies Knox's Significant Business Locations together with local employment locations as important for a strong economy and a range of employment opportunities. It outlines further development opportunity, particularly within the Significant Business Locations, and the need of protecting core employment land from encroachment from other uses within Bayswater Business Precinct and Scoresby-Rowville-Knoxfield given their strategic and economic value to the local and regional economy.

Much of Knox's industrial and commercial land development has occurred under detailed design controls which continue to provide a highly quality and distinct urban character. Design guidelines are important in reinforcing the design elements which have contributed to the success of these areas.

A high standard of design for development can encourage further industrial and service business activity, enhance Knox's image as a business and residential location, encourage local employment generation as well as maintain the amenity of nearby land. Good design is also important in achieving more efficient utilisation of limited land whilst maintaining high levels of functionality and amenity.

The propulsive industry sectors of construction, wholesale trade, manufacturing, other services and health care and social services will be the key drivers for the Knox economy and are encouraged within the employment land areas.

The availability of land for business in Knox will rely heavily on the release of land and the provision of supporting infrastructure and high amenity within key locations. The largest land availability has been identified within Caribbean Park. The attractiveness of this particular location to potential businesses and employees will be further supported by the establishment of a business focussed neighbourhood centre within it.

22.02-2 Objectives

Proposed
C164

- To maintain core employment land as identified in Figure 1 to Clause 21.07 for industry and employment generating uses, providing the clustering of supply chains.
- To attract business investment and facilitate growth in employment by ensuring that the design of industrial and commercial development maintains and enhances the appearance of industrial and commercial areas.
- To ensure that development in industrial and commercial areas improving the surrounding streetscape and landscape character, with particular attention to enhancing or complementing adjoining built form and protecting the amenity of nearby land.
- To promote built form and subdivision designs which are functional to the needs of business, integrate with the surrounding areas and are of high amenity, including landscaping, access and public open space.
- To encourage and support the diversification and attraction of innovative, adaptive and knowledge-based businesses within the Significant Business Locations which are aligned with the key propulsive industries for Knox and the region, in particular advanced manufacturing and related supply chain businesses.
- To facilitate the development of a business focussed neighbourhood activity centre that is sited centrally within Caribbean Park and incorporates commercial activities that complement and services the needs of business and employees in the Scoresby-Rowville-Knoxfield Significant Business Location.

22.02-3
Proposed
C164

Policy

It is policy that:

Use

- Support high generating employment and high economic output land uses establishing in core employment land areas as identified in Figure 1 to Clause 21.07 by only fostering uses in these areas which directly support the industrial and production economy role of the Significant Business Location. Other uses can only be considered for buildings fronting main roads taking into account existing uses and development and main road access and exposure requirements.

Subdivision

- Large lots be provided on main road frontages to enable landscaping and sensitive building siting.
- If internal lots are proposed to be smaller than those on the road frontages of the site, the internal lots provide a smooth transition in size from the larger lots along the road frontages.

Siting

- Buildings be set back from roads to enhance visual amenity.
- Industrial and commercial buildings not adversely affect the amenity of nearby residential land or land used for open space purposes.
- Unightly areas and works be screened from external view.

Landscaping

- Landscape plans be submitted with applications.
- Landscape plans promote the green and leafy character of Knox and softens and screens development from adjacent land.
- High quality landscape treatments be provided on road frontages (including road sideages) of the development.
- The edges of accessways be landscaped to soften the appearance of paved surfaces where it is visible external of the site.
- Additional trees be provided on the nature strip of adjoining road reserves.
- Existing vegetation be retained if practical.
- High fencing be located on unobtrusive areas of the site.
- Visually permeable low fences or no fencing be provided at the main frontage of the site.
- Fencing be metal colour coated materials (i.e. not exposed wire or uncoated timber).

