

Refers to Item 6.5
Council Meeting
27 November 2017

LAND FOR BUSINESS ASSESSMENT AREAS – EMPLOYMENT LAND AND ACTIVITY CENTRES TECHNICAL REPORT B

KNOX CITY COUNCIL

DECEMBER 2016

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FILENAME: Technical Report B – Land for Business Assessment Areas – Employment Land and Activity Centres

VERSION: 3

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1. OVERVIEW

1.1. INTRODUCTION

This technical report provides data and mapping for each 'Land for Business' assessment area in the City of Knox. The data has been compiled through a combination of sources, primarily the Council rates database and the State Government Urban Development Program, along with planning permit data provided by Council.

Information regarding land uses and vacant and underutilised sites was sourced through site visits undertaken by Urban Enterprise in May 2016.

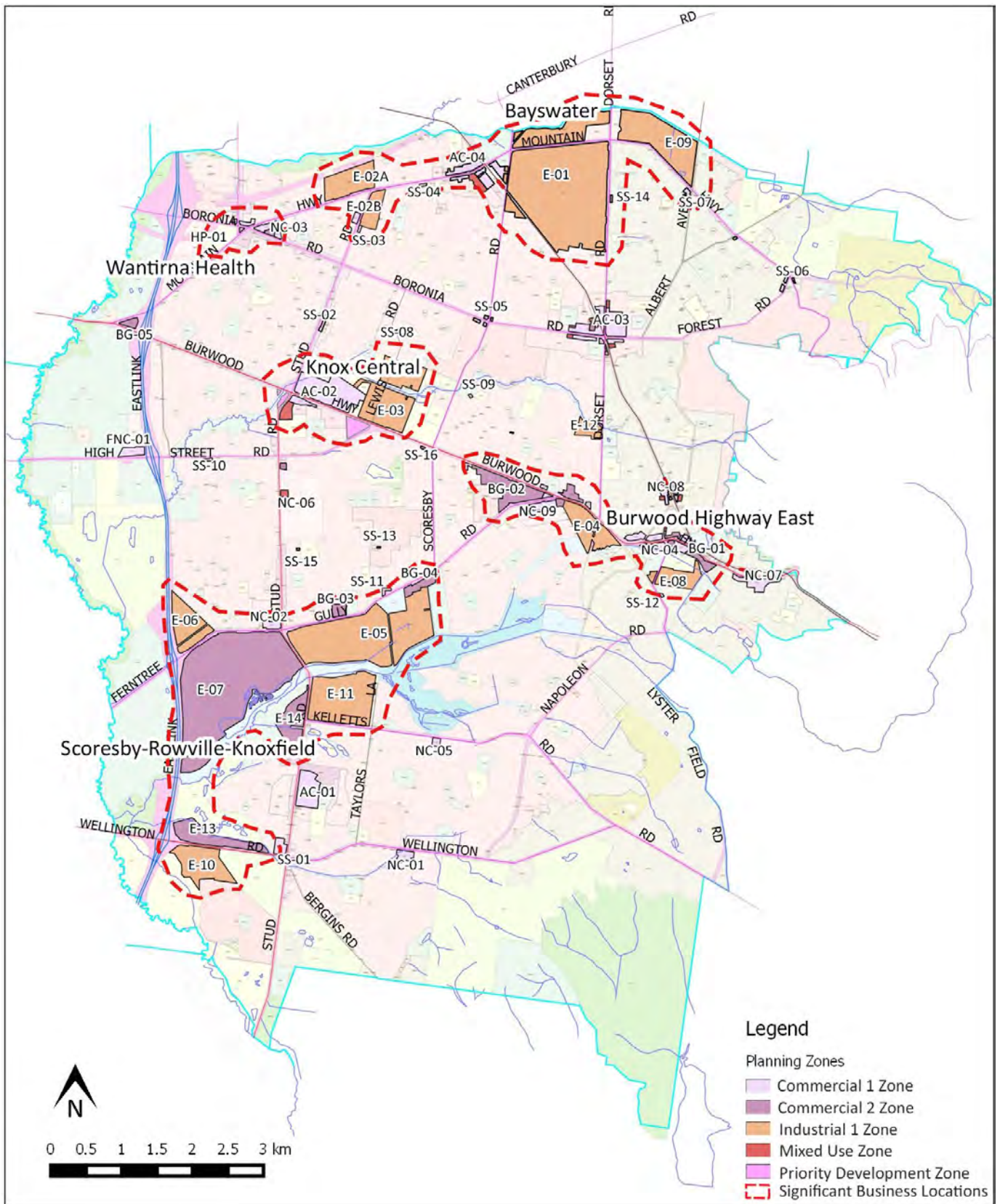
Mapping shows the properties within the Land for Business Assessment Areas, as well as a 100m buffer around the business zones. Any businesses in this buffer area were identified in order to understand the role of businesses, especially home based business and health services, locating in proximity to existing activity centres and employment land areas.

The Assessment Areas were selected principally based on the following land zones applying: Industrial 1 Zone (IN1Z), Commercial 1 Zone (C1Z), Commercial 2 Zone (C2Z), Mixed Use Zone (MUZ) and Priority Development Zone (PDZ).

Data provided is aggregated and summarised in the background report, including:

- Land area and gross floorspace by zone;
- Occupied and vacant gross floorspace by land use and zone;
- Vacant and underutilised lots by area and zone; and
- Maps showing assessment area properties, vacant and underutilised sites, zones and lot size profiles.

FIGURE 1 KNOX LAND FOR BUSINESS ASSESSMENT AREAS: EMPLOYMENT LAND AND ACTIVITY CENTRES

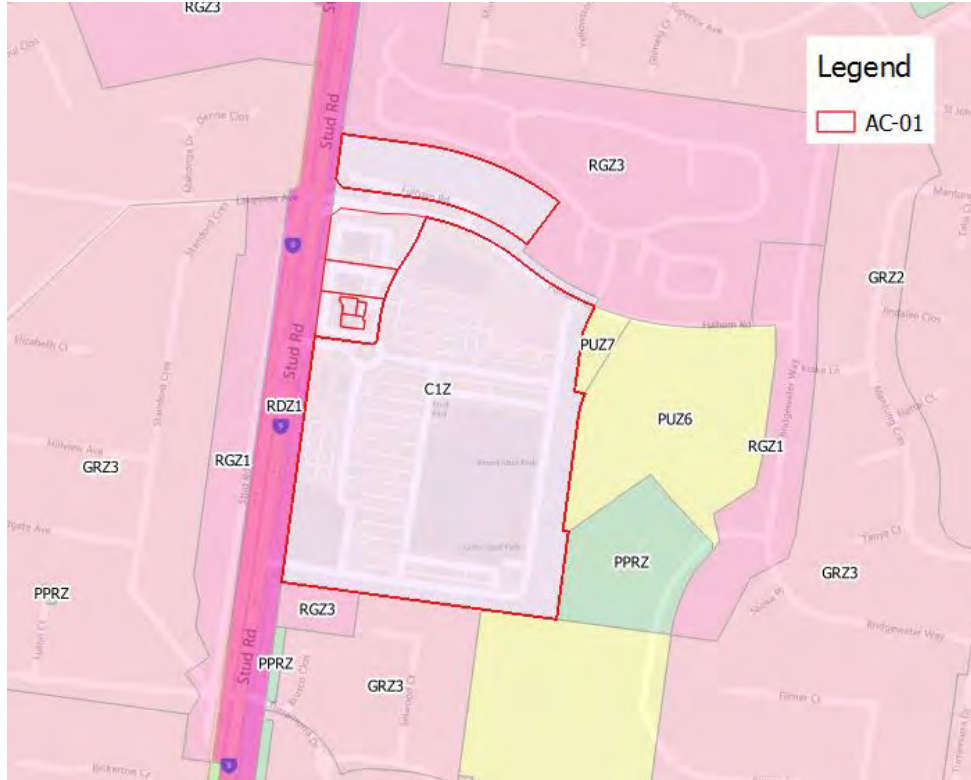


Source: Urban Enterprise 2016

2. AC-01: ROWVILLE ACTIVITY CENTRE

ASSESSMENT AREA OVERVIEW

FIGURE 2 AC-01 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

*Note, Activity Centre boundary is for purposes of Land for Business project, not Activity Centre boundary as defined in Rowville Structure Plan and Knox Planning Scheme.

OTHER ASSESSMENT AREAS RELEVANT TO AC-01

E-13, E-14, SS-01

RELEVANT PLANS/POLICY

Rowville Plan, Knox City Council (2015)

CI 22.13 Rowville Activity Centre Local Policy

DPO12 – Rowville Commercial Core including Stud Park Shopping Centre

AREA AND FLOORSPACE

TABLE 1 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	139,755	31,830

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

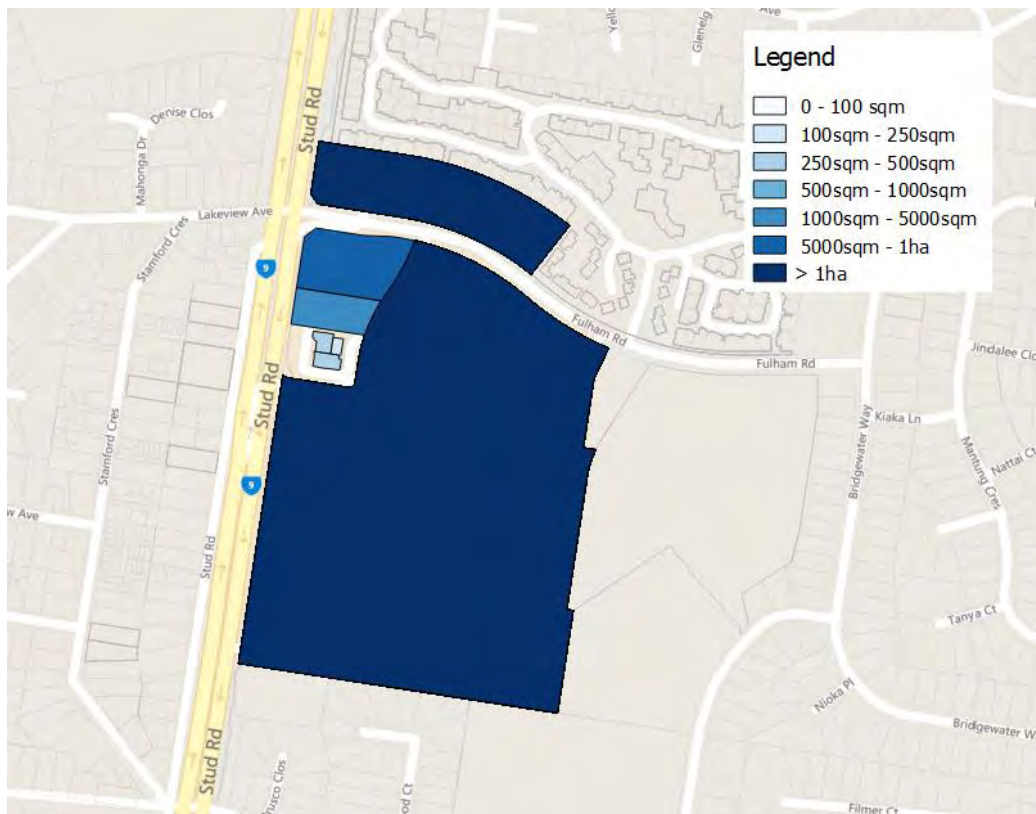
TABLE 2 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C1Z	
Retail	28,553	28,553
Pubs and Gaming	1,206	1,206
Office	1,132	1,132
Civic	773.7	773.7
Health and Medical	165	165
Total	31,830	31,830

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 3 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 4 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 3 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C1Z		
Vacant	4,500	1

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- Main shopping centre in the southern part of the municipality that offers convenience retail, retail services and take away food and beverage.
- An internal centre that is anchored by Coles and Kmart, and supported by convenience and specialty retail, food and drink premises and banking services. There is also a Woolworths and some bulky goods retailers (e.g. Petbarn) outside of the centre building, along Stud Road;
- Located along a major road (Stud Road) means significant traffic and thus is likely to service a significant portion of the residents in the south of Knox, as well as large numbers from the Rowville Primary School and Rowville Secondary College.
- Examples of businesses include medical centre, real estate, gym, Coles, Kmart, banks, library, and Woolworths.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

The type of businesses on the peripheral of the Centre include beauty studio, childcare, police station, vet clinic, medical centre and church.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Vacant site located along Fulham Road (4,500sqm), suitable for a retail mini-major or multiple specialties.

Four Opportunity Sites are identified in the Rowville Structure Plan 2015 within this assessment area. They are: Fulham Road Commercial Precinct (107 Fulham Rd); Restaurants & Takeaways (1085, 1087 & 1089 Stud Rd); Commercial Building (1091 Stud Rd); and, Stud Park Shopping Centre (1101 Stud Rd).

ACCESSIBILITY

AC-01 is situated on Stud Road, which is a major private and public transport corridor.

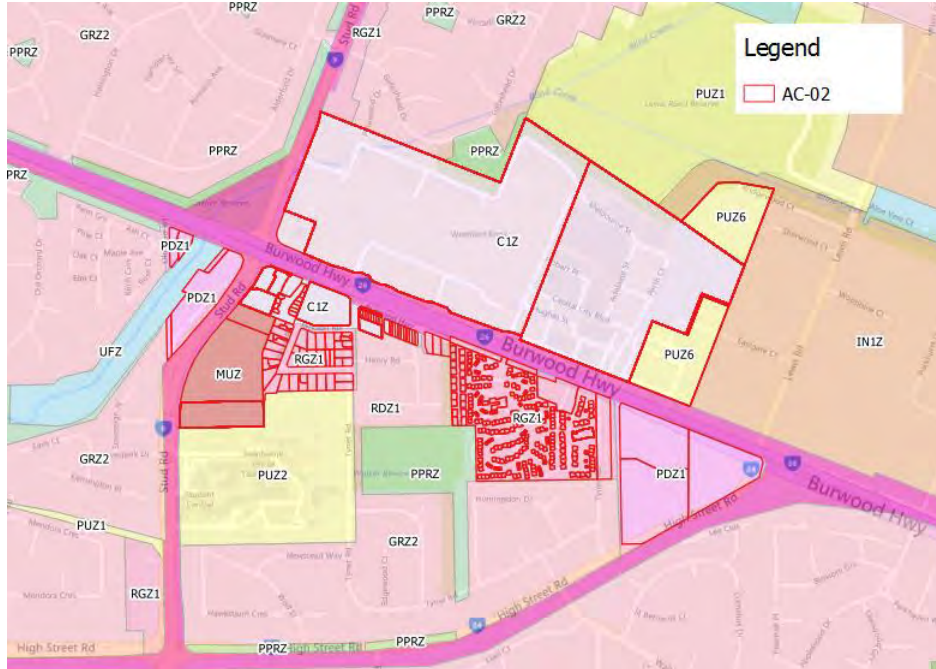
Entry from Stud Road is busy during lunch time and in the afternoon.

Centre is accessible to residents in the northern and north-western parts of Rowville, as well as employment areas to the north and south.

3. AC-02: KNOX CENTRAL ACTIVITY CENTRE

ASSESSMENT AREA OVERVIEW

FIGURE 5 AC-02 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

*Note, Activity Centre boundary is for purposes of Land for Business project, not Activity Centre boundary as defined in Knox Central Urban Design Framework and Knox Planning Scheme.

OTHER ASSESSMENT AREAS RELEVANT TO AC-02

E-03

RELEVANT PLANS/POLICY

Knox Central Urban Design Framework, Knox City Council (2015)

C122.04 Knox Central Principal Activity local policy

Clause 52-03 Priority Development Zone - Schedule 1 – Knox Central Urban Design Framework – Rembrants Triangle and Stud Road West.

The draft Knox Central Structure Plan was adopted for public exhibition with Amendment C149 in late 2016. If and when approved this will replace the Knox Central Urban Design Framework.

AREA AND FLOORSPACE

TABLE 4 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	339,165	163,351
MUZ	101,391	14,994
PDZ1	74,483	12,039
PUZ6	45,971	1,913
RGZ1	38,180	16,061
Total	599,190	208,358

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

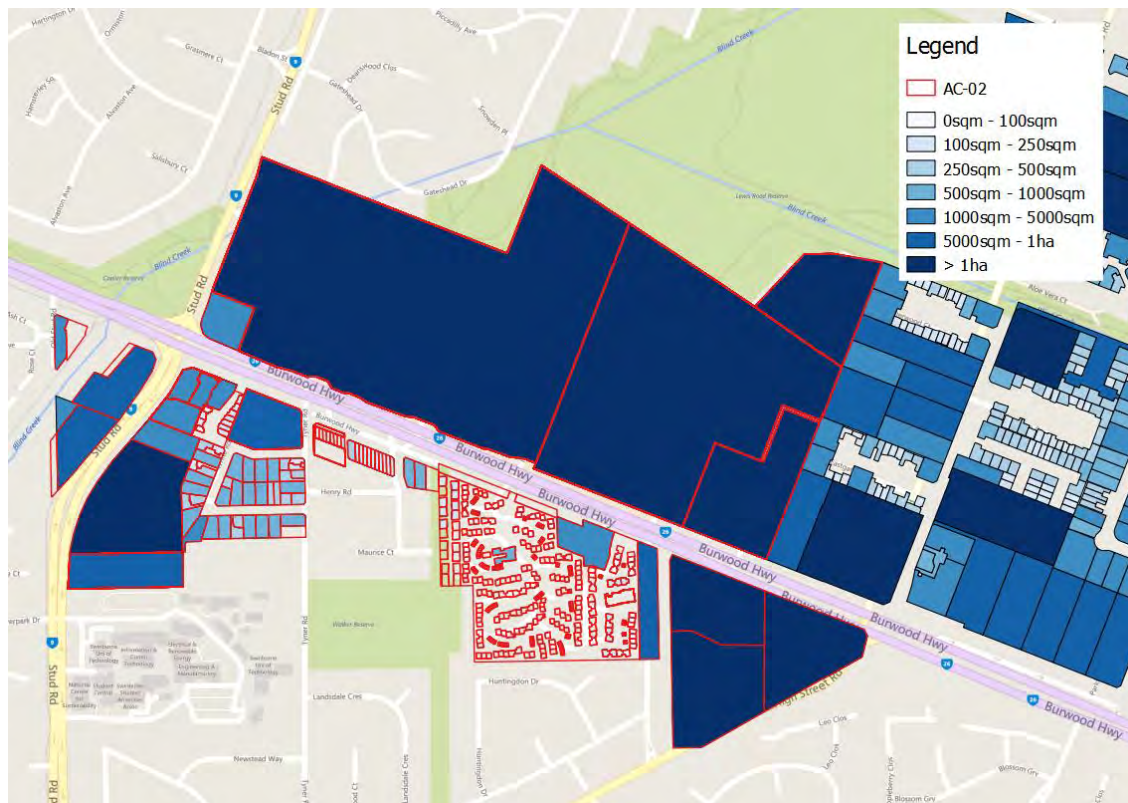
TABLE 5 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)					Vacant (sqm)	Total (sqm)
	C1Z	MUZ	PDZ1	PUZ6	RGZ1	C1Z	
Retail	139,948		494				140,442
Residential	8,344	12,750			15,162		36,256
Civic	6535.9			1913			8448.9
Office	7,716					350	8,066
Education			7,579				7,579
Highway Sales	450		1,860				2,310
Pubs and Gaming			1,571		705		2,276
Commercial Accommodation		2,244					2,244
Other Commercial	2		535				537
Religious					194		194
Infrastructure and Utility	6						6
Total	163,001	14,994	12,039	1,913	16,061	350	208,358

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION – ISSUE INCLUDE OTHER ZONES

FIGURE 6 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 7 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 6 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
Vacant		
C1Z	4,500	1
Under-utilised		
C1Z	2,712	2
PDZ1	30,498	4
Total	37,709	7

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- AC-02 (Knox Central Activity Centre) includes a major shopping centre (Westfield Knox) that includes department stores, national brand supermarket (Coles), variety and discount stores, national brand fashion retailers, specialty retailers, entertainment facilities (Village Cinema), banking, and health and beauty services.
- This centre meets the needs for higher-order retail shopping in the broader Knox municipality and also services some residents from outside the municipality (eg. Dandenong Ranges, Vermont and Wheelers Hill).
- East of the shopping centre is the Knox City Council's offices and operations centre.
- South of Burwood Highway - higher density commercial space and apartments, police station, commercial strip includes real estate, medical, dental, fast food, residential apartments (under-construction), aged care, school and plant nursery.
- Swinburne University is located further south, along with a medical centre and primary school.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Veterinary Clinic.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

- Rembrandt's Triangle – identified in the Knox Planning Scheme as a strategic development area to provide for a mix of hotel conference, entertainment/leisure, commercial, office, convenience retail and residential uses secondary to the core retail role of Knox Shopping Centre. Immediate opportunities are on the site fronting Burwood Highway, shown as 'under-utilised';
- Stud Road West – identified in the Planning Scheme as a strategic development area to provide for office and other commercial uses (including convenience retail) up to 5 storeys, and with a feature building at the corner of Stud Road and Burwood Highway of 5 or more stories.

Westfield Knox is proposed to be expanded over time and is a key site to accommodate retail floorspace growth in the municipality. There is a large amount of at grade car parking within the centre.

ACCESSIBILITY

On Burwood Highway, including public transport and major arterial road.