Architectural quality

- The external design treatment of large buildings minimises the apparent visual bulk of the buildings.
- Buildings incorporate design elements that add visual interest.
- Office components should be set forward in relation to any warehousing and/or manufacturing.
- Car parking should not be located in the front setback as it detracts from the landscape character.
- Car parking should minimise the use of impervious surfaces, have integrated landscaping and provide safe pedestrian paths throughout.

- Front facades of main buildings should face the main road frontage.

Neighbourhood Activity Centre – Caribbean Park

- The built form environment should ensure the neighbour centre has its own identity and responds positively to any existing natural features
- Urban art, sculpture and water fountains should be encouraged and integrated into the public realm design and provide passive surveillance.
- The design and layout of buildings should face and reinforce the public realm.
- Buildings should be designed to accommodate a range of uses that serve the needs of business and employees in the Scoresby-Rowville-Knoxfield Significant Business Location and are complementary to the Significant Business Location.
- A safe pedestrian environment should be designed to complement business activity of the neighbourhood centre.

22.02-4

Proposed
C164

Performance measures

The following performance measures are considered to satisfy the policy objectives and statements outlined above:

Siting

- Buildings and car parking areas are set back a minimum of 20 metres from all Category 1 Zoned Roads (and their service roads).
- Buildings and car parking areas are set back a minimum of 7.5 metres from a Category 2 Zoned Road or lower order road.
- Buildings and car parking areas are set back a minimum of 7.5 metres from the Public Acquisition Overlay for the proposed Dorset Road extension.
- Where a building is proposed adjoining a residential zone or a public use zone used for open space or recreation the building, including services and carparking, must be setback a minimum of 6 metres for the landscaping buffer.
- Unsightly storage areas are located to the rear of the site, away from public view.
- Waste bins are located away from public view, by using their siting, use of landscaping or fencing to screen.
- Buildings should be sited to locate reception areas and offices to the street frontage.

Landscaping

- Landscaping shall be provided in the front setback.
- Landscaped buffers to adjacent residential land shall be at least 6 metres wide.
- Landscaped buffers to adjacent land in a public land zone used for open space or recreation purposes shall be at least 3 metres wide.

Reference documents

Knox Land for Business Future Directions Plan, Knox City Council, 2017, Urban Enterprise, 2017

22.03 NON-RESIDENTIAL USES IN RESIDENTIAL AREAS

DD/MM/YYYY
Proposed C150
Proposed C164

This policy applies to all applications for the use and development of non-residential uses in residential zones.

22.03-1 Policy basis

DD/MM/YYYY
Proposed C150
Proposed C164

It is policy to support local employment opportunities and reduce dependence upon car based travel by encouraging non-residential uses to generally locate in and around activity centres and other commercial precincts. This supports multipurpose trips and the use of public transport to access multiple businesses.

Despite these broader objectives, it is recognised that residential areas require some complementary non-residential uses for the convenience of residents, supporting opportunities for living close to local services and facilities [and local employment opportunities](#). These uses include medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship. Care must be taken in siting and designing these facilities to avoid any negative impact on the residential amenity of an area and to avoid inappropriate development of defacto commercial precincts.

22.03-2 Objectives

DD/MM/YYYY
Proposed C150

- To support the establishment of appropriately located, attractive and well designed developments which can fulfil local community needs.
- To protect the character and amenity of residential areas.
- To require that non-residential uses in residential areas do not unreasonably detract from the primary function of the area for residential purposes, or create a defacto commercial precinct.
- To require that the location of the use is appropriate to the role and function of the road network and that adequate provision is made for onsite car parking.
- To support the role of those existing non-residential uses in residential areas which provide services to the community without significant detriment to residential amenity.

22.03-3 Policy

DD/MM/YYYY
Proposed C150

It is policy that:

- The design, scale and appearance of non-residential premises reflects the residential character and streetscape of the area.
- Non-residential uses locate:
 - on sites with frontages to a road zone or a connector street (i.e. roads carrying a minimum of 3,000 vehicles per day);
 - on the periphery of activity centres or major facilities such as hospitals;
 - adjacent to other non-residential uses, provided the cumulative impact of the non-residential uses will not create a defacto commercial precinct; and
 - on or close to public transport routes.

Non-compliance with the above policy criteria will only be supported where the use is small scale and where its catchment will benefit local residents.

- The non-residential use:
 - Will not unreasonably impact on traffic flow of adjacent streets;
 - Will not be hazardous to local pedestrian traffic; and
 - Will not unreasonably reduce car parking available for local residents in the area through generating additional on-street parking demand.
- Uses intending to open late hours are located near other compatible late night uses.

- Development is similar in character, scale, setback and height to development in the surrounding neighbourhood.
- Development responds appropriately to the character of the local neighbourhood through its use of materials, colours and landscaping.
- Redevelopment of existing non-residential uses is sensitive to the character and amenity of the local neighbourhood.
- Expansion of existing non-residential activities be permitted, provided amenity is improved or not further detrimentally affected.
- Development is designed to minimise intrusion on residential amenity, specifically overlooking, overshadowing and excessive noise.
- Lighting adjacent to residential sites is baffled to avoid direct lighting overspill onto residential sites.

22.03-4 Application requirements

DD/MM/YYYY
Proposed C150

In addition to the zone requirements, the following information should be provided with an application to the satisfaction of the responsible authority:

- A written explanation of why there is a demonstrable need for the proposed facility or service in the area where it will be located.
- Information regarding proposed hours of operation, expected staffing and patronage levels.
- Information regarding traffic and parking generation and provision.
- A site analysis addressing the following matters:
 - Location and dimensions of all adjacent buildings and works;
 - Indication of potential vehicular and pedestrian movements;
 - Attenuation of any noise emanating from the site. This is particularly important if the facility is to be open at night;
 - Details of existing and proposed landscaping on the site and adjoining properties;
 - Details of any proposed security lighting;
 - Details of any proposed signage.

22.03-5 Decision guidelines

DD/MM/YYYY
Proposed C150

Before deciding on an application, the responsible authority must consider, as appropriate:

- The extent to which the proposal meets the objectives and policy statements of this policy.
- Whether the proposal would positively contribute to the local residential area.
- The impact of the proposal on the amenity and character of the surrounding residential area.
- Whether the scale, form and design of the proposal is consistent with the surrounding residential environment including building bulk, setbacks, facade treatment, building materials, colours and landscaping.
- The effect of traffic movements and car parking on the capacity of the existing traffic network.

22.06 RESIDENTIAL LAND USE AND DEVELOPMENT WITHIN THE COMMERCIAL 1 ZONE

17/03/2016

Proposed
C150
Proposed
C164

This policy applies to residential land use and development and mixed use development which includes a residential use in the Commercial 1 Zone, that is not included in:

- An Activity Centre listed in Clause 21.10 (Local Areas); or
- Development Plan Overlay 10 (former Jenkins Orchard site, Wantirna South); or
- Any other land where Built Form Guidelines are referenced in this scheme.

22.06-1 Policy basis

17/03/2016
Proposed
C150

This policy applies the following State Planning Policy Framework objectives to local circumstances: Clause 11 (Settlement), Clause 11.01 (Activity Centres), Clause 11.04 (Metropolitan Melbourne), Clause 15 (Built Environment and Heritage) and Clause 16 (Housing).

The *Knox Housing Strategy 2015* recognises the potential for increased residential densities within the City's activity centres.

This policy seeks to facilitate residential land use and development within activity centres that is consistent with the role of the centre and is appropriate within its context.

22.06-2 Objectives

17/03/2016

Proposed C150
Proposed C164

- To facilitate residential land use and development within commercial centres that is complementary to the role and scale of the centre and supports the commercial focus of the centre.
- To facilitate new residential development within commercial centres that is designed and constructed to a high standard of visual appearance and makes a positive contribution to the public realm.
- To support new residential development that is appropriate to the scale of nearby buildings, streets and public spaces.
- To support new residential development that provides adequate car parking for residents and visitors.
- To protect the amenity of surrounding residential areas from unreasonable impacts.
- To protect the landscape character of the Dandenong Foothills.
- To maintain ground floor primarily for uses associated with business and community uses.