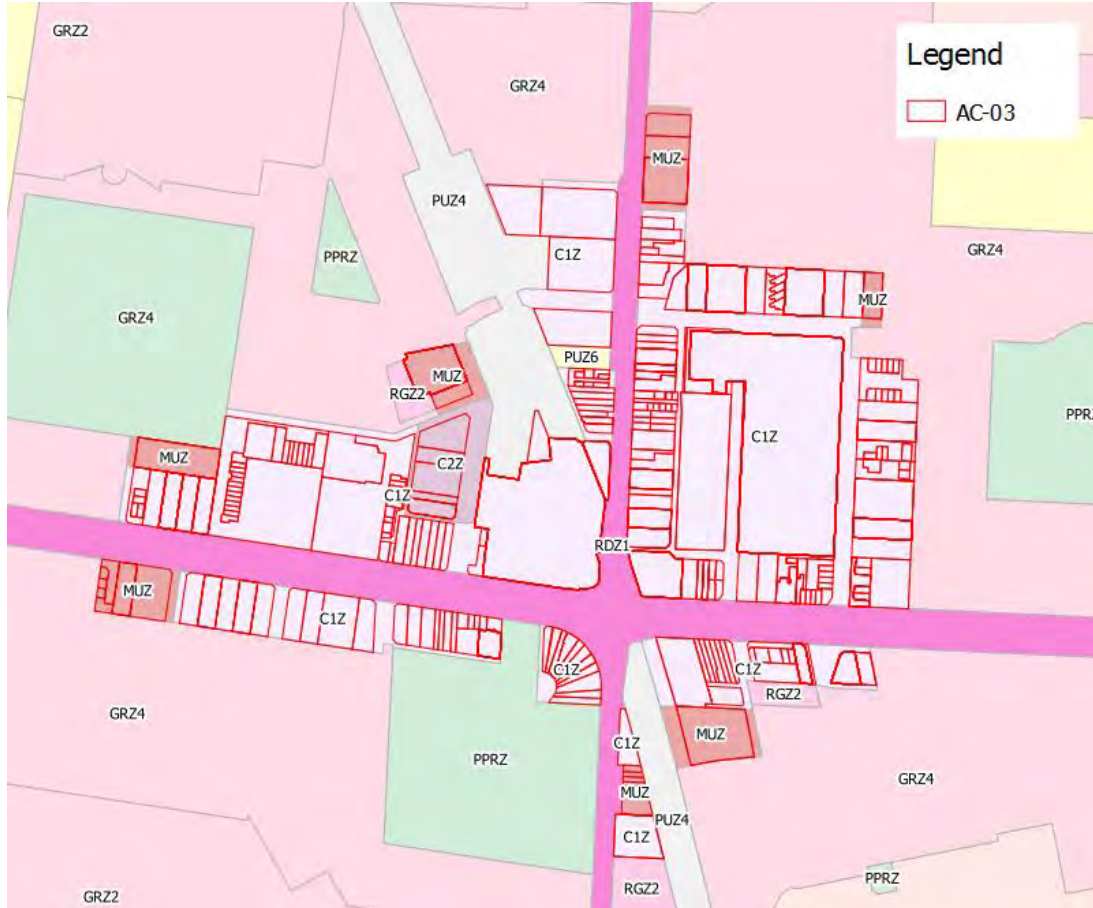
Centrally located to the municipality, close to Eastlink which can attract shoppers from a broader catchment.

Not on rail corridor – weakness.

4. AC-03: BORONIA ACTIVITY CENTRE

ASSESSMENT AREA OVERVIEW

FIGURE 8 AC-03 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

*Note, Activity Centre boundary is for purposes of Land for Business project, not Activity Centre boundary as defined in Boronia Structure Plan and Knox Planning Scheme.

RELEVANT PLANS/POLICY

Boronia Structure Plan (2006)

Clause 22.06 Boronia Major Activity Centre local policy and DDO7

AREA AND FLOORSPACE

TABLE 7 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	174,707	79,409
MUZ	19,430	9,740
C2Z	4,760	1,969
Total	198,897	91,118

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

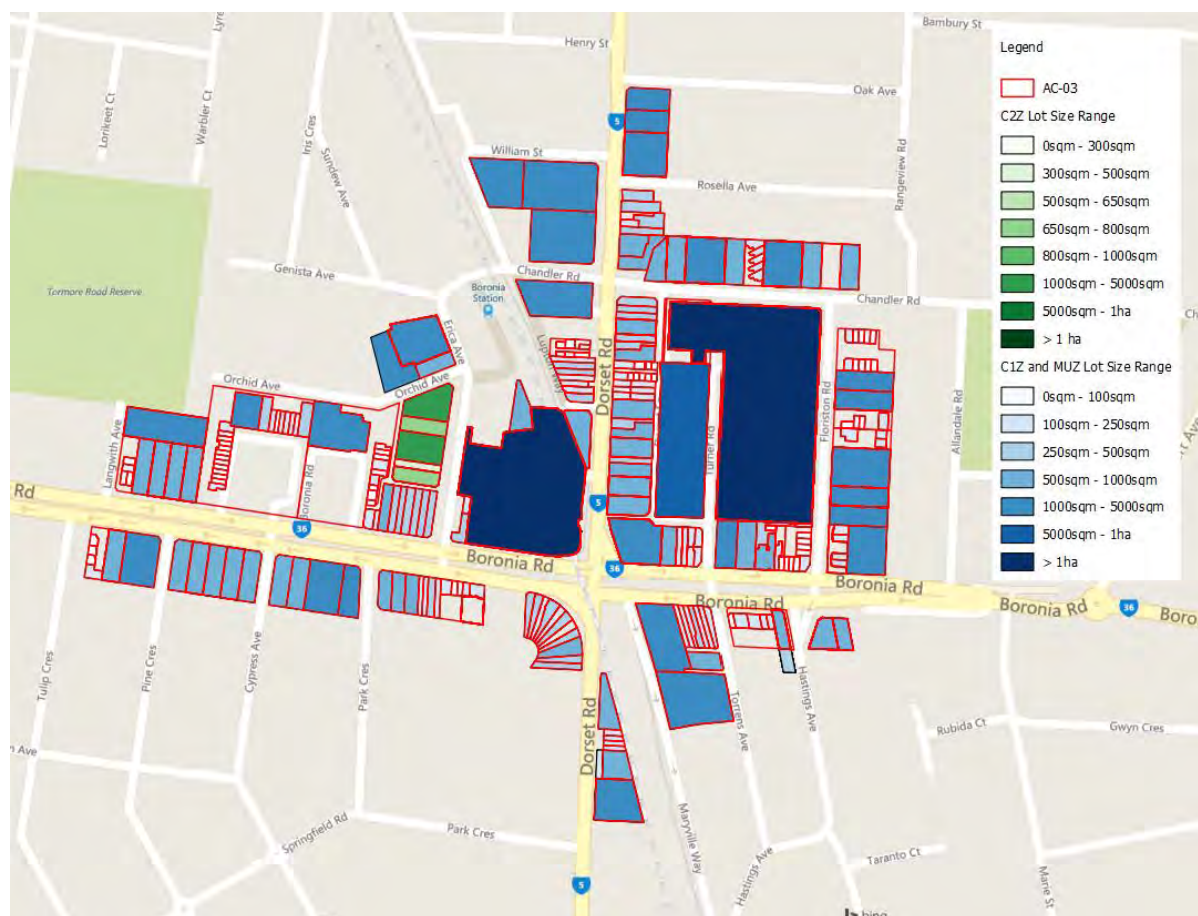
TABLE 8 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)			Vacant (sqm)			Total (sqm)
	C1Z	C2Z	MUZ	C1Z	C2Z	MUZ	
Retail	49,717	1,784	886	3,923	185		56,495
Office	14,023		3,146	1,627		456	19,252
Residential	4,516		1,475				5,991
Recreation and Leisure	2,053		1,150				3,203
Pubs and Gaming			2,000				2,000
Religious	1,390						1,390
Health and Medical	1,175						1,175
Education	149		627				776
Civic	531						531
Mixed Use Occupation	240						240
Highway Sales	65						65
Total	73,859	1,784	9,284	5,550	185	456	91,118

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 9 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 10 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 9 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C1Z		
Vacant	1,515	2
Underutilised	3,130	3
Total	4,655	5

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- AC-03 is developed surrounding the train line and a major intersection.
- There is a shopping centre which includes a number of businesses and is anchored by Coles and Kmart. These are supported by convenience and specialty retail, food and beverage, and some professional services office space (e.g. accountants).
- There is another smaller shopping centre within the Activity Centre with more major supermarkets (Dan Murphy and Woolworths) and some specialty retailers that are separate from the business cluster along Boronia Road.
- There are limited clothing retailers in this centre.
- Combination of shopping centre and a couple of street retail, not one central focused.
- Examples of businesses include Woolworths, Coles, Kmart auto, fast food, ten-pin bowling, fitness centre, offices, light industrial/showroom, bank, cinema, discount shops, professional services, take away food and beverage.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERAL

Small cluster of office space (tax, community centre, professional services).

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

C145 proposes to rezone Commercial 2 Zone land to facilitate development of an Aldi supermarket.

No other major opportunities identified – only smaller vacant and underutilised sites at the periphery of the activity centre.

ACCESSIBILITY

On metropolitan train network and arterial road network, including bus routes.

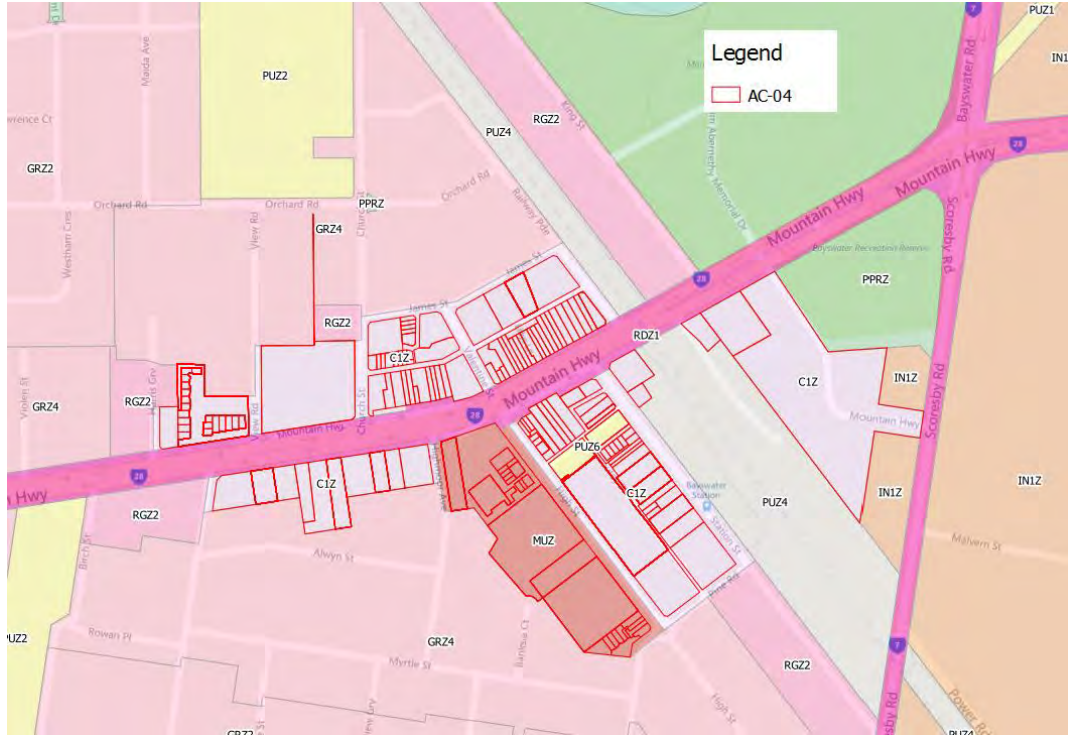
Well located to residential catchment and foothills.

Congested intersection is difficult to manoeuvre.

5. AC-04: BAYSWATER ACTIVITY CENTRE

ASSESSMENT AREA OVERVIEW

FIGURE 11 AC-04 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

*Note, Activity Centre boundary is for purposes of Land for Business project, not Activity Centre boundary as defined in Bayswater Structure Plan and Knox Planning Scheme.

OTHER ASSESSMENT AREAS RELEVANT TO AC-04

Bayswater Triangle (made up of AC-04, E-01 and Council land – PPRZ), E-01

RELEVANT PLANS/POLICY

Bayswater 2020: Bayswater Activity Centre Structure Plan, May 2005 and addendum dated March 2012

Clause 22.05 Bayswater Major Activity Centre including key redevelopment sites - this details key redevelopment sites and DDO6

Bayswater Triangle Master Plan, Knox City Council (Feb 2011)

CI 52.03 - Incorporated Document associated with level crossing removal project in Bayswater

AREA AND FLOORSPACE

TABLE 10 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	106,319	32,799
MUZ	25,258	9,563
PUZ6	972	8,082
Total	132,549	50,444

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 11 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)			Vacant (sqm)		Total (sqm)
	C1Z	MUZ	PUZ6	C1Z	MUZ	
Retail	16,236	7,511	7,709	550	66	32,072
Office	6,245			105		6,350
Residential	1,926	1,986				3,912
Pubs and Gaming	3,237					3,237
Mixed Use Occupation	1,214					1,214
Recreation and Leisure	1,091					1,091
Infrastructure and Utility	850		0			850
Religious	508					508
Industrial	400					400
Civic			373			373
Health and Medical	290					290
Highway Sales	147					147
Total	32,144	9,497	8,082	655	66	50,444

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 12 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 13 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- Arterial road activity centre offering convenience retail and retail services. Major shopping centre located away from the Arterial road, anchored by a Coles and supported by Asian grocers, professional services office space, banks and convenience-based retail stores.
- Many buildings within this centre are relatively new.
- There is a Woolworths, bulky goods retailers, liquor store and indoor recreation centre along Mountain Highway, separate from the main Shopping Centre.
- This centre services the surrounding suburbs and those travelling by train to the area. The centre would also service the Employment assessment areas to the west.
- A trip north or south provides large, higher order centres which are likely to attract higher order retail needs.
- Woolworths, Dulux, service centre, beauty, old squash centre, liquor shops and a number of vacant retail stores are located on the boundary of the Centre.
- Main strip – Coles, chemist, Asian grocer, offices, banks, Aldi; real estate agency;
- Located within and surrounding a major intersection and train station.
- The business mix is similar to a neighbourhood centre but is of a higher density and is located in close proximity to the train station.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None identified.

Activity centre is located in close proximity to the regional Bayswater Business Precinct (employment across Knox, Maroondah and Yarra Ranges municipalities) and will play an important role in servicing the business and employee needs as the assessment area evolves.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Bayswater Triangle identified as a Strategic Investigation Site (Site No 3) in the Economic Development Clause Knox Planning Scheme.

Knox Squash Centre and adjoining carpark.

Bayswater Hotel and carpark.

Budget truck hire, Rotary Club, Brakes Plus (all near intersection of rail-line and Mountain Highway).

Grade separation is a key opportunity to link industrial area and activity centre and create opportunities for on-street dining and retail uses on the east of the rail-line.

Adjoining industrial uses on western side of Scoresby Road could be incorporated into the activity centre and an appropriate commercial zone.

ACCESSIBILITY

Access from Mountain Highway, on metropolitan train network and bus routes.

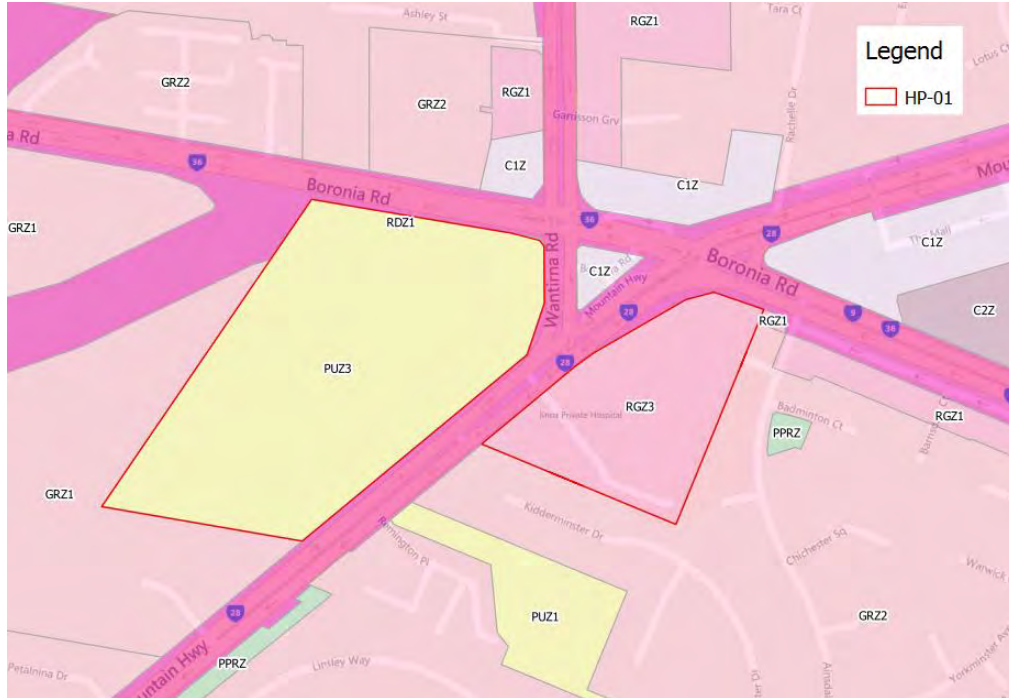
Currently undergoing works to remove level crossing.

Major intersection makes it difficult to change directions and alter route.

6. HP-01: WANTIRNA HOSPITALS

ASSESSMENT AREA OVERVIEW

FIGURE 14 HP-01 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO HP-01

NC-03

RELEVANT PLANS/POLICY

Wantirna Hospitals Assessment area is identified in both Plan Melbourne (as Knox Private Hospital Precinct) and Knox Planning Scheme. Knox City Council and the Metropolitan Planning Authority (MPA) are currently working on a Structure Plan for the assessment area. This precinct is larger than the two hospital sites.

AREA AND FLOORSPACE

TABLE 12 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
PUZ3	101,150	Wantirna Hospital
RGZ3	38,404	18,000
Total	139,555	18,000

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

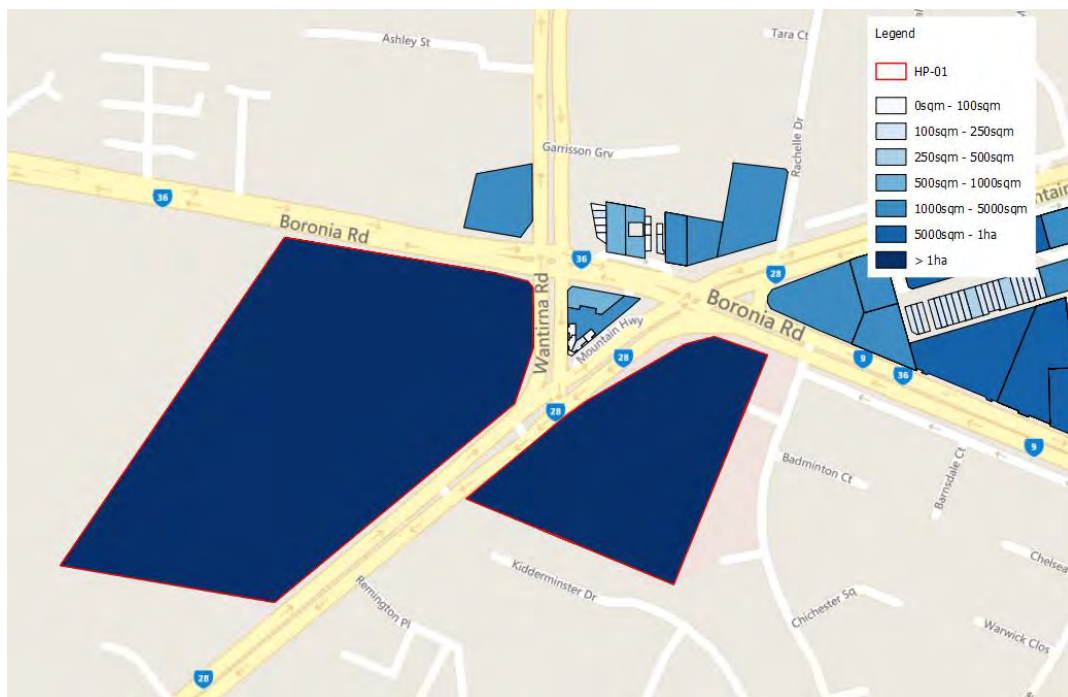
TABLE 13 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)		Total (sqm)
	PUZ3	RGZ3	
Health and Medical	Wantirna Hospital	18,000 (Knox Private)	18,000 + Wantirna Hospital

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 15 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 16 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 14 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

Row Labels	Site Area (sqm)	No. of Lots
PUZ3		
Underutilised	101,150	1

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- Major health precinct - includes Wantirna Health and Knox Private Hospitals;
- HP-01 services a broad catchment, including outside Knox.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Aged-care/retirement facility, optometrist and audiology, trash and treasure market, Scope community health, Hungarian community centre.

Restaurants, tavern and funeral parlour to the north in residential zone (Boronia Road).

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

The Wantirna Health Assessment area sites to the west of Wantirna Health Hospitals are subject to state government planning and are proposed to accommodate significant health, employment and residential growth in the future.

Land in the broader area of the two hospitals – 706, 750-750A and 760 Boronia Road and 203 and 251 Mountain Highway are identified as Strategic Investigation Sites (Sites No 1 and 2) in the Economic Development Clause of the Knox Planning Scheme.

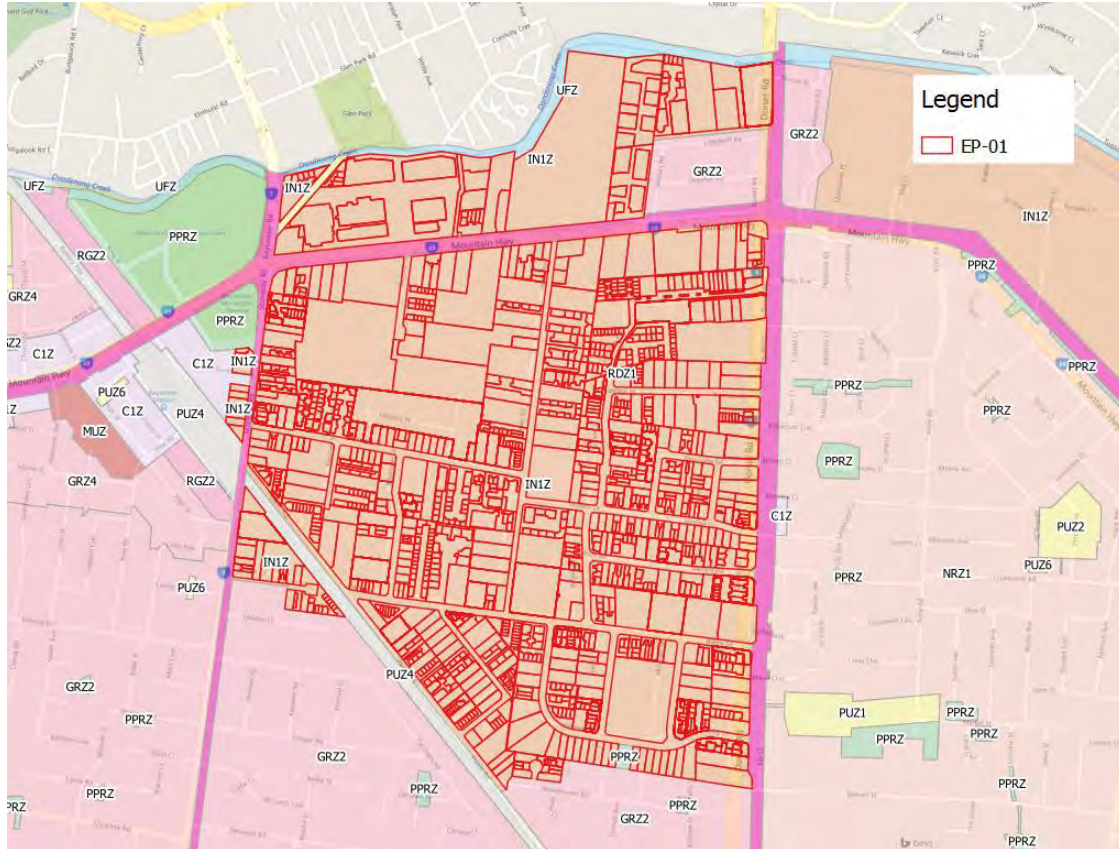
ACCESSIBILITY

Access from Boronia Road, Wantirna Road and Mountain Highway, excellent accessibility from Eastlink. Public transport (bus) available.

7. E-01: BAYSWATER (CENTRAL)

ASSESSMENT AREA OVERVIEW

FIGURE 17 E-01 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-01

AC-04 Bayswater (a few IN1Z lots of E-01 are covered by Bayswater Structure Plan and associated Planning Scheme Policy).

E-02A, E-02B, E-09 and EP-01 make up Knox's share of Bayswater Business Assessment area.

RELEVANT PLANS/POLICY

Bayswater Industrial Precinct Review (2014)

Bayswater 2020: Bayswater Activity Centre Structure Plan, May 2005 and addendum dated March 2012

Clause 22.05 Bayswater Major Activity Centre

AREA AND FLOORSPACE

TABLE 15 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	1,961,272	873,632

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

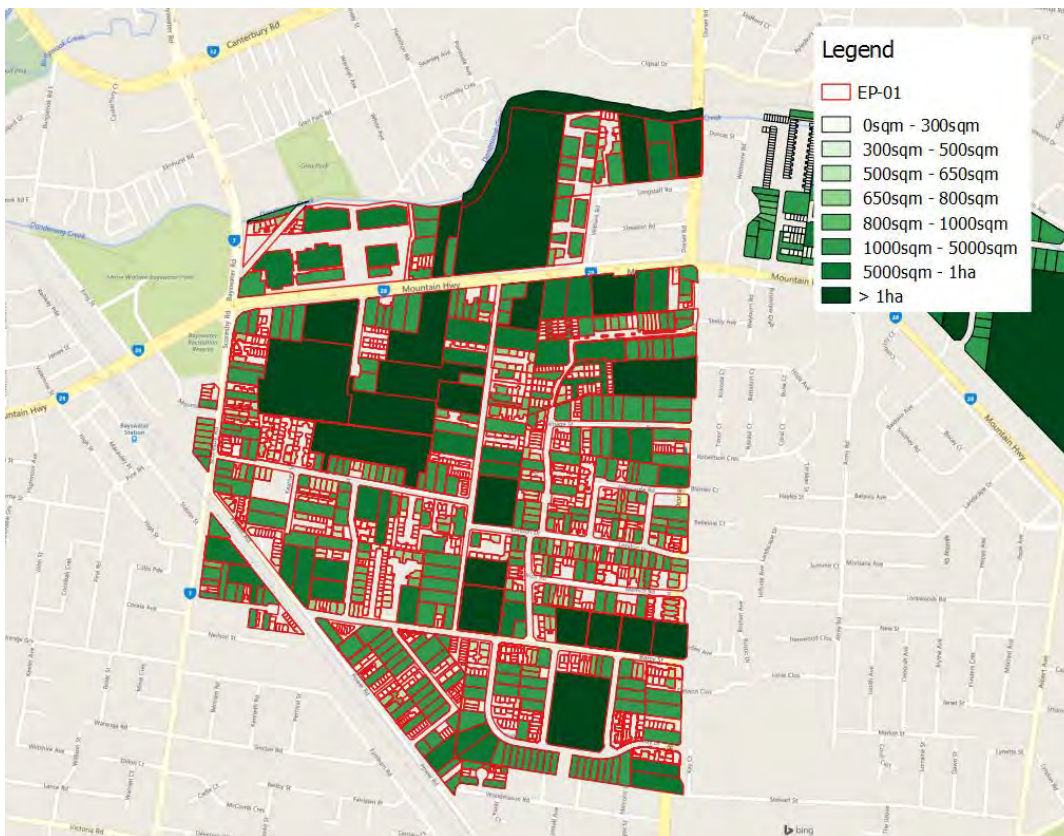
TABLE 16 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
	IN1Z		
Industrial	800,064	44,509	844,572
Retail	16,012		16,012
Industrial Development Site	6,328	0	6,328
Recreation and Leisure	5,430		5,430
Office	703		703
Highway Sales	352		352
Other	205		205
Infrastructure and Utility	30		30
Total	829,124	44,509	873,632

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 18 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 19 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 17 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
IN1Z		
Vacant	42,369	16
Underutilised	48,949	9
Total	91,318	25

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- This industrial and commercial assessment area is characterised by large commercial office spaces and national/international businesses (e.g. Siemens, ANZ, Mitre 10, Coca Cola);
- There are a number of auto related businesses;
- A number of large format manufacturers are located in the centre of the assessment area, although new warehouses and offices have been constructed in some areas through redevelopment and subdivision of larger lots;
- Low vacancy rates and only isolated vacant / underutilised sites. Fragmented ownership in many sections of the assessment area

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None identified. Assessment area abuts the Bayswater Activity Centre to the west. The Bayswater Business Precinct which this assessment area is part of extends to the north into the City of Maroondah.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Partially disused site at 841 Mountain Highway.

Rear of Siemens site is not currently in use – opportunity to redevelop if disposed of by Siemens.

Other opportunities for redevelopment and subdivision may present if larger businesses relocate.

The residential land north west of Mountain Highway and Dorset Road may be a long term land for business opportunity site.

ACCESSIBILITY

Good access to arterial roads.

High traffic area.

Sub-optimal access to freeway network – Eastlink is at least 5km and between 10 and 15 minute drive to the west. This is a weakness of the industrial assessment area in attracting larger format manufacturing, transport and distribution uses.

Western edge is within walking distance from Bayswater Train Station and Bayswater Activity Centre – opportunity to encourage increased employment densities in this area, including considering rezoning of Industrial 1 on west side of Scoresby Road.

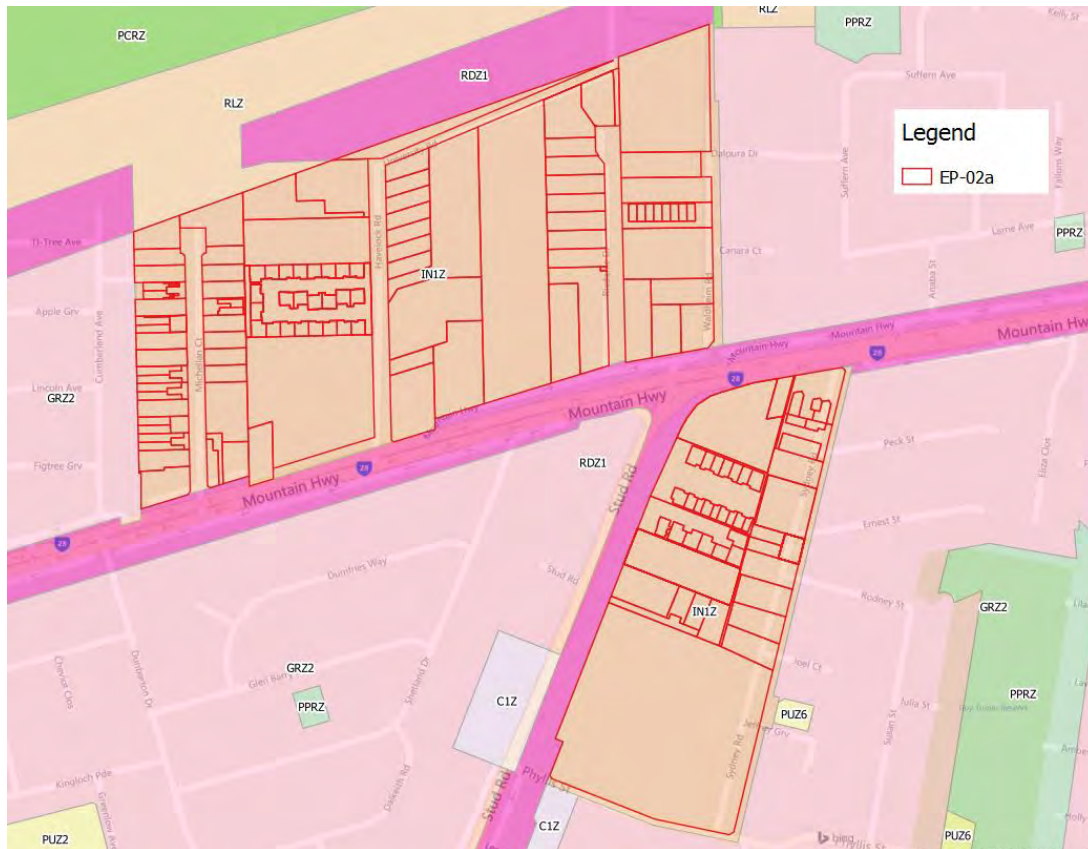
INTERFACE ISSUES

Small Industrial 1 Zone to the south-west of railway line interfaces with residential area. Consider Industrial 3 Zone to manage interface.

8. E-02A: BAYSWATER (WEST - MOUNTAIN HWY & STUD RD)

ASSESSMENT AREA OVERVIEW

FIGURE 20 E-02A ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-02A

E-01, E-02B and E-09, with E-02A, all make up Knox's share of Bayswater Business Precinct.

AC-04

AREA AND FLOORSPACE

TABLE 18 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	331,780	125,503

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 19 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Occupied Total	Vacant (sqm)	Vacant Total	Total (sqm)
	IN1Z				
Industrial	118,426	118,426	890	890	119,316
Industrial Development Site	2,970	2,970			2,970
Religious	1,422	1,422			1,422
Retail	990	990			990
Recreation and Leisure	440	440			440
Office	265	265			265
Highway Sales	70	70			70
Infrastructure and Utility	30	30			30
Total	124,613	124,613	890	890	125,503

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 21 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 22 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 20 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
IN1Z		
Vacant	12,199	5
Underutilised	32,239	3
Total	44,438	8

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-02A includes a mix of new and old industrial buildings and warehouses/offices.
- There are a number of smaller manufacturing businesses (in particular construction materials), logistic and transport, and professional services.
- The newer facilities are generally multi-level offices with adjoining warehouse shells.
- Manufacturing construction materials and automotive businesses are present.
- Some large scale businesses (plumber's choices, Confoil); Direct Fresh (meat) engineering office, Cameron trucking;
- South east section of assessment area (Stud Road): 3 industrial office parks (mix of offices and warehouses), followed by Cameron (large logistics / distribution centre).

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Builder.

Medical and retail uses at the SW corner of Stud Rd and Mountain Highway are currently in the Residential Zone. Consider applying an appropriate commercial zone.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

None.

(8 sites are vacant or underutilised, presenting the opportunity to incrementally increase floorspace and employment in this area).

ACCESSIBILITY

Direct access from Mountain Highway and adjoining streets.

Relatively easy access to Eastlink via Mountain Highway.

Bus routes through the assessment area.

INTERFACE

Potential interface and traffic conflict issues on Sydney Road, Waldheim Road and Michellan Court. Consider Industrial 3 Zone.

Adjacent to the Healesville Freeway Reservation – could present an opportunity for a modest expansion of employment land to the north if land is not required for freeway (however LSIO affects much of the alignment in this area).

9. E-02B: BAYSWATER (WEST - STUD RD)

ASSESSMENT AREA OVERVIEW

FIGURE 23 E-02B ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-02B

E-01, E-02A and E-09, with E-02A, all make up Knox's share of Bayswater Business Precinct.

AREA AND FLOORSPACE

TABLE 21 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	12,166	2,567

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 22 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C1Z	
Office	2,567	2,567
Total	2,567	2,567

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 24 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 25 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 23 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C1Z		
Underutilised	6,392	1

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-02B is a small commercial area that accommodates small offices (professional and financial services businesses) and one medium sized software company (Torus).

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Small strip shop centre opposite on Stud Road, convenience retail.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Potential supermarket site at south of assessment area, rezoned to Commercial 1 by 2013 zone changes (formerly Business 5 Zone). Consider rezoning to an appropriate zone if Commercial 1 Zone not supported in this location.

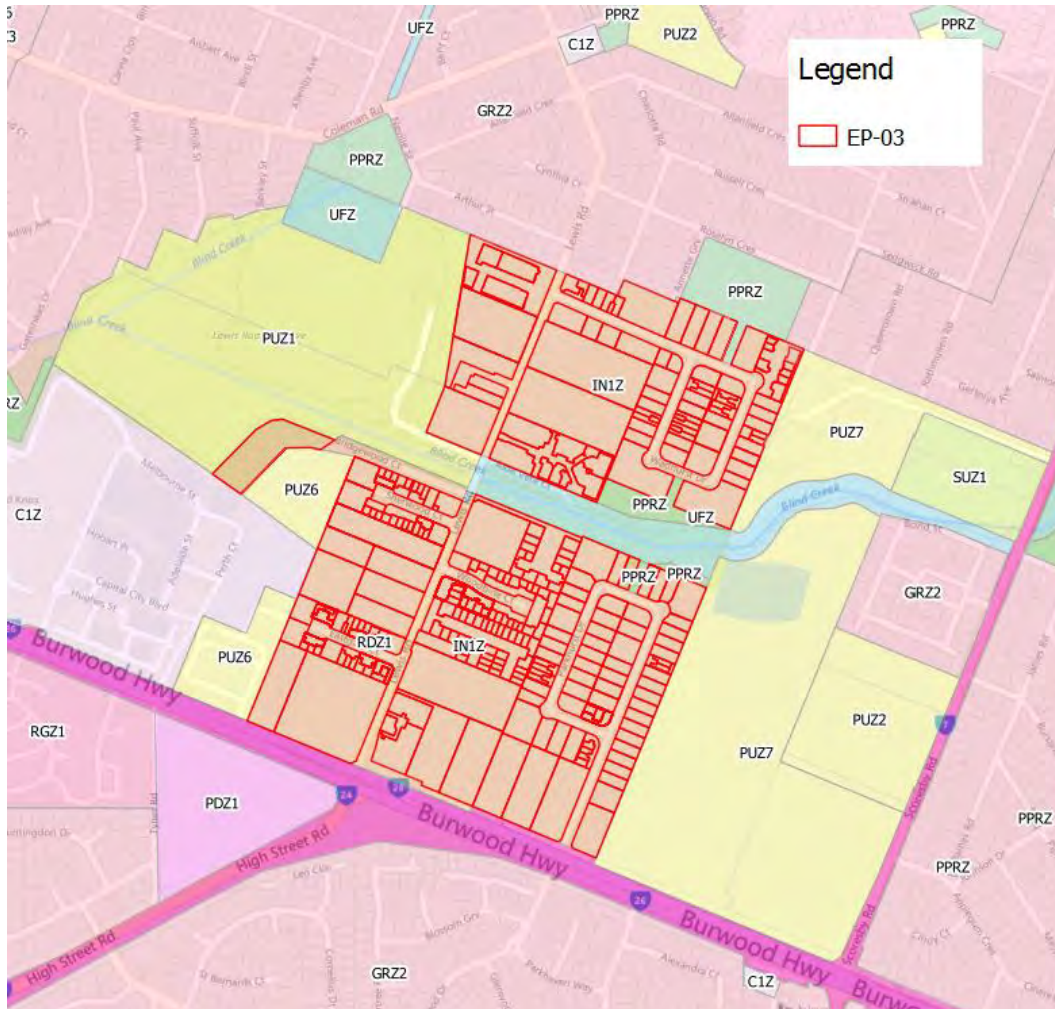
ACCESSIBILITY

Direct access from Stud Road, bus route. Proximate to Eastlink.

10. E-03: KNOX CENTRAL EMPLOYMENT

ASSESSMENT AREA OVERVIEW

FIGURE 26 E-03 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-03

AC-02

AREA AND FLOORSPACE

TABLE 24 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	487,163	221,804

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

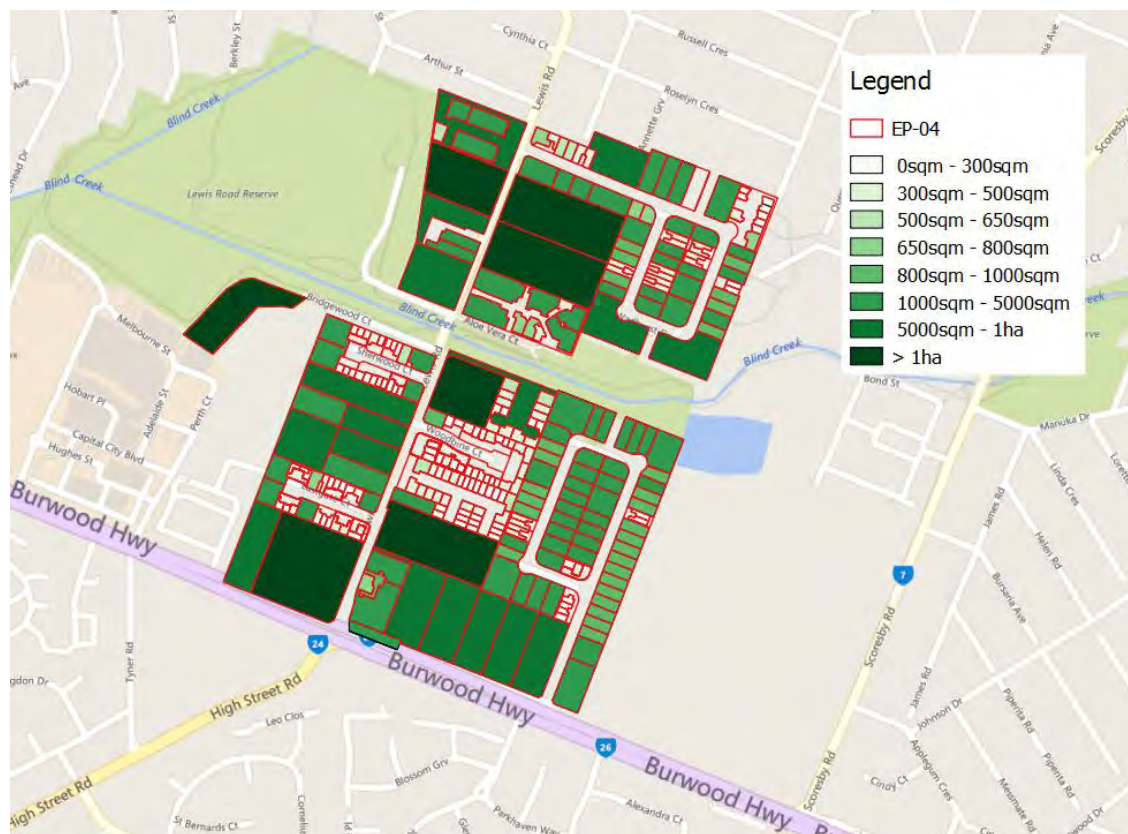
TABLE 25 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
	IN1Z		
Industrial	193,731	5,271	199,002
Retail	19,512		19,512
Religious	977		977
Highway Sales	870		870
Open Space	838		838
Emergency Services	305		305
Infrastructure and Utility	300		300
Total	216,533	5,271	221,804

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 27 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 28 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 26 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
IN1Z		
Underutilised	3,606	4

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-03 incorporates a medium scale industrial area adjacent to the Knox City Council offices and Westfield Knox Shopping Centre;
- Key uses include a large logistics centre, children's sport and entertainment centres, bulky goods warehouse/showroom/offices;
- Common building types are small to medium warehouses and factories;
- Recreation and religious uses are common in the area, creating a mix of uses.
- Most new premises include a significant amount of office floorspace;
- Many older buildings with relatively low value improvements present opportunity for redevelopment.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Knox City Council to the south west, State government land to the east.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

PUZ7 (State government) is a Strategic Investigation Site (Site 7), likely to incorporate a mix of commercial and office uses in the future fronting Burwood Highway, with residential to the north.

ACCESSIBILITY

Direct access from Burwood Highway, good accessibility to Eastlink and major bus routes.

No direct rail network access.

Excellent proximity to Knox Central, therefore likely to be attractive to office, entertainment and recreation uses.

Central location to a large residential catchment.