22.06-3 Policy

17/03/2016
Proposed C150

It is policy to consider the following clauses of the Knox Planning Scheme:

- 55.01
- 55.02-2 to 55.02-5
- 55.03-6 to 55.03-7 and 55.03-9 to 55.03-10
- 55.04-3 and 55.04-6 to 55.04-8
- 55.04-1 and 55.04-4 to 55.04-5 in relation to adjoining dwellings in a Residential Zone
- 55.05-1 to 55.05-4 and 55.05-6
- 55.06-1 and 55.06-3 to 55.06-4.

22.06-4 Design Guidelines

17/03/2016
Proposed C150
Proposed C164

General

- Support residential land use and development that is in accordance with the preferred character for each activity centre, as listed at Table 1 to this clause.
- Where practicable, construct residential and mixed use developments on consolidated allotments.
- Support residential land use and development above ground level except for 2 metre maximum frontage, to provide for business and community land uses at ground level.
- Avoid subdivision that further fragments land holdings.
- Support high quality design that respects the surrounding context.
- Require new development provides future residents with a good level of amenity.

Streetscape activation

- Support balconies and windows at upper levels abutting rear laneways or side streets to provide passive surveillance and streetscape activation.
- Support commercial land use at ground level.

Building height

- Within Local Living Centres (specified in Table 1), support building heights that do not exceed 3 storeys (9 metres).
- Within Knox Neighbourhood Centres (specified in Table 1), support building heights that do not exceed 2-3 storeys (8-9 metres).
- Within Dandenong Foothills Centres, support development that maintains the low-rise character of the surrounding area.

Car parking

- Support residential land use and development that incorporates resident and visitor car parking in accordance with the requirements of Clause 52.06.
- Where access to a laneway or right-of-way is available, provide vehicle access from the laneway or right-of-way to maintain a consistent commercial frontage.

Internal amenity and equitable development

- Require new habitable rooms to be provided with adequate natural light.
- Require new dwellings to be designed to limit noise levels from external noise sources in habitable rooms.
- Require building orientation and design to have regard to the future development of adjoining sites and the ability for future development to achieve reasonable amenity.

Table 1 – Commercial Centres

Level of Centre	Centres	Characteristics	Preferred Character Outcomes
Local Living	Mountain Gate Scoresby Village Studfield Wantirna Mall	These centres contain a diverse range of shops and services, which meet the everyday needs of the local community, including supermarkets, medical centres and food and drink premises. These centres are located on the Principal Public Transport Network These centres offer a greater opportunity to	<ul style="list-style-type: none"> ▪ 3 storey built form (9 metres)

Level of Centre	Centres	Characteristics	Preferred Character Outcomes
		provide housing at increased densities within the Commercial 1 Zone.	
Knox Neighbourhood	Anne Road/Kathryn Road Boronia Road/Scoresby Road Burwood Highway (west of Dorset Road/east of Westley Street) Cavell Street/Armin Street Glenfern Road/Mason Street Knox Gardens Knoxfield Manuka Drive/Loretto Avenue Mountain Highway/Kumala Road Rowville Lakes Stud Bay (Stud Road, north of Leonard Street) Lewis Road/Coleman Road Wellington Village	<p>These centres contain a limited range of shops and/or services which serve the convenience needs of the local community. These centres are serviced by local bus routes.</p> <p>These centres offer a limited opportunity for residential land use and development due to the smaller role and function of each centre and their interface with sensitive land uses.</p>	<ul style="list-style-type: none"> 2-3 storey built form (8-9 metres)
Dandenong Foothills	Dorset Road/Landscape Drive	<p>This centre is located within the Dandenong Foothills, east of Dorset Road.</p> <p>The physical context and location of this centre within the Dandenong Foothills means that it offers limited opportunity for increased residential development.</p>	<ul style="list-style-type: none"> 1-2 storey built form (up to 8 metres)

22.06-5 Reference documents

DD/MM/YYYY
Proposed C150

Knox Housing Strategy 2015, Knox City Council, 2015

Knox Land for Business Future Directions Plan Knox City Council, Urban Enterprise 2017

08/08/2013
C93
Proposed
C164

SCHEDULE 6 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

Scoresby-Rowville Employment PrecinctCaribbean Park, Stamford Park and surrounds

Before a development plan is approved a permit may be granted if it is demonstrated that all relevant provisions and permit conditions of this schedule and the planning scheme are met.