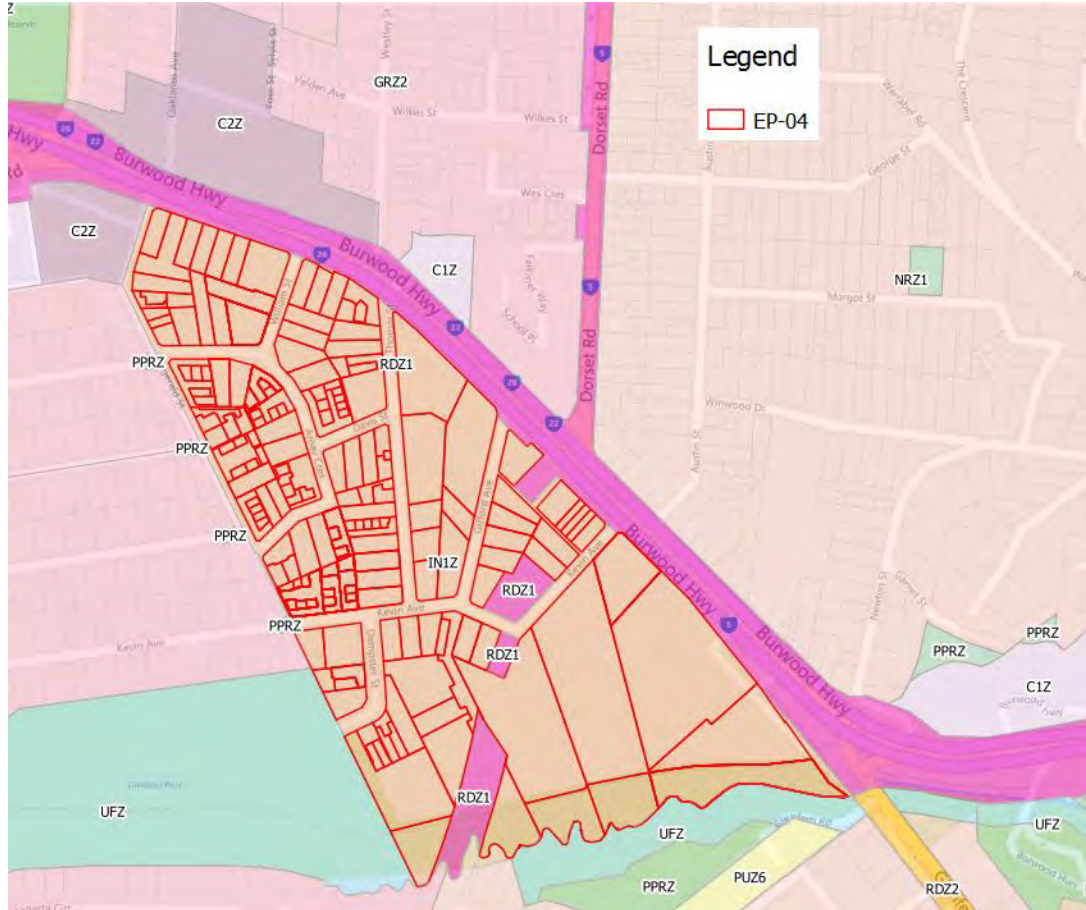
INTERFACE

A direct residential interface to the north may require Industrial 3 Zone to manage.

11. E-04: MOUNTAIN GATE INDUSTRIAL ESTATE

ASSESSMENT AREA OVERVIEW

FIGURE 29 E-04 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-04

NC-09, BG-02, NC-04

AREA AND FLOORSPACE

TABLE 27 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	219,483	63,684

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

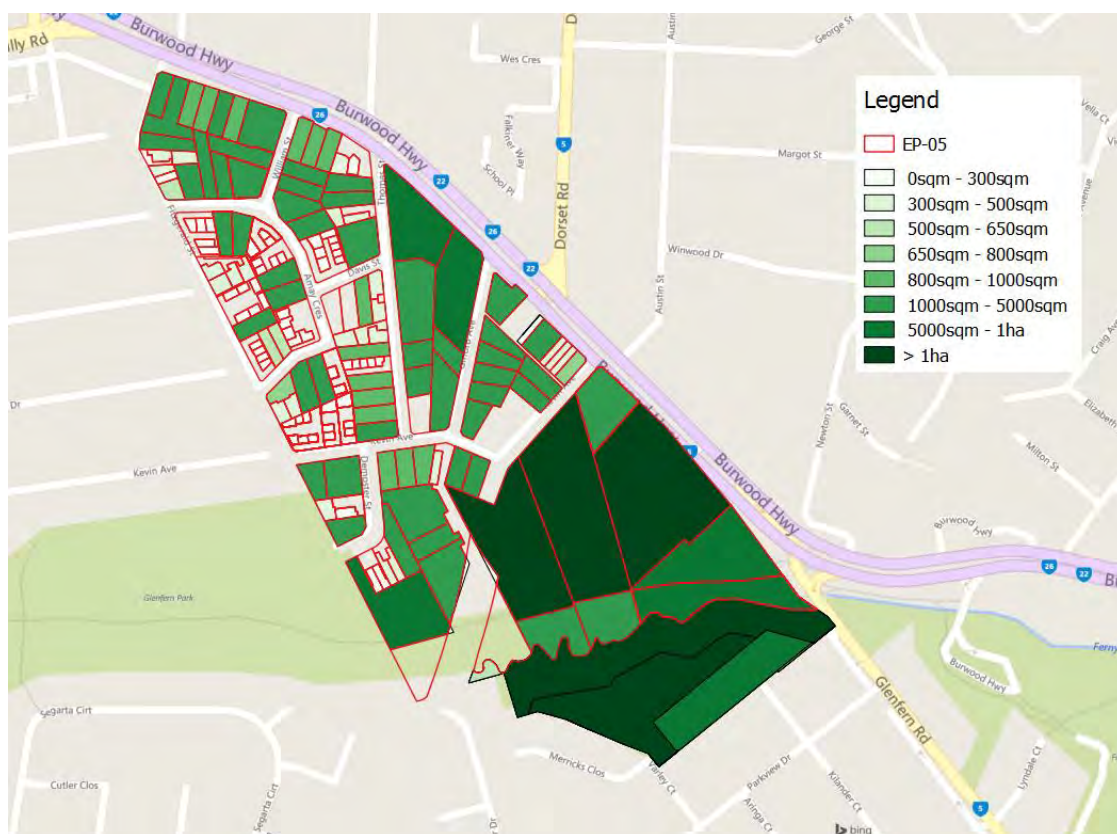
TABLE 28 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
	IN1Z		
Industrial	47,234	3,303	50,537
Highway Sales	8,464		8,464
Retail	3,541		3,541
Recreation and Leisure	792		792
Industrial Development Site	240	0	240
Residential	110		110
Total	60,381	3,303	63,684

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 30 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 31 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 29 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
IN1Z		
Vacant	16,965	10
Under utilised	14,991	5
Total	31,956	15

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-04 is characterised by larger factory/warehouse spaces, which include businesses such as construction equipment hire, retail superstores and car dealerships;
- It is likely that E-04 services a large catchment due to the number of national/international automotive brands.
- Examples of businesses within E-04 include car dealerships, construction equipment and materials, Tasty Trucks;
- Low site coverage and some vacant / underutilised land in the south of the assessment area.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None identified.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Large underutilised site on Burwood Highway currently used for car sales (918 Burwood Highway).

Many smaller and aged buildings with relatively low value improvements to south west of assessment area present opportunity for redevelopment.

The potential future Dorset Road extension will alter assessment area and offer redevelopment potential.

ACCESSIBILITY

Direct access to arterial network, easily accessible for residents / employees in the central and eastern parts of the municipality.

Access is good, but the area is often congested due to high number of vehicle movements generated by car dealership and repair garages.

Potential future Dorset Road extension would bisect the assessment area.

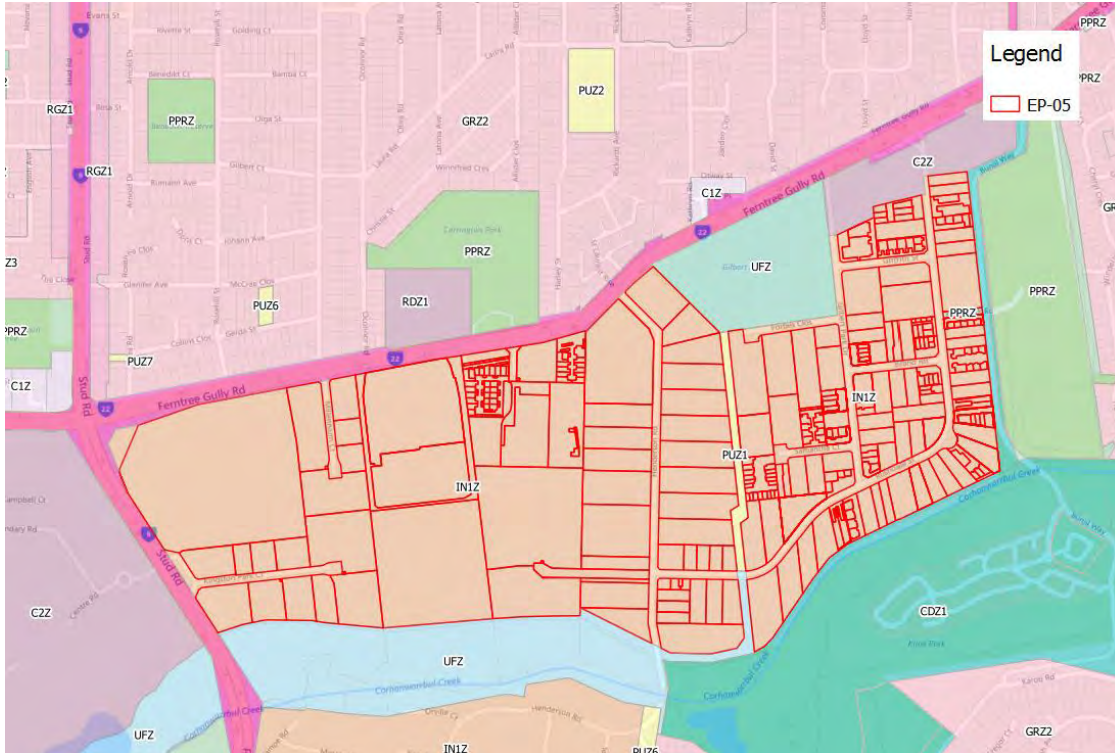
INTERFACES

Residential interface to the west (Fitzgerald Street) may need management.

12. E-05: KNOXFIELD EMPLOYMENT

ASSESSMENT AREA OVERVIEW

FIGURE 32 E-05 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-05

BG-03, SS-11, BG-04

AREA AND FLOORSPACE

TABLE 30 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	1,157,306	463,217

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

VACANT AND UNDERUTILISED SITES

FIGURE 34 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 32 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
IN1Z		
Vacant	138,891	13

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-05 is anchored by Masters (national hardware store), a distribution centre and a technical manufacturing factory/office (Orora), and is further supported by smaller warehouses/showrooms.
- There is a new office/warehouse complex currently under-construction;
- E-05 largely consists of manufacturing and distribution businesses, also a number of hi-tech manufacturing businesses.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

New Business Park currently under construction on land south of Masters (“Industrial Knoxfield”, small tenancies 82-338sqm).

Greenfield development opportunities on Henderson Road (east side appears to be in single ownership).

Masters site likely to be divested as part of national exit strategy – could be converted to an alternative restricted retail use.

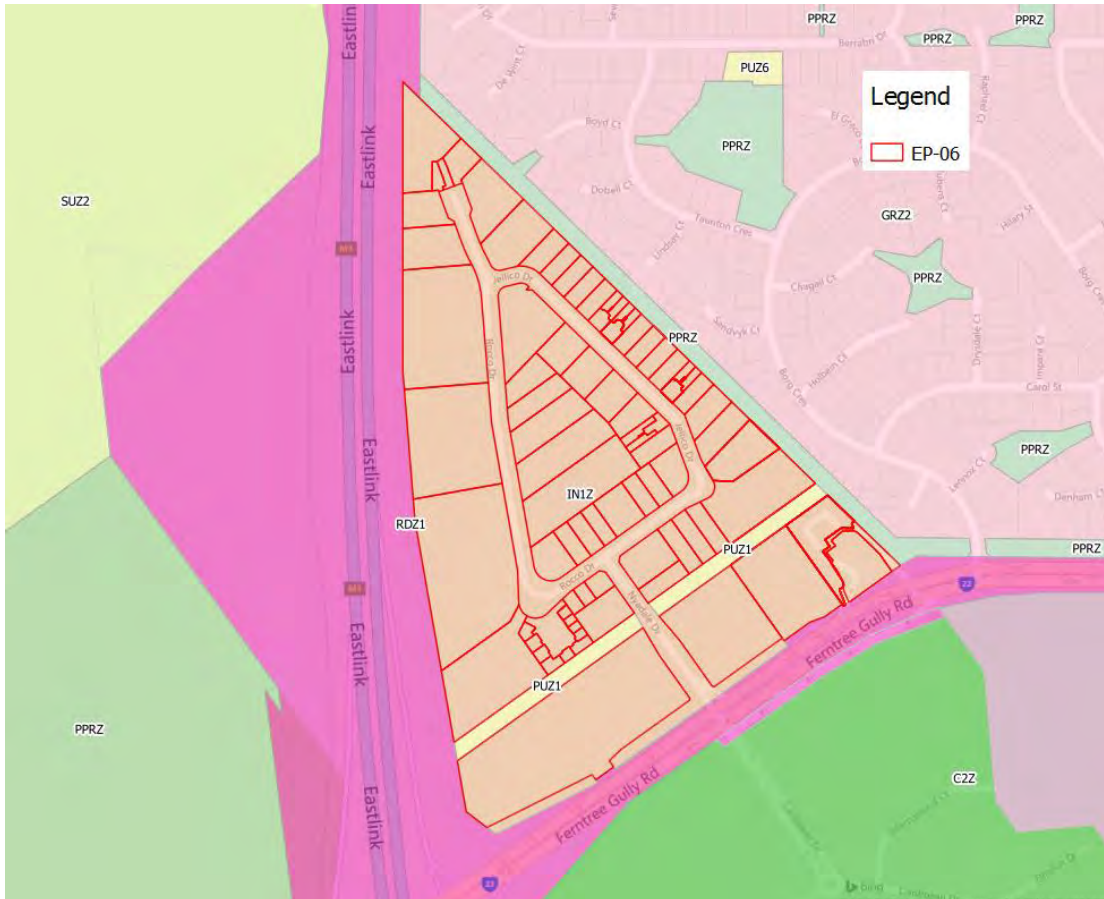
ACCESSIBILITY

Direct access from Ferntree Gully Road and Stud Road, well located to Eastlink, high exposure along arterial frontage.

13. E-06: SCORESBY (NORTH FERNTREE GULLY RD/JELICO DRIVE)

ASSESSMENT AREA OVERVIEW

FIGURE 35 E-06 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-06

E-07

AREA AND FLOORSPACE

TABLE 33 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	221,810	109,281

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

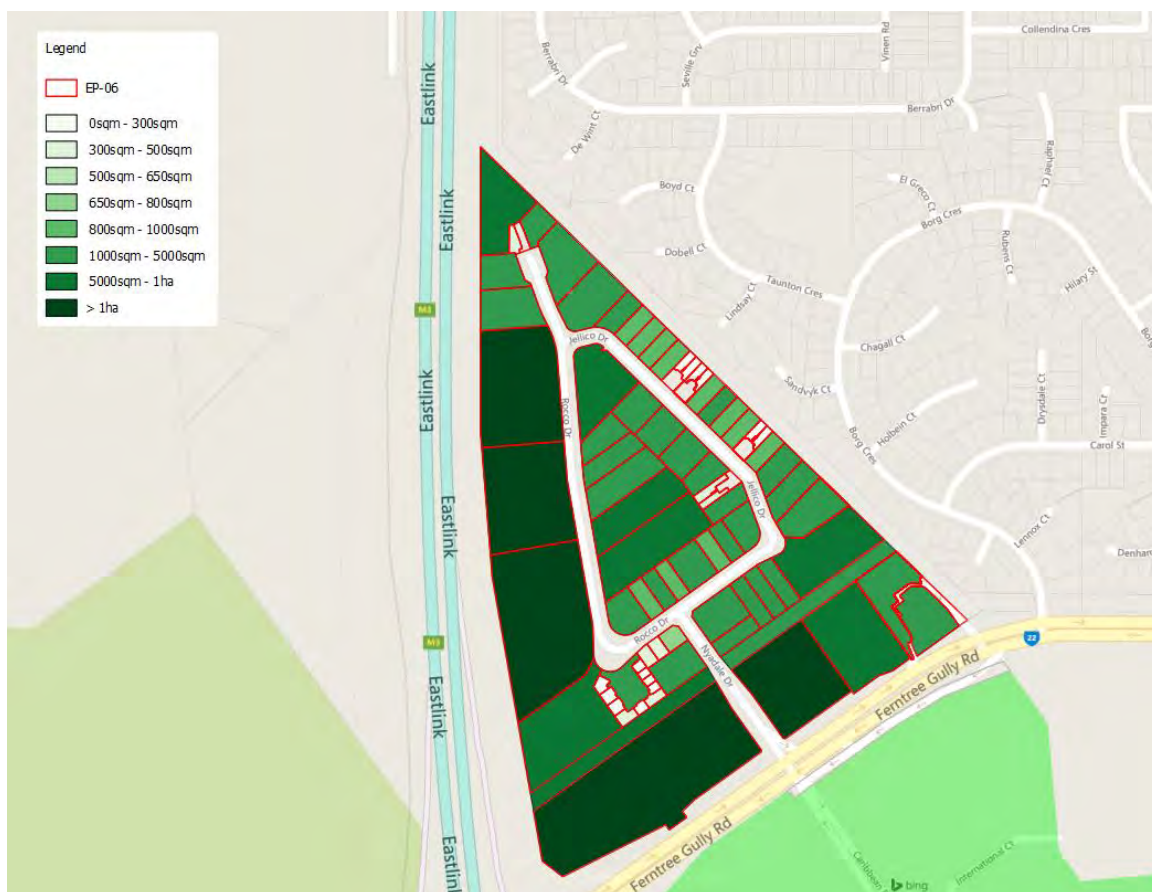
TABLE 34 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
	IN1Z		
Industrial	100,000	3,771	103,771
Recreation and Leisure	5,267		5,267
Highway Sales	243		243
Total	102,515	3,771	109,281

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 36 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 37 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-06 predominantly includes warehouse, storage and distribution businesses.
- E-06 is predominantly new office/warehouse spaces. The majority of businesses include office space with adjoining warehouse.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

None. Assessment area is highly utilised with no vacancies.

ACCESSIBILITY

Single road access from Ferntree Gully Road.

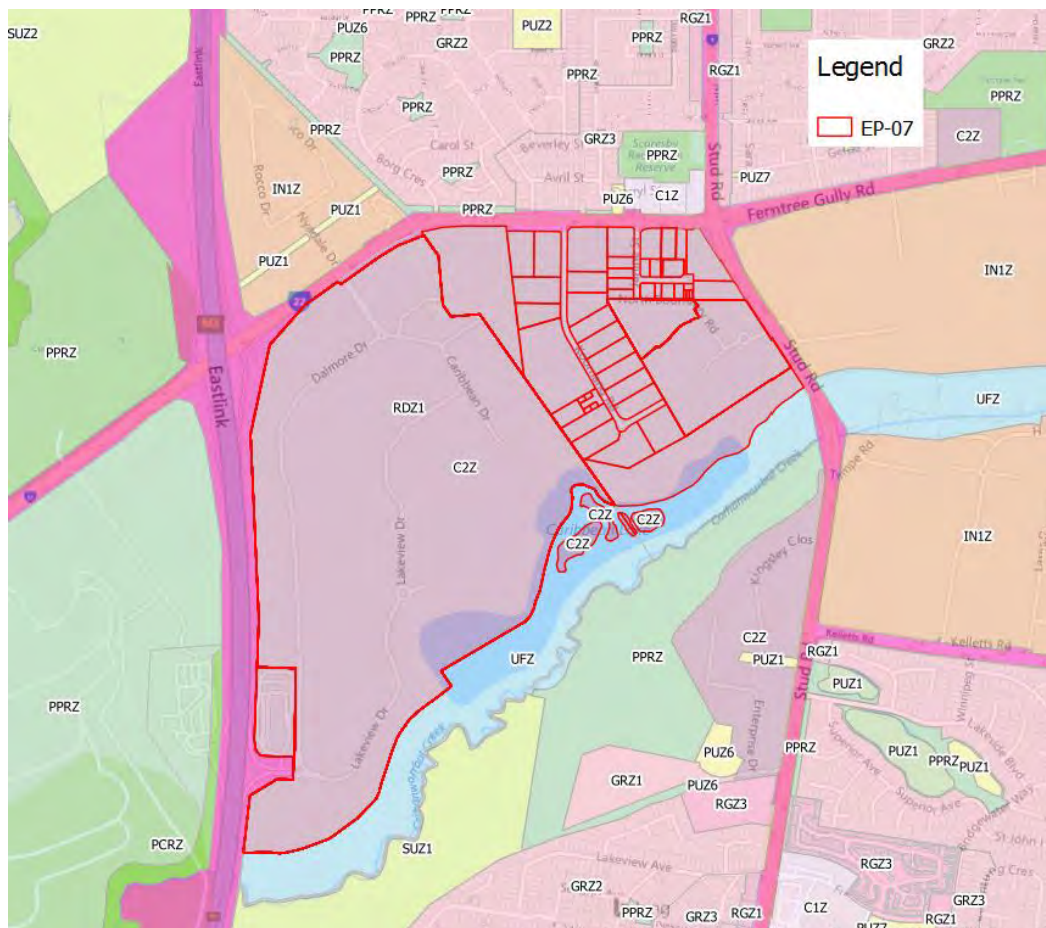
E-06 experiences limited traffic due to purpose-visitation only.

Excellent access to Eastlink and arterial road network.