1.0
19/01/2006
VC37

Requirement before a permit is granted

2.0
22/05/2008
C73

Conditions and requirements for permits

A permit granted must include conditions or requirements as appropriate for:

- The provision of infrastructure to the satisfaction of the Responsible Authority.
- The maintenance of all landscaping, buildings and works to the satisfaction of the Responsible Authority.
- Any requirement of an Environmental Management Plan approved by the Responsible Authority and Melbourne Water are to be met within an agreed timeframe.
- Any requirement of a Transport Plan approved by the Department of Infrastructure, Roads Corporation and the Responsible Authority are to be met within an agreed timeframe.
- An agreement between the owner of the relevant land and the Responsible Authority under Section 173 of Act regarding the provision of public access to the areas surrounding Lake Caribbean and Corhanwarrabul Creek.
- An agreement between the owner of the relevant land, Knox City Council and Melbourne Water under Section 173 of the Act regarding the sharing of costs for works undertaken as part of the rehabilitation of Corhanwarrabul Creek.
- The provision of services or facilities in accordance with an agreement under Section 173 of the Act.
- A public open space contribution pursuant to the Subdivision Act 1988.

3.0
22/05/2008
C73

Requirements for development plan

The development plan must show and/or contain the following as appropriate:

Staging

- Details of proposed staging and anticipated timing of development.
- Details of the extent of the land to be covered by the development plan.

Lot size and layout

- An indicative lot layout for the site showing:
- The size and dimension of lots.

- The location of vehicle crossings.
- An explanatory statement illustrating the demand for the range of lots provided.

Land use

- Details of indicative locations and total areas (m²) for all proposed land uses. This should include:
- A Neighbourhood Activity Centre sited centrally within the Employment Precinct adjacent to Lake Caribbean, with uses that service the needs of employees and businesses within the Employment Precinct.

Amenity

- General amenity provisions including noise control, air pollution and water quality treatment facilities and external lighting effects.

Landscaping/Open Space

- An indicative landscape plan should be prepared showing:
- Landscaping should reflect the examples of high standards set by established development within the Precinct.
- Links to any adjoining public open space areas of environmental significance and waterways outside of the Development Plan Overlay area.
- Provision of public promenades around Lake Caribbean.
- Provision of adequate vegetated buffer strips are provided to open space areas, areas of environmental significance, and Lake Caribbean, where necessary.
- A creek rehabilitation plan.
- Provision of landscaped buffer strips along the boundaries of the land.
- The location of landscaped areas.
- Details of any landscape themes for any particular 'areas' within the Precinct.
- Plant species used in landscaped areas near Corhanwarrabul Creek should not include any weed species specified in an environmental management plan.
- High quality landscape treatments should be provided on road frontages (including road sideages) of the development.
- The edges of access-ways should be landscaped to soften the appearance of paved surfaces.
- Where required, additional trees should be provided on the nature strip of adjoining road reserves.
- Where retaining walls are required landscaping should be incorporated into the retaining wall design.
- Landscape buffers of sufficient dimension should be provided along the western boundary of the Precinct to assist in screening buildings when viewed from Dandenong Valley Parklands and along Corhanwarrabul Creek.
- Existing significant vegetation should be retained where possible.

Consideration has been given to the relationship to and possible impacts on adjoining areas of environment significance.