14. E-07: CARIBBEAN PARK & SCORESBY INDUSTRIAL

ASSESSMENT AREA OVERVIEW

FIGURE 38 E-07 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-07

E-14, E-13, E-06, E-05, NC-02

RELEVANT PLANS/POLICY

Clause 22-08 Scoresby-Rowville Employment Assessment area, Rowville Industrial Review, Spiller Gibbins Swan P/L for KCC (2000)

Scoresby-Rowville Employment Precinct Indicative Structure Plan and Strategic Context, Spiller Gibbins Swan (July 2012)

AREA AND FLOORSPACE

TABLE 35 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C2Z	1,905,204	419,089

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

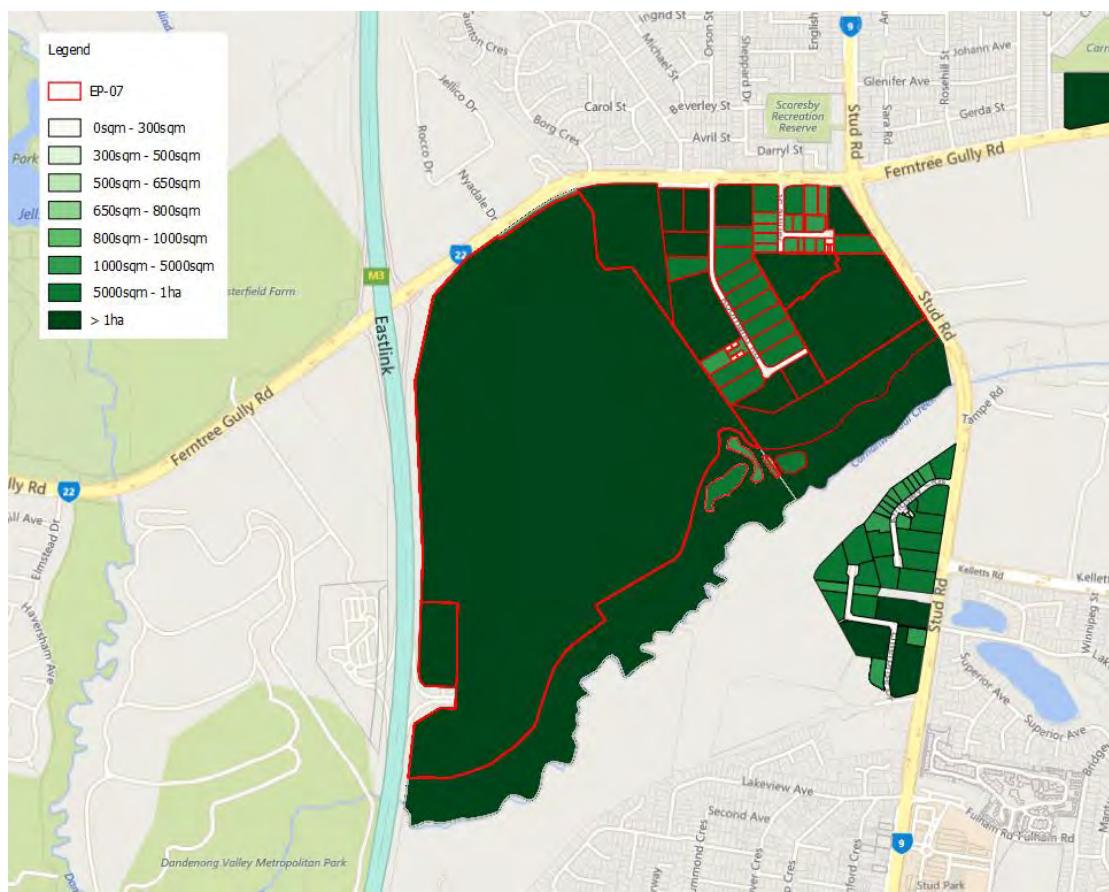
TABLE 36 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
C2Z			
Industrial	394,814	5,333	400,147
Retail	10,486		10,486
Religious	3,705		3,705
Recreation and Leisure	2,144		2,144
Office	1,469	363	1,832
Highway Sales	500		500
Residential	275		275
Total	413,393	5,696	419,089

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 39 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 40 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 37 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
Vacant	322,091	1

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- Major employment land assessment area with direct access to Eastlink, under staged development through a single owner / developer;
- E-07 accommodates large commercial offices including headquarters for national and international businesses such as Hallmark, Miele and Target.
- Many large technology-related firms with offices and manufacturing space at rear;
- Distribution centres are common close to Eastlink;
- The assessment area is supported by E-06 in terms of additional storage and distribution facilities.
- New office buildings recently completed (5 storeys), partially tenanted. Potential for additional office towers adjacent.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None identified.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

A number of vacant greenfield sites. This is the major industrial and employment development opportunity in Knox. Land is controlled and maintained in single ownership.

ACCESSIBILITY

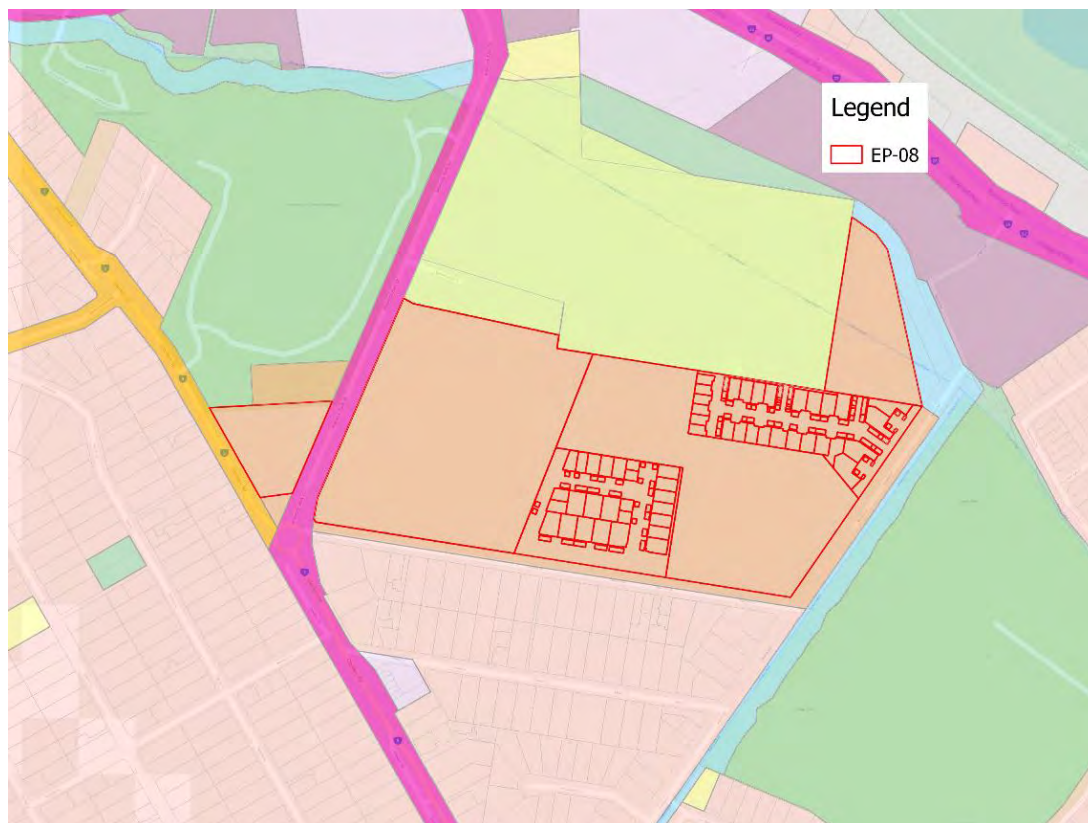
Direct access from Eastlink via dedicated off and on ramps – rare for business parks and likely to be a major factor in attracting and retaining large office and industrial tenants.

Good accessibility to supporting retail and open space facilities at adjacent lake and market.

15. E-08: UPPER FERNTREE GULLY

ASSESSMENT AREA OVERVIEW

FIGURE 41 E-08 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-08

BG-03, NC-04, SS-12

AREA AND FLOORSPACE

TABLE 38 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	153,332	58,059

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 39 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	IN1Z	
Industrial	58,059	58,059

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 42 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 43 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 40 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
Underutilised	38,812	1

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-08 includes a mix of large and small commercial offices and small factories.
- E-08 is almost completely utilised with the final vacant allotment under construction.
- Tupperware and Nature's Organics are two of the major tenants in this assessment area and utilise the largest land area and floorspace.
- Approximately 28 small industrial offices/warehouses (two level) located at 69 Acacia Road.
- Timber and Hardware and power sub-station to west of Brenock Park Drive.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

(Secondary School)

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

31 Cornhill Street, Ferntree Gully.

ACCESSIBILITY

Access from Brenock Park Drive and Acacia Road via Burwood Highway.

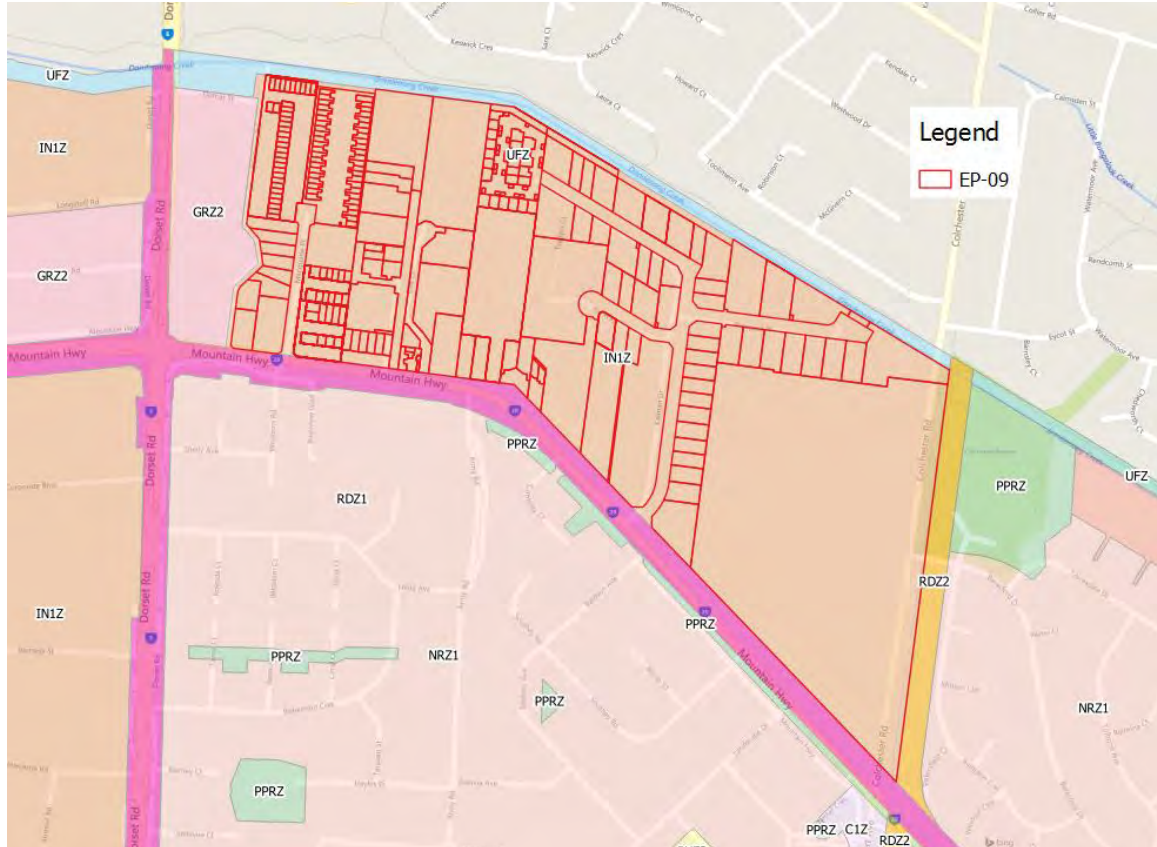
Only one arterial road frontage, relatively remote from freeway network.

Well located for smaller industries, factories.

16. E-09: BAYSWATER (EAST)

ASSESSMENT AREA OVERVIEW

FIGURE 44 E-09 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-09

E-01, E-02A, E-02B

RELEVANT PLANS/POLICY

Bayswater Industrial Precinct Review (2014)

AREA AND FLOORSPACE

TABLE 41 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	502,852	131,012

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

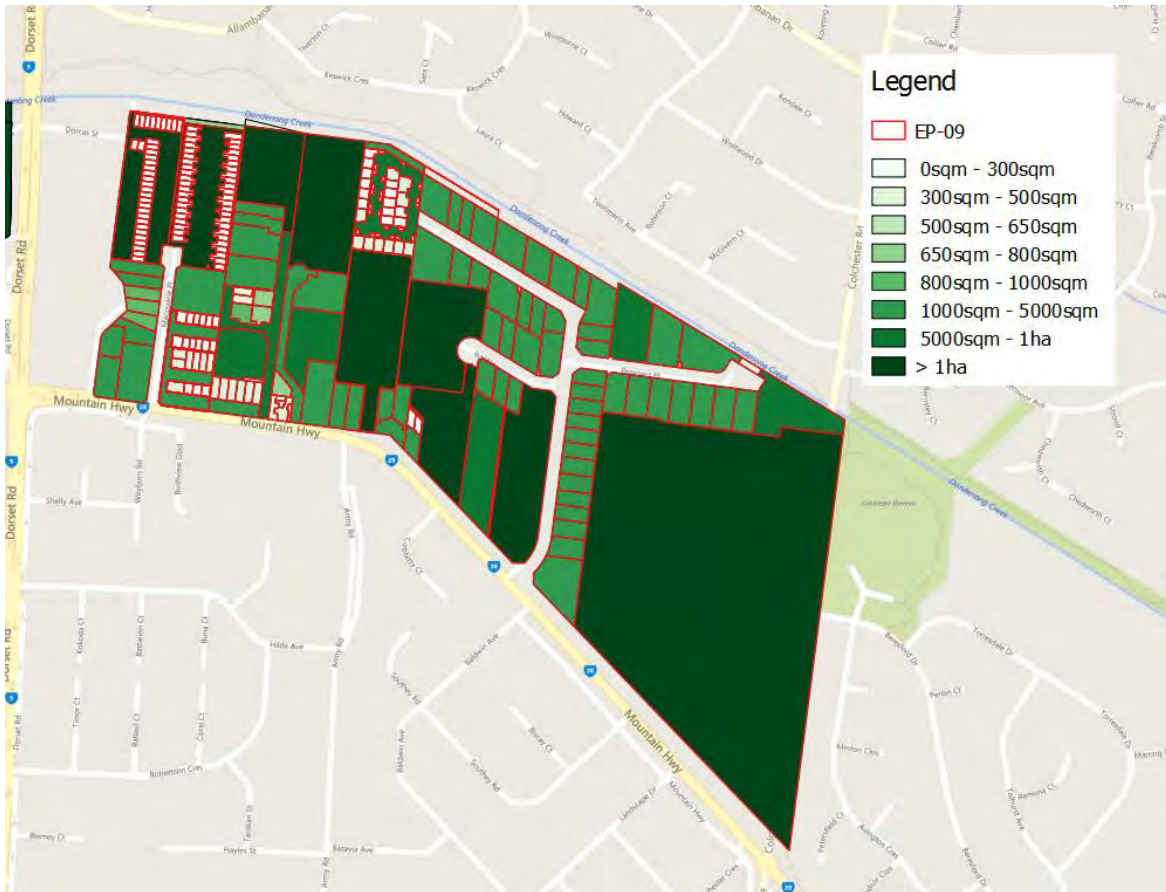
TABLE 42 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
IN1Z			
Industrial	120,062	9,529	129,591
Retail	991		991
Religious	300		300
Industrial Development Site	100		100
Infrastructure and Utility	30		30
Total	121,483	9,529	131,012

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 45 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 46 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 43 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
Vacant	19,645	7
Underutilised	15,891	3
Total	35,535	10

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- This assessment area forms part of the Bayswater Business Precinct;
- E-09 is characterised by larger format factory/warehouse businesses and a cluster of smaller office / warehouse buildings;
- Business mix includes manufacturing, light industrial warehouses/offices (printing, construction), automotive and waste management.
- There are existing clusters of engineering, pharmaceuticals and car-related businesses;
- Pharmaceuticals company GSK is the major land user, with a 16ha site;
- Baxter Health Care has two major manufacturing operations in the assessment area and has occupied newly subdivided land for the second facility;
- There are approximately 25 vacant office spaces (150sqm each) across two business parks at the time of the audit.
- Some recreation uses identified in new small factory space.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

989 Mountain Hwy, Boronia.

Some vacant sites remain from a recent subdivision on Prospect Place.

Opportunity for incremental increases in floorspace and employment, especially in smaller and niche businesses.

ACCESSIBILITY

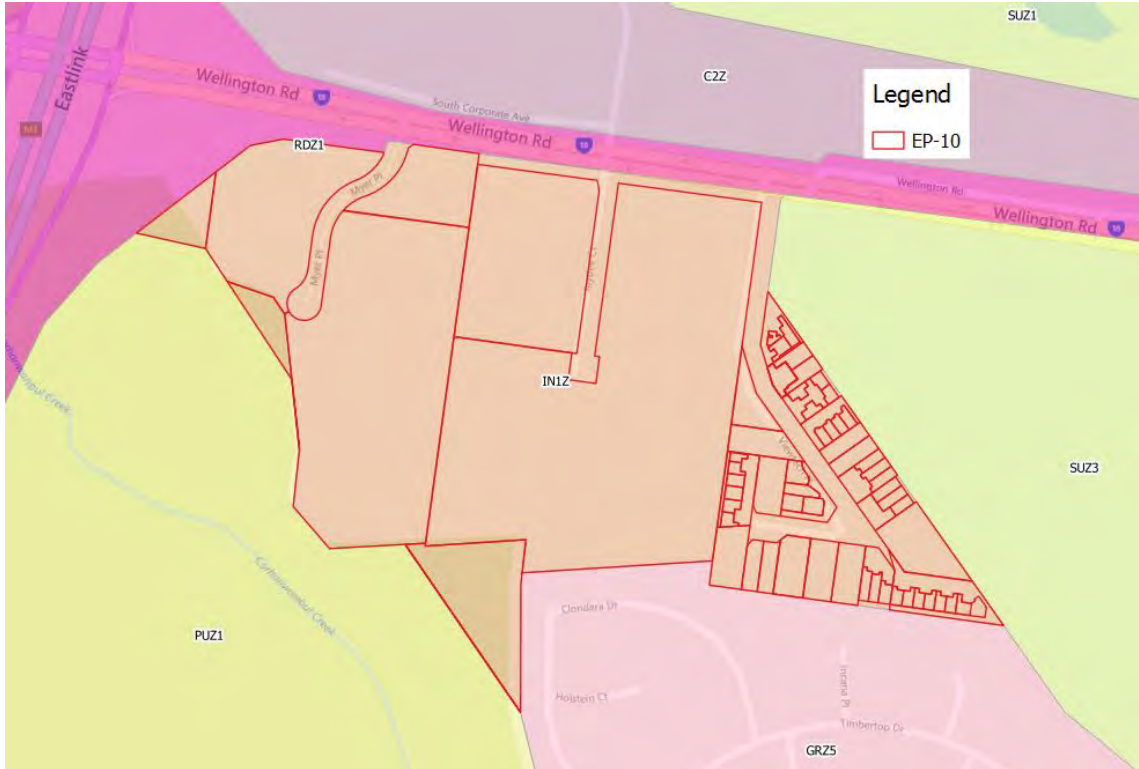
Remote from Eastlink compared with some other employment land assessment areas is a disadvantage for many industrial business types.

Good separation to residential areas.

17. E-10: ROWVILLE (SOUTH SIDE WELLINGTON RD)

ASSESSMENT AREA OVERVIEW

FIGURE 47 E-10 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-10

E-13

AREA AND FLOORSPACE

TABLE 44 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	280,783	70,108

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

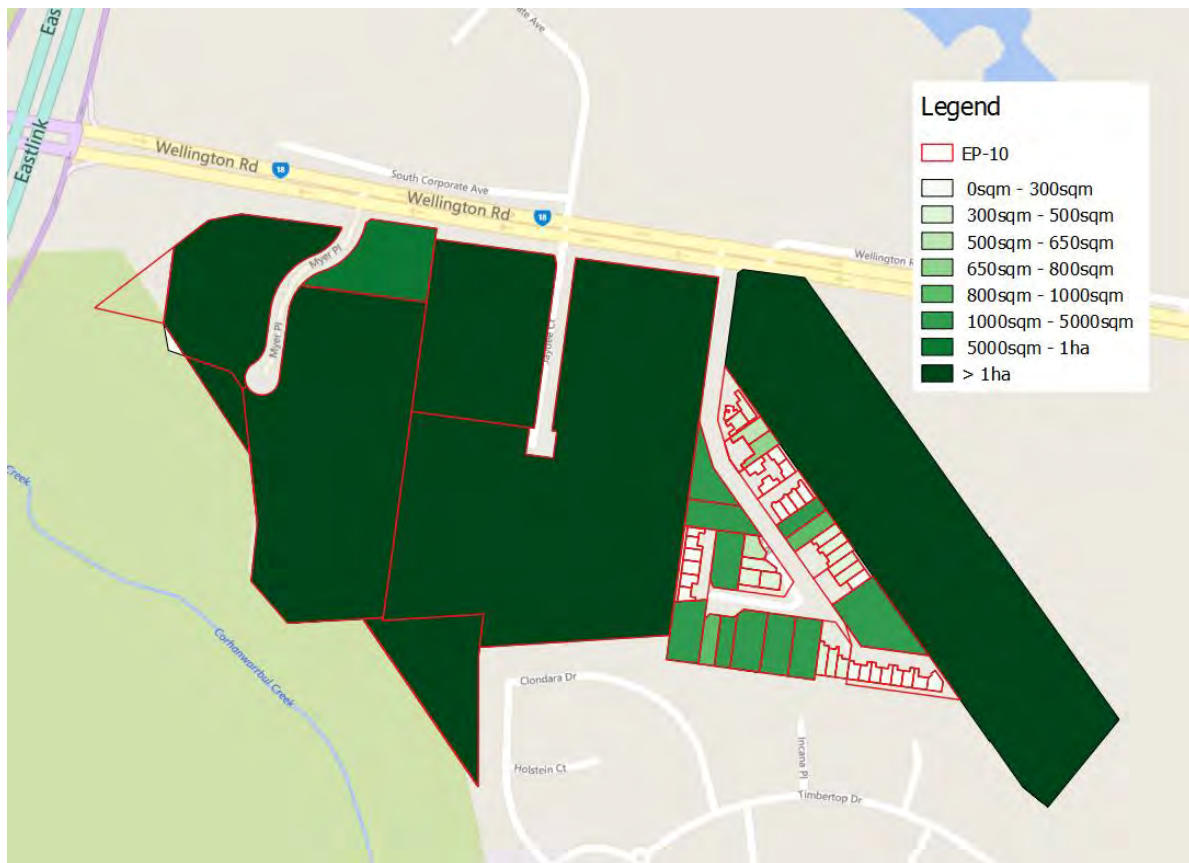
TABLE 45 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
	IN1Z		
Industrial	69,723	238	69,961
Retail	147		147
Total	69,870	238	70,108

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 48 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 49 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 46 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
IN1Z		
Vacant	68,037	2

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-10 is characterised by large dairy manufacturing/distribution, wholesale and light industrial activities.
- The assessment area has a number of small to medium warehouse/office/showroom, which accommodate a range of businesses.
- E-10 adjoins the Rowville Terminal Power Station.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Land available to the south of the Parmalat site.