Buildings and works

- The indicative locations and heights of proposed buildings and works including any proposed landmarks
- The location and layout of all open space and provision for associated landscaping.
- The relationship of the development to that on adjoining land.
- Details of drainage
- Adequate provision for the protection and enhancement of natural features such as waterways and trees.
- The location of all underground and above ground services to new development.

Heritage

- For Stamford Park and properties adjoining Stamford Park House and its surrounding gardens, the development plan should include details of how the open pastoral setting of the House and gardens, and principal heritage views from the House will be maintained and enhanced. In particular the development plan must observe the following view corridor and development constraints:
- Within the restricted view corridor (Figure 1) development of the triangle of land marked A shall be limited to low level landscape works only.
- Within the restricted view corridor (Figure 1) development of the strip of land marked B shall have a height setback relationship of 1.0 metre (height) : 2.0 metre (setback) as measured from the existing title boundaries with Stamford Park or the north-eastern boundary to Area A, as relevant. All heights shall be taken from natural ground level.
- The maximum building height, including architectural features, within the broader view corridor (Figure 1) shall be 9.0 metres as measured from natural ground level.
- In addition, the development plan should generally provide for:
- Buildings to be sited to ensure that principal views from the House within the restricted and broader view corridor are maintained.
- Buildings to be of a compatible scale to the House and with building bulk minimised through the articulation of walls and roofs and other appropriate design devices.
- Frontages and entrances to buildings in the immediate vicinity of the House to be orientated towards the House or the area between the buildings and the House to be landscaped and fenced in a manner which responds to the existing Stamford Park garden/landscape.
- Appropriate design techniques to be used to screen roads, buildings and car parking areas which are located in the vicinity of the boundary to the House and garden.
- Details of the treatment of the boundary setbacks for new development in the vicinity of the House and garden, including details of landscaping, roads and fencing treatments.

Transport Plan

- The development plan must include a Transport Plan prepared in consultation with and to the satisfaction of the Department of Infrastructure, Roads Corporation and the Responsible Authority (the Transport Plan). The Transport Plan may be amended subject to the approval of the Department of Infrastructure, Roads Corporation and the Responsible Authority. The Transport Plan should take account of all transport modes and include an indicative public transport, road, bicycle and pedestrian network and car parking plan showing:

- Convenient internal and external access for employees and visitors.
- Roads that are capable of servicing the needs of the area, including a potential future crossing of Corhanwarrabul Creek either east to Stud Road or South to Wellington
- Road.
- Provision of access to the existing road network.
- Provision of adequate pedestrian and cycle ways and accommodation for potential public transport routes and stops.
- Adequate car, motorcycle and bicycle parking for employees and visitors.
- Integration with the Principal Public Transport Network and a statement explaining how it will assist in achieving the State Government objective of increasing public transport usage by 20 percent by the year 2020.
- The location of an off road bicycle path linking the existing bicycle path on the eastern side of Stud Road to the proposed Dandenong Valley Parklands on the western side of the proposed Scoresby Freeway as indicated in the Linking People and Spaces A strategy for Melbourne's open space network, prepared by prepared by Parks Victoria, 2002.
- Details of the apportionment of costs of upgrading intersections with the external road network and/or the future internal road network, including a potential crossing of Corhanwarrabul Creek either east to Stud Road or south to Wellington Road.
- Integration with the Principal Public Transport Network.
- The Transport Plan must include the following principles:
 - Access to be generally limited to major intersecting roads or via service.
 - Maintain similar operating conditions on adjacent arterial roads and at intersections relative to existing conditions.
 - An internal road network needs to be provided to ensure a balance of distribution of traffic to the arterial road network.
 - Additional access locations should provide safe access and aim to minimise the number of conflict points.
 - Clearly identified land use development triggers for staging of traffic works that ensure compliance with the above principles.
- The Transport Plan must demonstrate that the principles relating to access to the abutting arterial road network and within the local road network (as appropriate) have been addressed giving consideration to the following:
 - Existing traffic volumes.
 - Design traffic volumes including details regarding traffic generations, directional distribution and likely traffic growth.
 - Capacity analysis at each point of access including information that 'after' operating conditions are similar to 'existing' conditions.
- The location and layout at proposed points of access and feasibility of proposed works.
- The location, frequency and capacity of existing and committed public transport services adjacent to and within the Employment Precinct.