ACCESSIBILITY

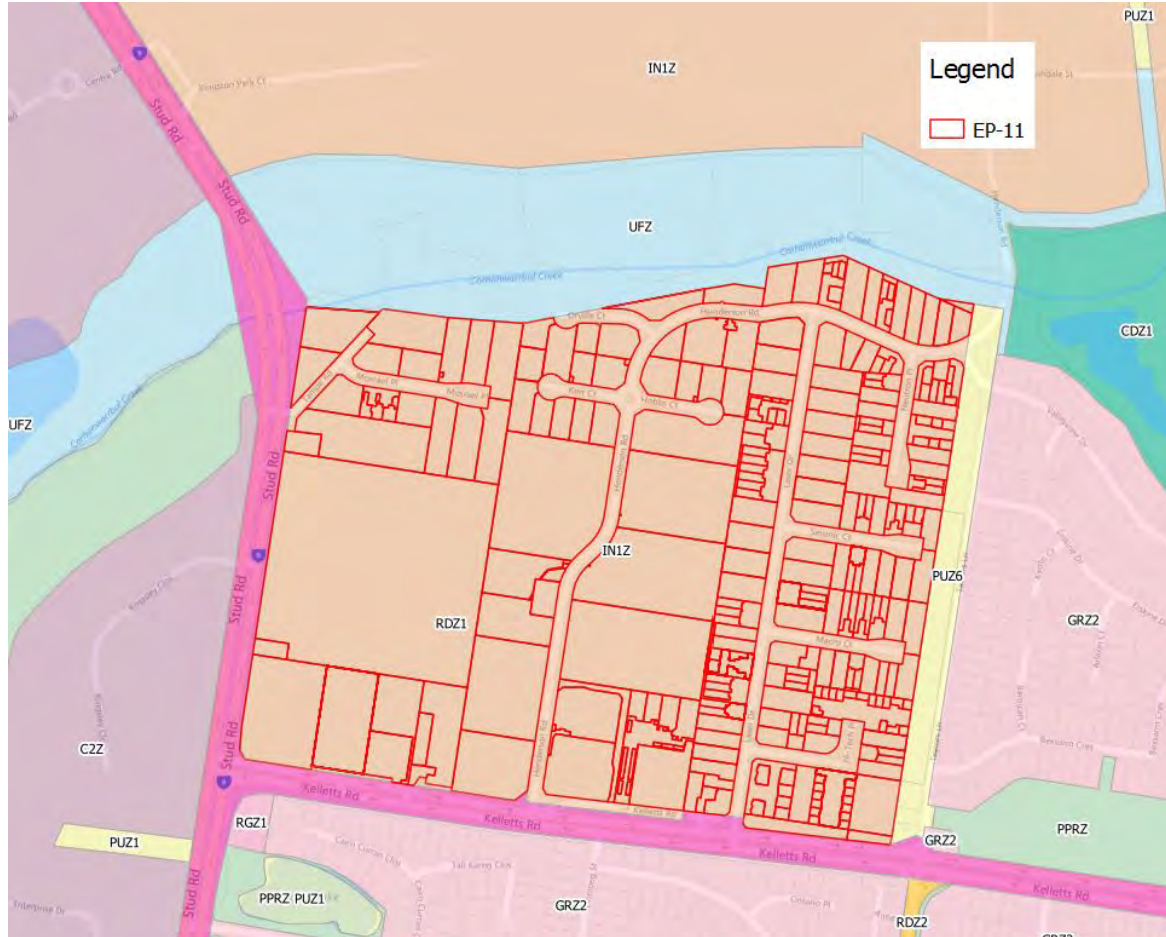
Access off Wellington Road and immediate access to Eastlink.

Assessment area is well positioned to accommodate expansion of existing larger industrial businesses and/or a small number of strategic industrial land uses seeking proximity to Eastlink if subdivision occurs.

18. E-11: ROWVILLE (KELLETT'S RD)

ASSESSMENT AREA OVERVIEW

FIGURE 50 E-11 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-11

E-14, E-05, E-07, AC-01

AREA AND FLOORSPACE

TABLE 47 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	526,052	221,681

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

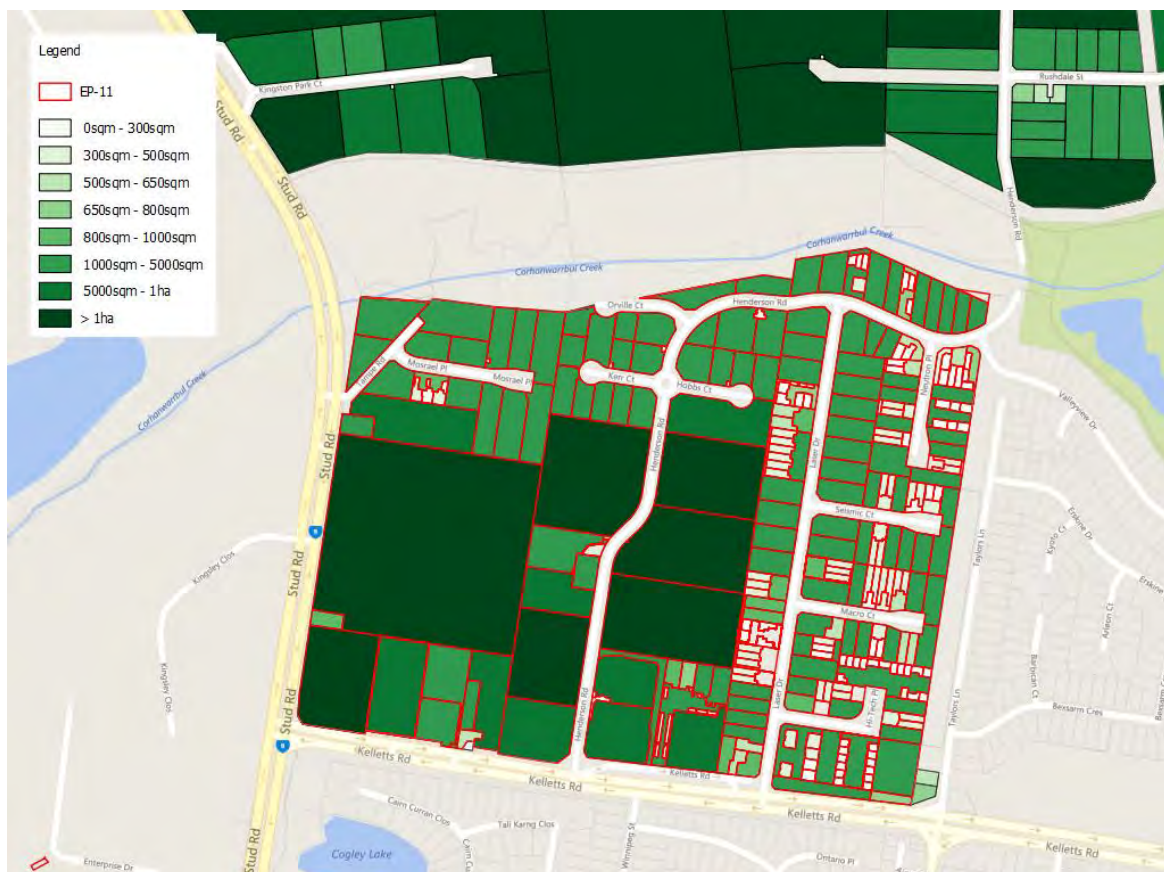
TABLE 48 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
	IN1Z		
Industrial	214,269	3,299	217,568
Religious	1,848		1,848
Industrial Development Site	1,240		1,240
Retail	810		810
Other Commercial	215		215
Total	218,382	3,299	221,681

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 51 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 52 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 49 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
IN1Z		
Vacant	1,408	1
Underutilised	4,391	1
Total	5,800	2

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-11 predominantly consists of home building and construction warehouses/showrooms, and storage and distribution centres.
- E-11 includes a diverse mix of business uses, with religious, sport and recreation uses common in the eastern section of the assessment area (smaller premises).

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None identified.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

None – land is very well utilised. Vacant land in north-western corner is subject to inundation.

ACCESSIBILITY

Access from Stud Road and Kelletts Road. internal roads are wide and easily accessible.

Good access to the activity centre to the south along Stud Road.

Accessible by public transport.

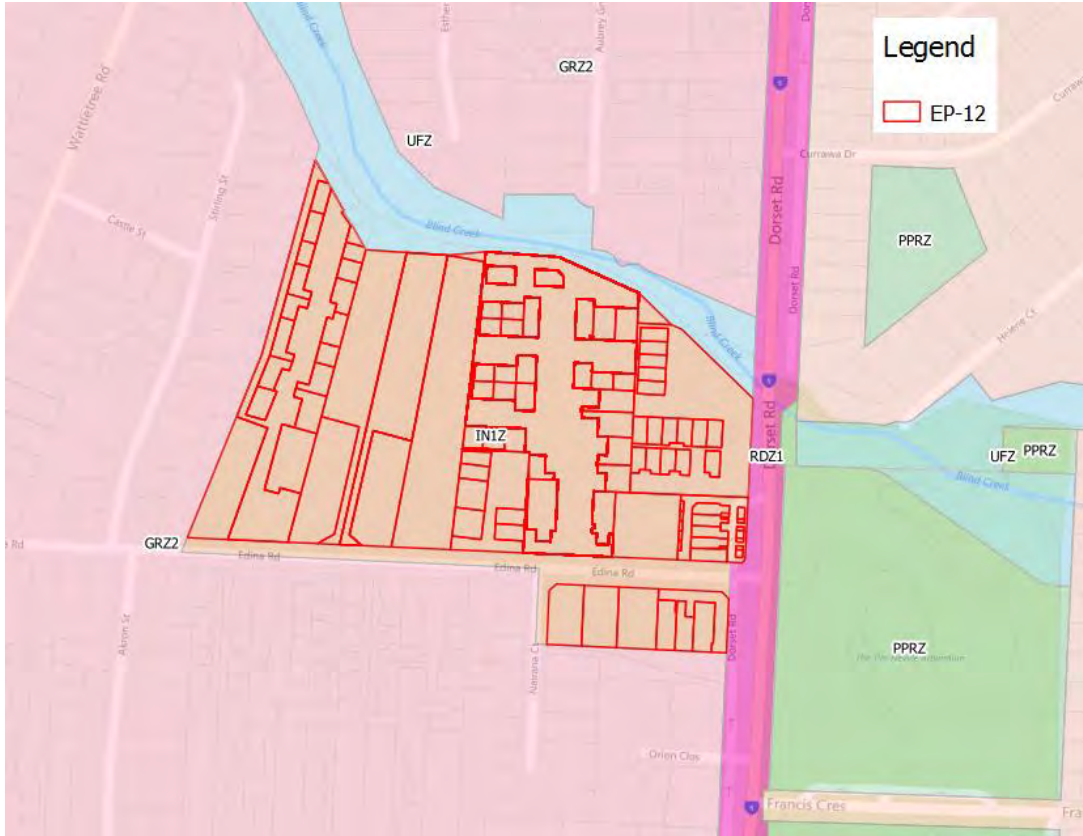
Ready access to Eastlink via Wellington and Ferntree Gully Roads.

Assessment area is well separated from residential areas.

19. E-12: EDINA RD INDUSTRIAL ESTATE

ASSESSMENT AREA OVERVIEW

FIGURE 53 E-12 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

AREA AND FLOORSPACE

TABLE 50 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
IN1Z	70,932	23,650

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

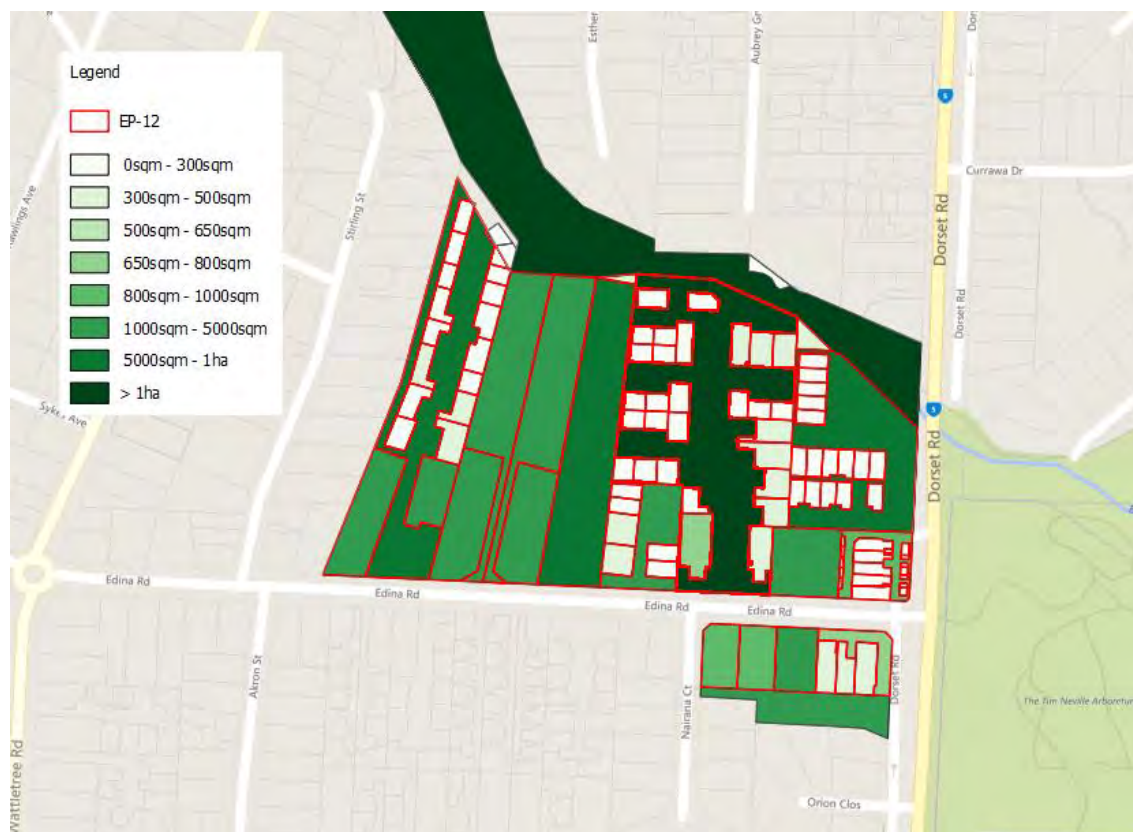
TABLE 51 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
	IN1Z		
Industrial	20,678	800	21,478
Retail	997		997
Religious	750		750
Highway Sales	270		270
Residential	155		155
Total	22,850	800	23,650

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 54 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 55 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 52 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
IN1Z		
Vacant	6,315	2

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-12 consists of small offices/warehouses.
- There is a small industrial business park and an Australia Post distribution centre.
- Edina Rd accommodates small offices/warehouses. Business operations are generally printing, design, fabrication.
- There are approximately seven office vacancies.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

30 Edina Road, Ferntree Gully.

ACCESSIBILITY

Access from Dorset Road (unsignalised).

Most businesses accessed from a side street, relatively poor exposure to arterial road network and poor accessibility to freeway network.

Potential interface issues with residential to south. Consider Industrial 3 Zone.

20. E-13: ROWVILLE (CORPORATE AVE, WELLINGTON RD)

ASSESSMENT AREA OVERVIEW

FIGURE 56 E-13 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-13

E-07, E-14, E-10, SS-01

RELEVANT PLANS/POLICY

Clause 22-08 Scoresby-Rowville Employment Assessment area

Scoresby –Rowville Industrial Review, Spiller Gibbins Swan P/L for KCC (2000)

Scoresby-Rowville Employment Precinct Indicative Structure Plan and Strategic Context, Spiller Gibbins Swan P/L for KCC (2002)

AREA AND FLOORSPACE

TABLE 53 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C2Z	211,276	97,658

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 54 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
	C2Z		
Industrial	92,529	269	92,798
Retail	3,806	718	4,524
Highway Sales	336		336
Total	96,671	987	97,658

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 57 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 58 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 55 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C2Z		
Under-utilised	14,614	1

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-13 consists of mainly new, corporate warehouses/offices.
- Business include logistics and distribution centres, beverage manufacturing, engineering and technical and electronic manufacturing.
- Examples of businesses include Callaway Golf, Twinings, Regal Beloit Motors and Wilson Storage.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERAL

None.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Kingston Links Golf – Strategic Investigation Site (Site 12) immediately to north. Zoning request for residential presently active.

ACCESSIBILITY

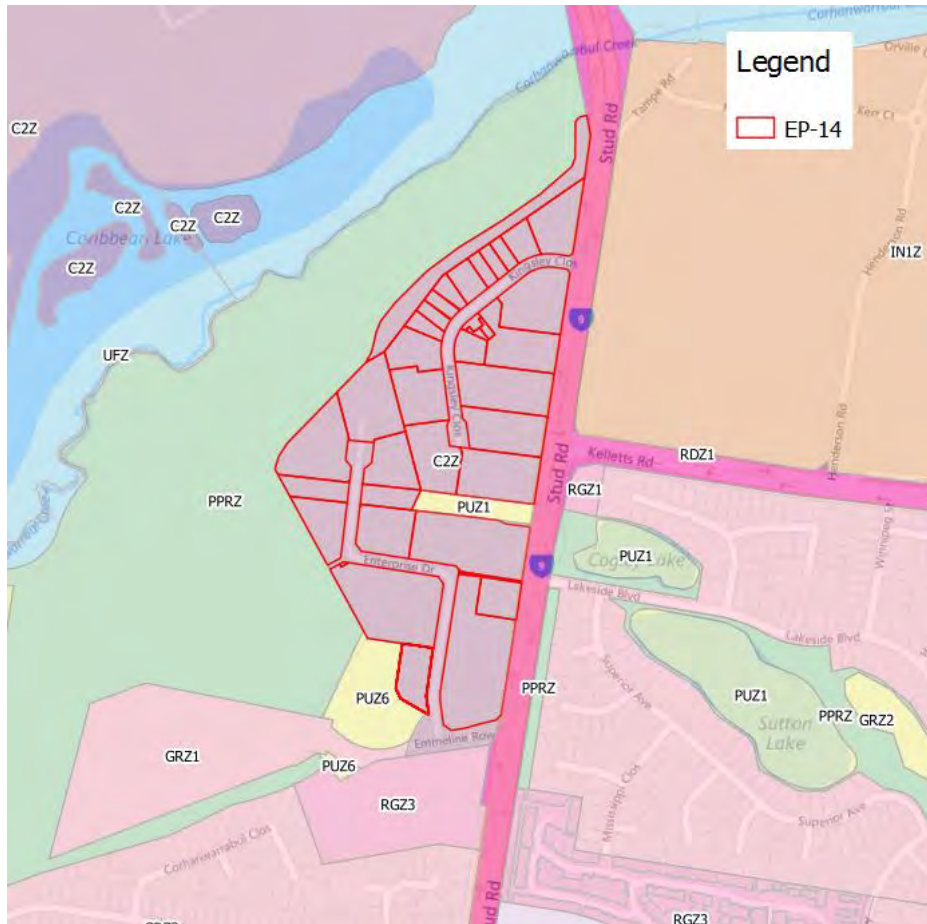
The majority of allotments front Wellington Road.

There is also a service road entrance which provides access to the new facilities.

21. E-14: ENTERPRISE BUSINESS PARK

ASSESSMENT AREA OVERVIEW

FIGURE 59 E-14 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO E-14

E-07, E-13, AC-01, E-11

RELEVANT PLANS/POLICY

Clause 22-08 Scoresby-Rowville Employment Assessment area applies.

Scoresby –Rowville Industrial Review, Spiller Gibbins Swan P/L for KCC (2000)

Scoresby-Rowville Employment Precinct Indicative Structure Plan and Strategic Context, Spiller Gibbins Swan (2012)

AREA AND FLOORSPACE

TABLE 56 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C2Z	188,262	55,128

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

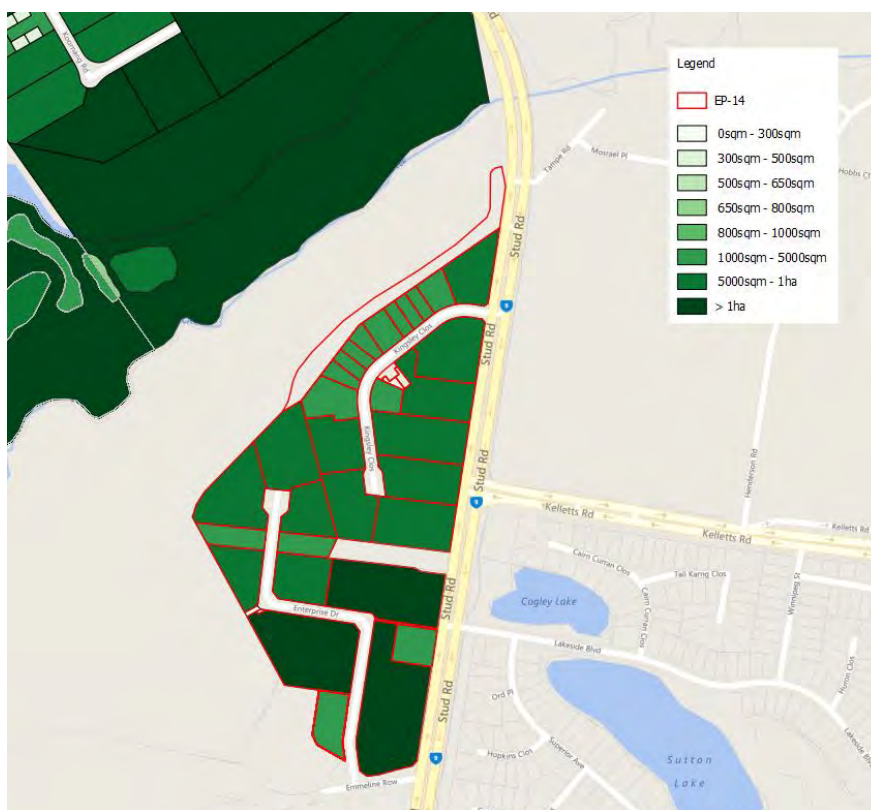
TABLE 57 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C2Z	
Industrial	53,400	53,400
Education	800	800
Mixed Use Occupation	658	658
Highway Sales	270	270
Total	55,128	55,128

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 60 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 61 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 58 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C2Z		
Vacant	38,365	3

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- E-14 is characterised by medium to large scale warehouses/offices and large storage/distribution centres.
- Business mix includes light industrial offices and storage warehouses with some national brands. Examples of businesses include Australia Post, Abrasives Australia, Storage King; auto-parts, Avon Graphics, Ultra Tune and Brilliant Lighting.
- Three significant vacant sites located to the south of the assessment area, accessible via Enterprise Drive.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Childcare, Church.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

6 Enterprise Drive, Rowville;

22 Enterprise Drive, Rowville.

New supermarket proposed.

ACCESSIBILITY

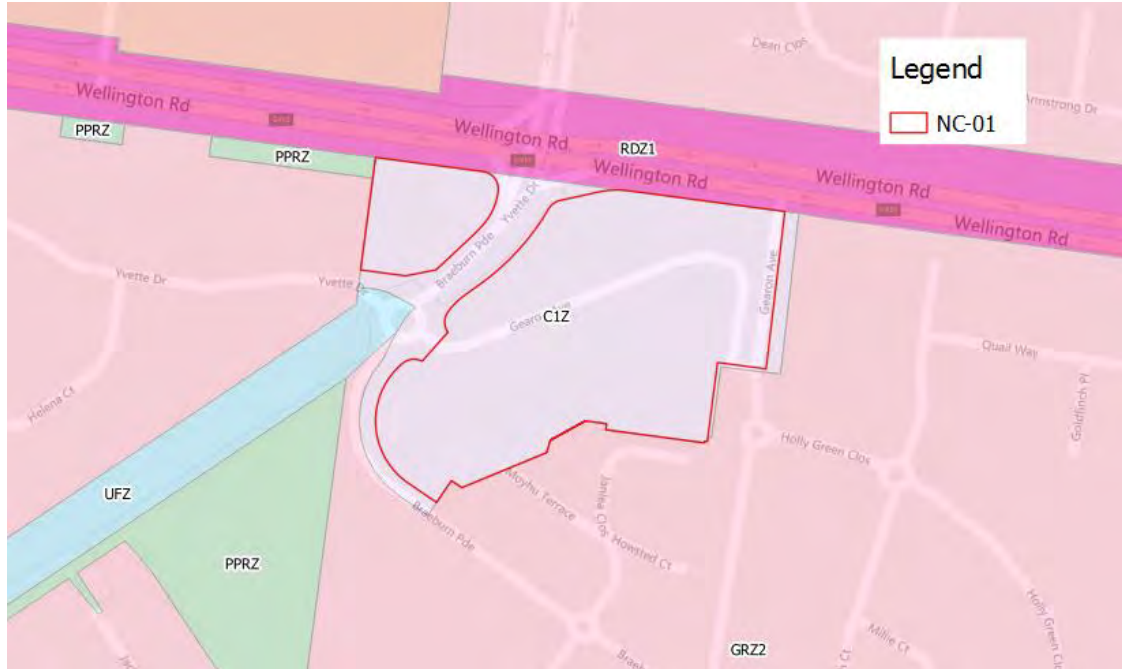
Direct access from Stud Road (signalized intersection at Emmeline Row), and public transport (bus).

Good access to Freeway network via Stud Road, Ferntree Gully Road and Eastlink.

22. NC-01: WELLINGTON VILLAGE SHOPPING CENTRE

ASSESSMENT AREA OVERVIEW

FIGURE 62 NC-01 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

AREA AND FLOORSPACE

TABLE 59 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	29,674	6,711

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

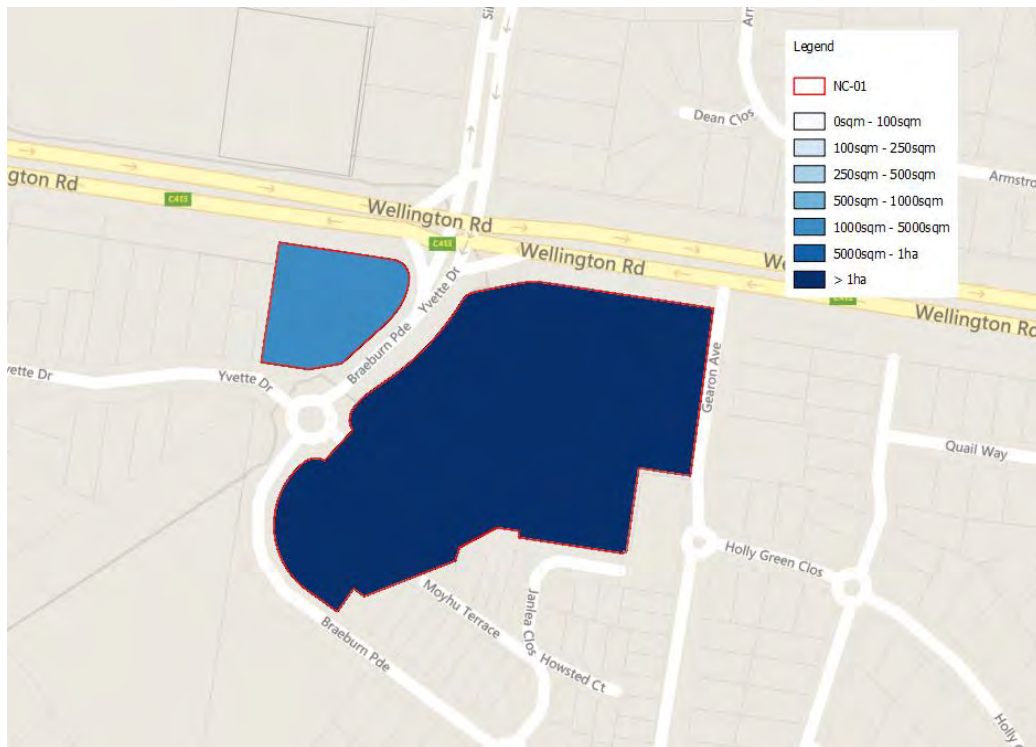
TABLE 60 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C1Z	
Retail	5,516	5,516
Recreation and Leisure	500	500
Office	390	390
Health and Medical	304	304
Infrastructure and Utility	1	1
Total	6,711	6,711

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 63 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 64 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- NC-01 is predominantly a retail and retail services centre, anchored by Aldi and IGA and supported by retail services such as a veterinary, childcare centre and real estate agency.
- There is a corner office site.
- The majority of NC-01 fronts the car park. Very limited internal retail space.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Wellness centre, office space and small retail spaces.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Capacity for expansion if large at grade car park can be redeveloped.

ACCESSIBILITY

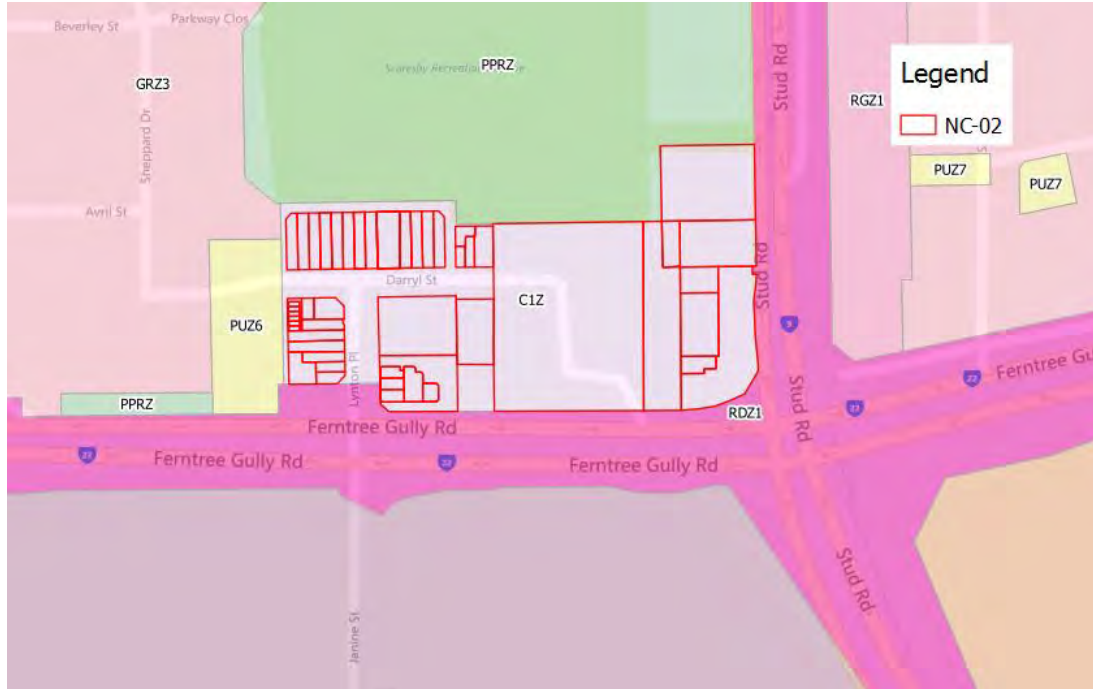
Direct access from Wellington Road.

Significant provision of car parking.

23. NC-02: SCORESBY VILLAGE SHOPPING CENTRE

ASSESSMENT AREA OVERVIEW

FIGURE 65 NC-02 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER PRECINCTS RELEVANT TO NC-02

E-07

AREA AND FLOORSPACE

TABLE 61 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	23,873	9,877

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

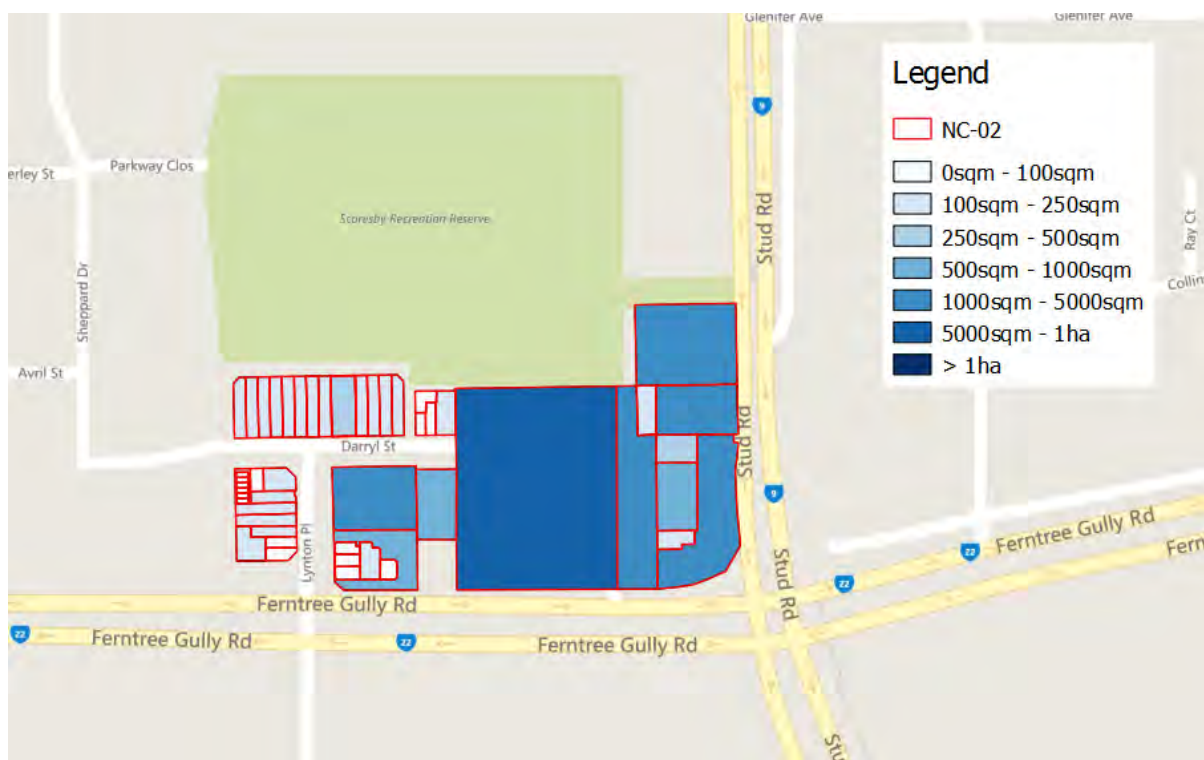
TABLE 62 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C1Z	
Retail	8,029	8,029
Recreation and Leisure	870	870
Office	585	585
Civic	273	273
Other	120	120
Total	9,877	9,877

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 66 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 67 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 63 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C1Z		
Vacant	182	1

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- NC-02 is a retail and retail services centre that supports many of the assessment areas located in Scoresby and Knoxfield and surrounding residential areas. NC-02 is anchored by a Woolworths and supported by small retailers, casual and take-away food and drink businesses and a health and fitness club.
- There is a limited amount of small office space (tax and finance).

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERAL

Medical centre, alteration and tailor.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

None.

ACCESSIBILITY

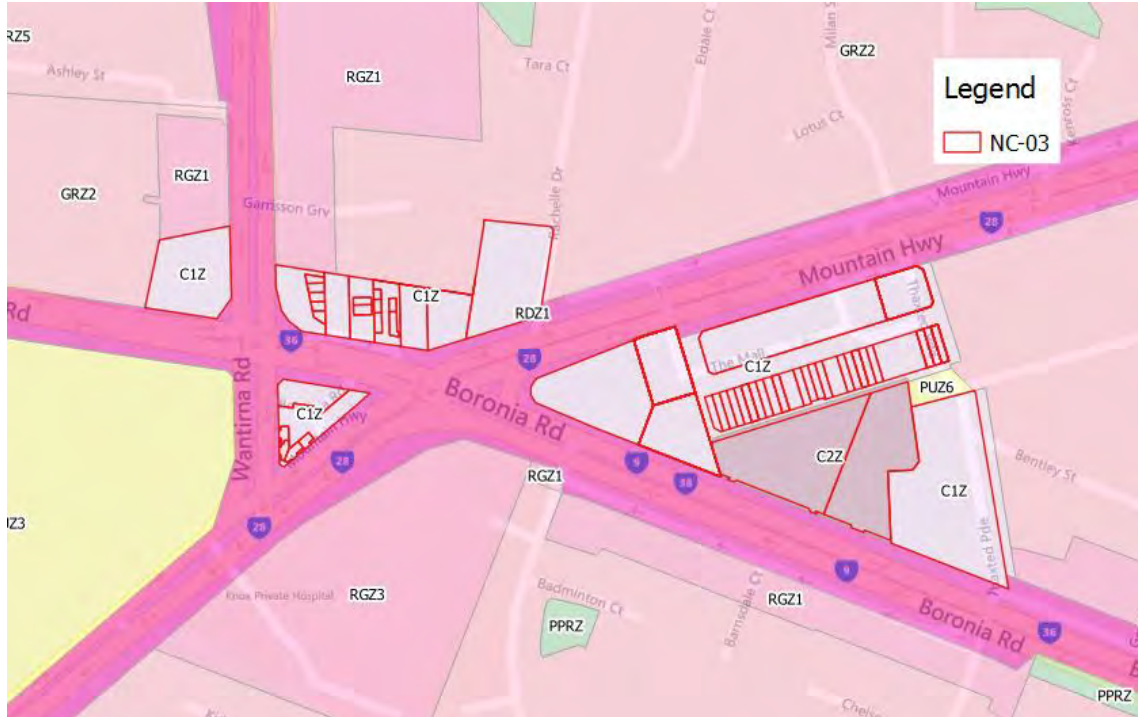
Confusing car park configuration due to the presence of a Church and playground located in the centre of carpark.

Direct access off Ferntree Gully Road, easily accessible to employment assessment area to south although arterial road is a barrier to movement.

24. NC-03: WANTIRNA MALL

ASSESSMENT AREA OVERVIEW

FIGURE 68 NC-03 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO NC-03

HP-01

AREA AND FLOORSPACE

TABLE 64 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	50,388	14,853
C2Z	11,694	3,755
Total	62,082	18,608

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

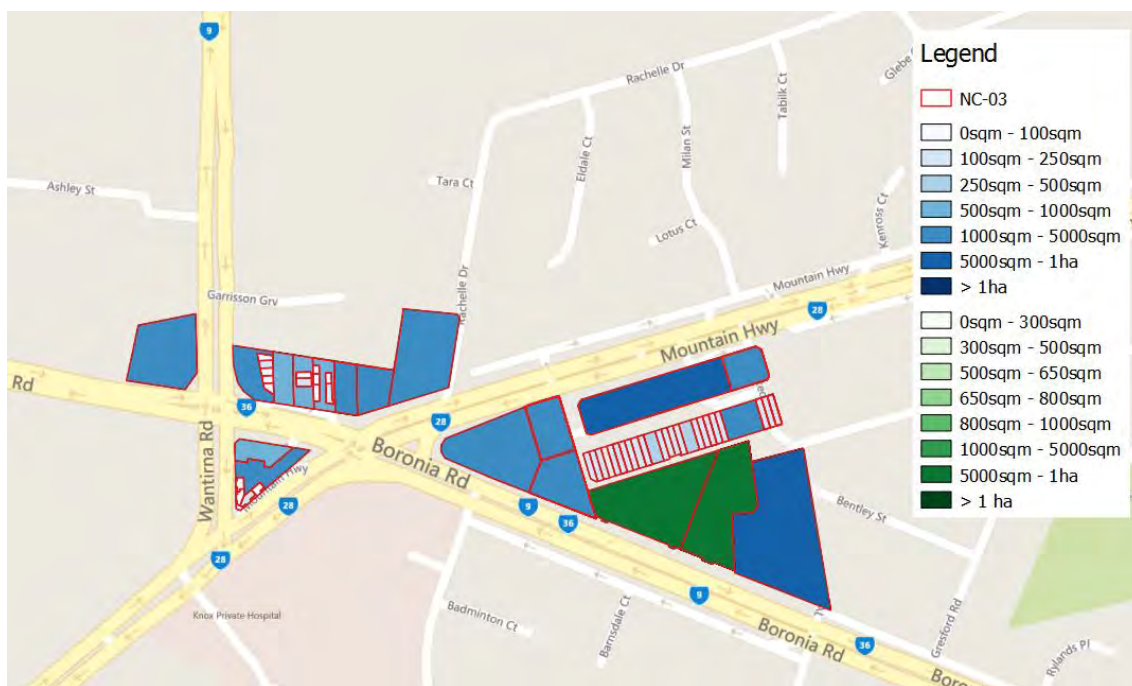
TABLE 65 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)		Vacant (sqm)	Total (sqm)
	C1Z	C2Z	C1Z	
Office	5,215	3,623	169	9,007
Retail	6,660		204	6,864
Health and Medical	1,194			1,194
Education	751			751
Highway Sales	380	132		512
Residential	280			280
Total	14,480	3,755	373	18,608

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 69 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 70 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 66 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C1Z		
Vacant	9,708	1
Under-utilised	6,442	1
Total	16,150	2

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- NC-03 is a small strip retail centre that directly services HP-01 and surrounding residential areas. NC-03 is a centre that provides essential services to local residents.
- NC-03 is anchored by an IGA and supported by speciality retail, retail services, casual and take away food and drink premises and health and medical services.
- NC-03 includes a limited amount of office space. Offices are accommodated by accountants and real estate agents.
- Examples of businesses includes café's, take away pizza, Japanese restaurant, banks, McDonalds, hair dresser, pharmacist, podiatrist and medical centre.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Dentist and paint store.

Restaurants and tavern to west on Boronia Road – not in business zones – consider a review of the zoning.

Adjacent to Wantirna Health Assessment area – hospitals.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Vacant site identified in the south east corner of the assessment area – strategic location for major retail (eg. Supermarket).

ACCESSIBILITY

Direct access from Mountain Highway and Boronia Road, close to Eastlink, public transport available along Stud Road (bus).