All road network and intersection upgrading required to satisfy the relevant principles above to be at the cost of the relevant land owner/developer/authority, where the cost apportionment takes account of both need to mitigate the impacts of the proposed development, which should be borne by the developer, and the broader community benefits, which should be apportioned on the basis of projected share of beneficial usage.

Environmental Management Plan

- The development plan must include a planning, construction and operation environmental management plan (the Environmental Management Plan). It should be prepared in consultation with and to the requirements of Melbourne Water and to the satisfaction of the responsible authority. The Environmental Management Plan may be amended to the satisfaction of the responsible authority and Melbourne Water. The following key objectives are to be met within the Environmental Management Plan:

Planning stage

Air Emissions

- To ensure that there is no health risk or loss of amenity due to emission of dust and exhaust gases to the environment.

Habitat Management and Landscape Strategy

- To ensure that disturbance to native flora is minimised and any lost flora habitat is replaced.
- To ensure that important riparian zones are integrated into the surrounding area to the benefit of the wider community.
- To ensure that Platypus habitat is protected and enhanced where appropriate.
- To ensure that appropriate consistent landscaping is carried out in identified areas of environmental significance.

Fauna

- To ensure that disturbance to fauna habitat is minimised and enhanced and that the potential for exotic fauna species to be introduced to the Precinct is minimised through appropriate measures.

Hydraulics and Hydrology

- To protect and improve the floodplain, water quality and habitat value of Corhanwarrabul Creek and Lake Caribbean.
- To maintain and protect the AEP floodplain storage and 1_in 100YR ARI floodway value of Corhanwarrabul Creek.
- To reduce the impacts of stream power increases upon Corhanwarrabul Creek

Construction and operation stage

Air Emissions

To ensure that there is no health risk or loss of amenity due to emission of dust and exhaust gases to the environment.

Waste Minimisation and Disposal

- To ensure solid waste production during all stages of construction and operation – including litter – is minimised and disposed of, on and off-site in a responsible manner.

Soil Erosion and Sediment Control

- To protect Corhanwarrabul Creek and aquatic communities from erosion product and sediment transport by minimising erosion of lands during works.

Flora and Fauna

- To ensure that disturbance to native flora is minimised.
- To ensure that disturbance to fauna habitat is minimised and that the potential for exotic fauna species to be introduced to the Precinct is minimised through appropriate measures.
- To ensure that Platypus habitat is protected.

Fire protection

- To minimise any risk to life, property, the natural environment and community infrastructure from fire.

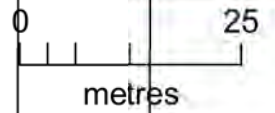
4.0

08/08/2013
C93

Proposed
C164

Decision Guidelines

- In considering the development plan, the responsible authority must consider:
- Whether the siting of public areas and the siting of buildings provide for views and vistas to open spaces, Lake Caribbean and/or the Dandenong Ranges.
- That adequate provision has been made for passive recreation areas set aside and designed for employees and/or other users including promenades around Lake Caribbean.
- Whether the land use, landscape plan, buildings and works, heritage design response, environmental management plan and transport plan components of the proposed development plan have satisfactorily met the requirements of this Schedule and the policy and relevant objectives of the Scoresby-Rowville—Employment Precinct~~Employment Land~~ local policy.
- If the plan is not for the entire overlay area, the consistency of the plan and the intended stages within it (if any) with the development of other land within the overlay area, and the overall development of all land within the overlay area.



Wantirna South

HIGH STREET RD

C1Z

SYLPHIDE WAY

LEGEND

Part of Planning Scheme Map 5ZN

C1Z COMMERCIAL 1 ZONE

AMENDMENT C164