25. NC-04: FERNTREE GULLY (NORTH BURWOOD HWY)

ASSESSMENT AREA OVERVIEW

FIGURE 71 NC-04 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO NC-04

E-04, BG-01

AREA AND FLOORSPACE

TABLE 67 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	33,795	13,632
C2Z	31,210	4,496
Total	65,006	18,128

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

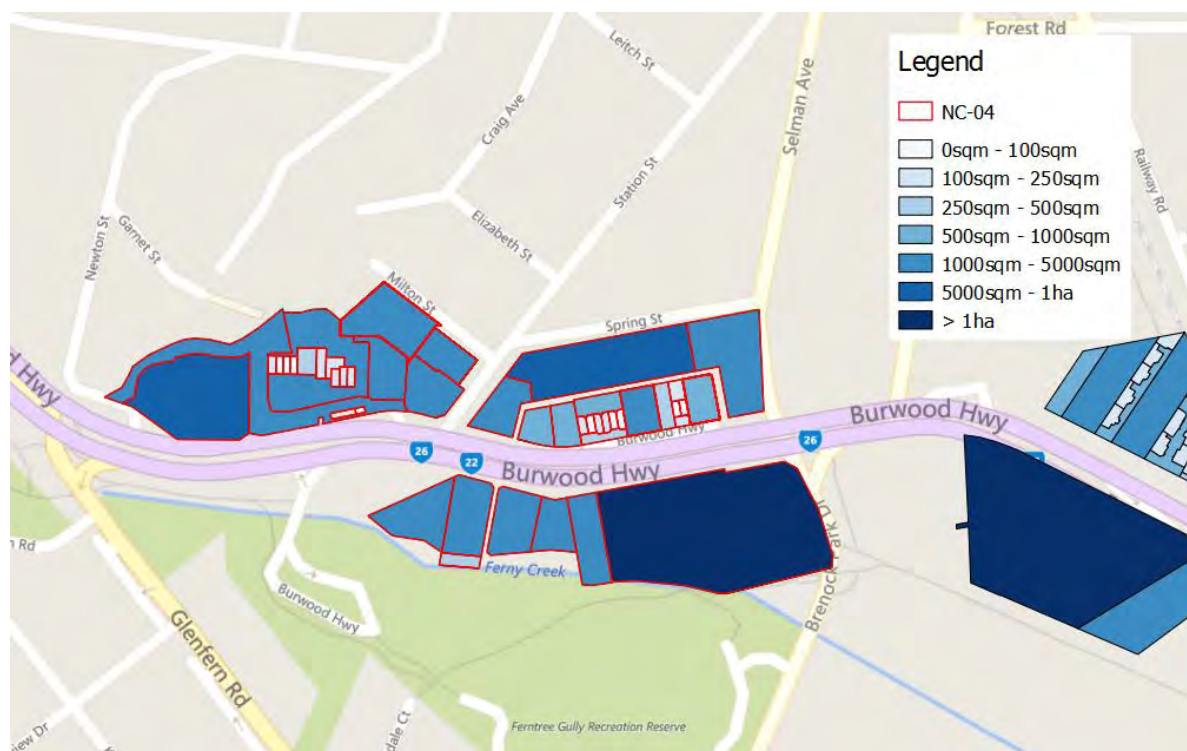
TABLE 68 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)		Vacant (sqm)		Total (sqm)
	C1Z	C2Z	C1Z	C2Z	
Retail	9,114	1,688	90		10,892
Residential	3,767				3,767
Highway Sales	175	501		1,800	2,476
Industrial		507			507
Office	215		135		350
Pubs and Gaming	136				136
Total	13,407	2,696	225	1,800	18,128

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 72 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 73 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- NC-04 is separated into three centres due to the natural divide from Burwood Highway and Station Street.
- NC-04 is anchored by two supermarkets (Woolworths and Aldi), and is supported by take away food and beverage, automotive retail and convenience retail.
- Examples of businesses include Chemist Warehouse, Honda, Repco, Subway, Nandos, KFC, Domino's, hair salon and a car wash.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Adjoins BG-01

Library, community arts centre, secondary school.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

None identified.

ACCESSIBILITY

Access from Burwood Highway – significant exposure to passing traffic and centrally located to residential catchment.

26. NC-05: ROWVILLE LAKES

ASSESSMENT AREA OVERVIEW

FIGURE 74 NC-05 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

AREA AND FLOORSPACE

TABLE 69 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	11,717	2,605

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

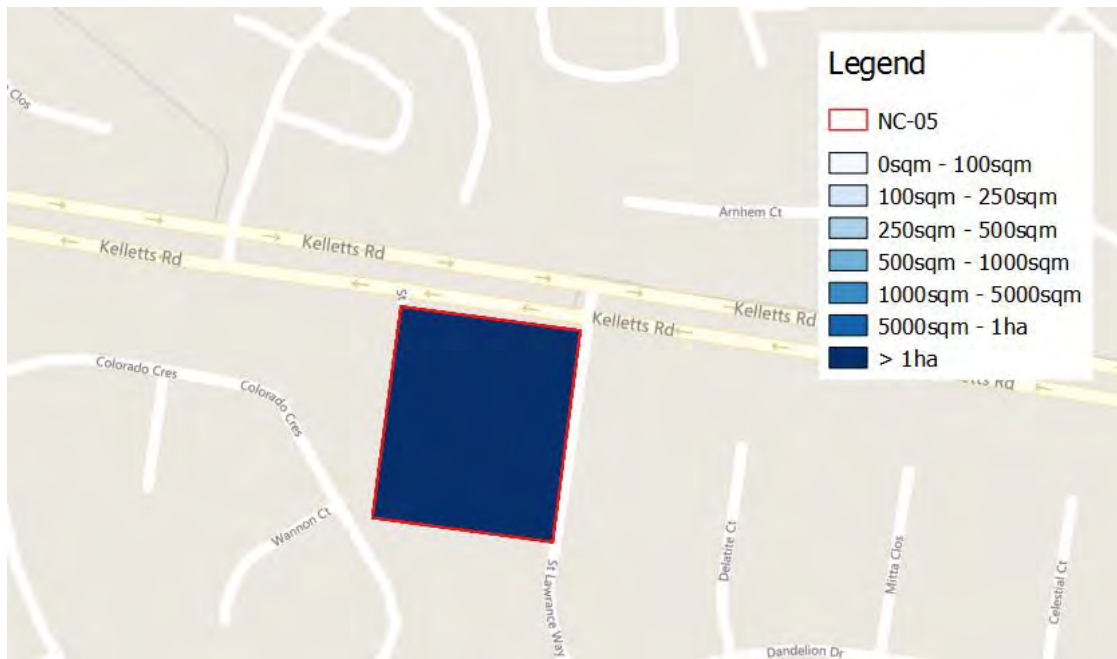
TABLE 70 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C1Z	
Retail	1,743	1,743
Office	862	862
Total	2,605	2,605

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 75 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 76 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- NC-05 provides essential retail and retail services (e.g. supermarket, bank, pharmacy, and casual and take away food and beverage).
- NC-05 includes a new Rowville Health complex.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERAL

Childcare centre, medical centre to south, aged care facility to north.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

None.

ACCESSIBILITY

Direct access from Kelletts Road, as well as a rear and side street entrance.

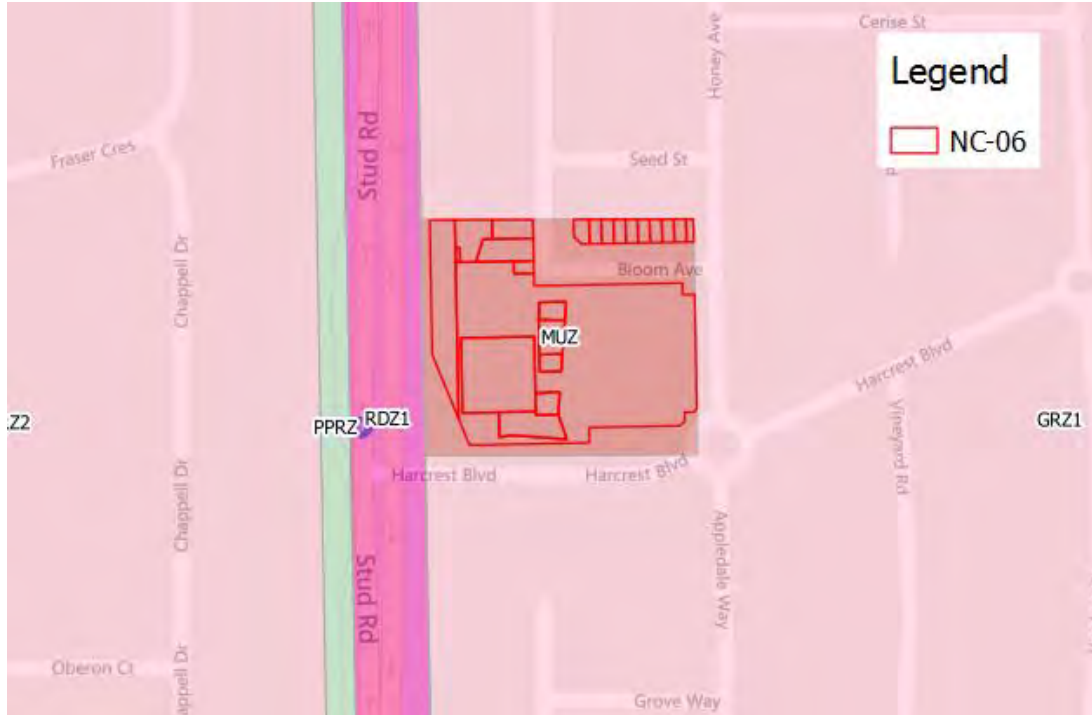
Isolated centre without supporting retail uses, no full-line supermarket.

This is the only supermarket supporting the Lysterfield area.

27. NC-06: HARCREST BOULEVARD

ASSESSMENT AREA OVERVIEW

FIGURE 77 NC-06 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

AREA AND FLOORSPACE

TABLE 71 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
MUZ	7,781	2,733

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

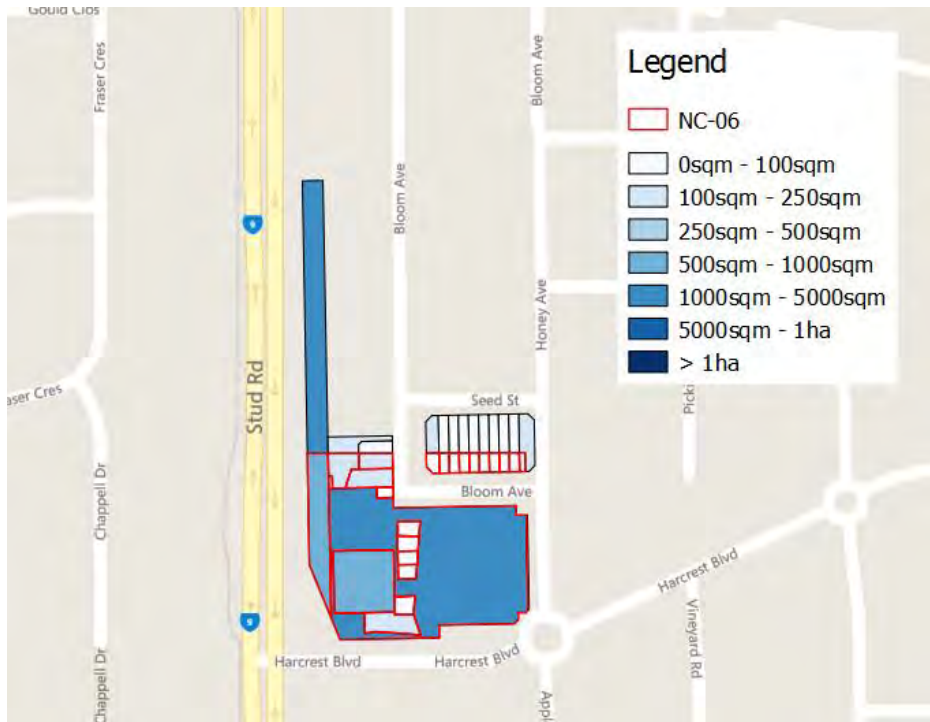
TABLE 72 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	MUZ	
Retail	1,521	1,521
Residential	1,212	1,212
Total	2,733	2,733

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 78 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 79 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- NC-06 services the new residential estate in Wantirna South, as well as the existing residential population located to the west of Stud Road. Higher order retail needs are provided nearby at Knox Central (AC-02).
- NC-06 is anchored by an IGA and supported by a hairdresser and casual and take away food and beverage.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

None.

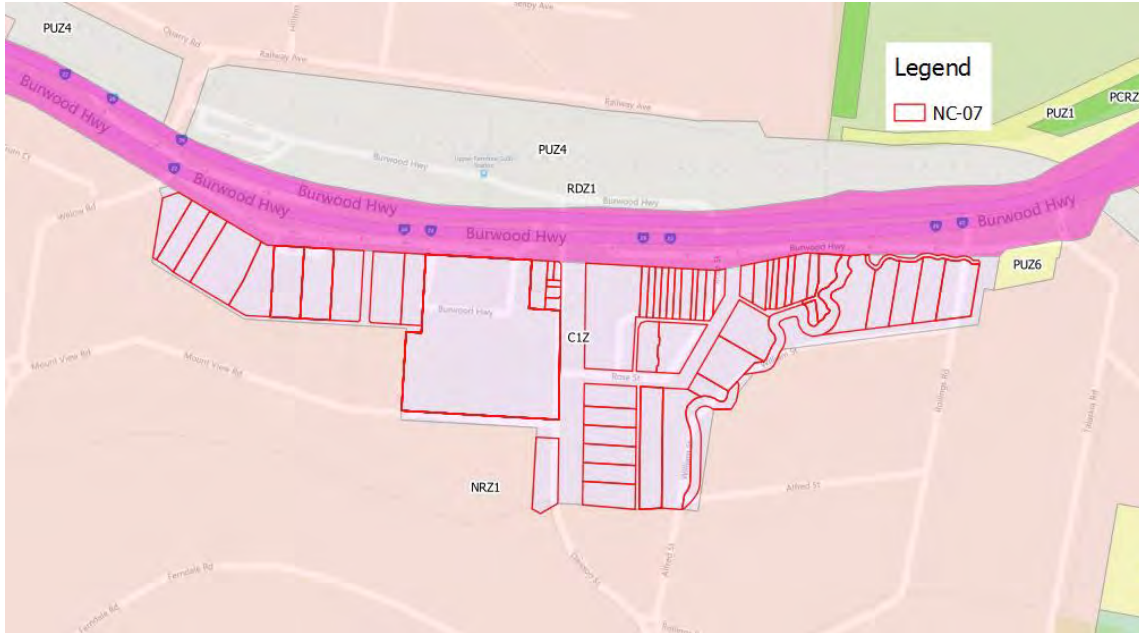
ACCESSIBILITY

Access via Bloom Avenue within residential estate, signalised access to Stud Road and public transport.

28. NC-07: UPPER FERNTREE GULLY VILLAGE

ASSESSMENT AREA OVERVIEW

FIGURE 80 NC-07 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO NC-07

Angliss Hospital

RELEVANT PLANS/POLICY

Upper Gully Strategic Plan (draft) and proposed local policy under AmC149.

AREA AND FLOORSPACE

TABLE 73 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	59,570	16,947

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 74 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C1Z	
Retail	9,189	9,189
Office	2,519	2,519
Industrial	975	975
Highway Sales	960	960
Health and Medical	730	730
Residential	703	703
Mixed Use Occupation	680	680
Recreation and Leisure	605	605
Pubs and Gaming	584	584
Other Commercial	2	2
Total	16,947	16,947

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 81 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 82 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 75 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C1Z		
Underutilised	4,292	3

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- NC-07 (Upper Ferntree Gully) is located along Burwood Highway and is opposite the Upper Ferntree Gully train station.
- Primary role is local convenience food and retail, tourism retail and hospitality. Secondary role is employment (office and light industrial, highways sales and health and wellbeing).
- NC-07 primary catchment services the needs of the immediate residential population and the secondary catchment services the residents located east of the Dandenong Ranges including Upwey, Tecoma and Belgrave.
- Maxi Foods is a full line supermarket (Ferntree Plaza) which is the anchor for NC-07. The shopping centre includes a supermarket, pharmacy and casual and take away food and beverage.
- NC-07 includes Upper Ferntree Gully train station and a Visitor Information Centre.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Aged care, fire brigade.

Health uses on Dawson Street.

Close proximity to Angliss Hospital and the Dandenong Ranges National Park.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Nine primary development opportunity sites, identified in the Upper Ferntree Gully Structure Plan: 1168, 1170, 1172, 1186, 1192, 1254, 1270, 1272 and 1284 Burwood Highway, particularly those sites used for car sales.

ACCESSIBILITY

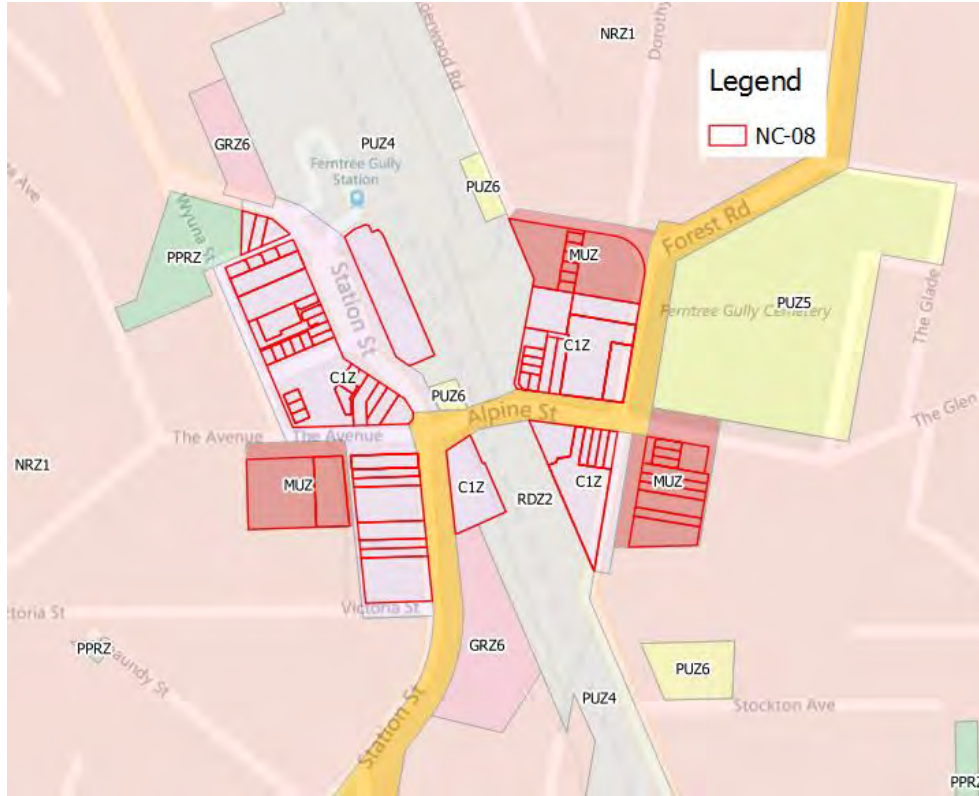
Access from Burwood Highway via service road and access from Dawson Street.

Car parking and train network access (Upper Ferntree Gully train station).

29. NC-08: FERNTREE GULLY VILLAGE

ASSESSMENT AREA OVERVIEW

FIGURE 83 NC-08 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

RELEVANT PLANS/POLICY

Ferntree Gully Village Structure Plan (June 2014)

Cl 22.11 and DDO8

AREA AND FLOORSPACE

TABLE 76 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	24,624	7,888
MUZ	9,954	2,070
Total	34,578	9,958

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

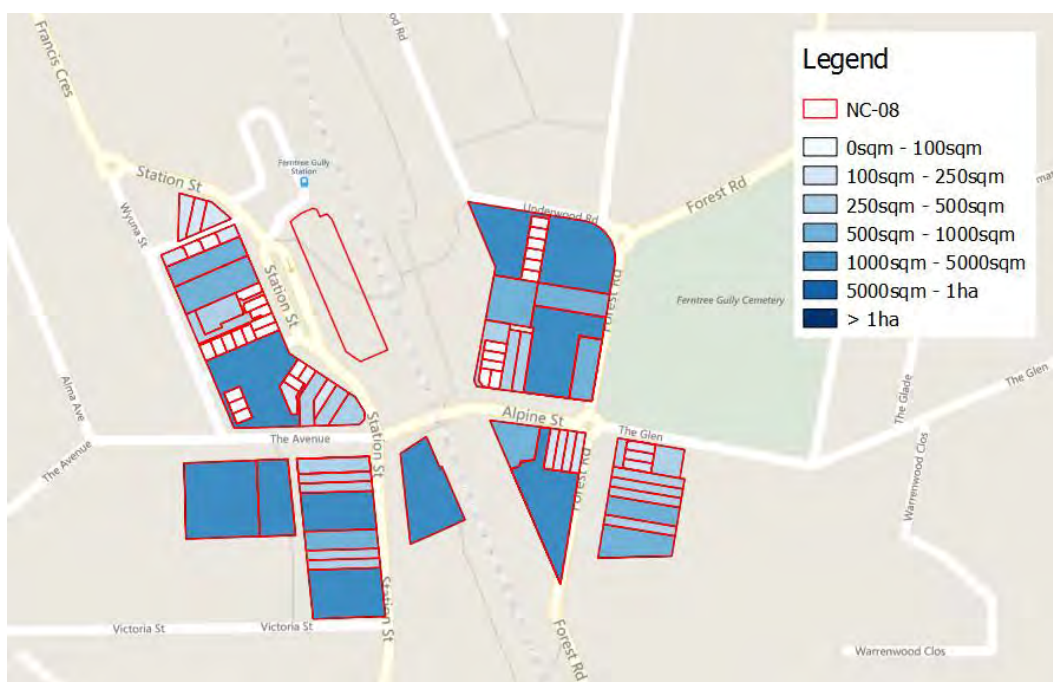
TABLE 77 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)		Vacant (sqm)		Total (sqm)
	C1Z	MUZ	C1Z	MUZ	
Retail	6,296	1,305	692		8,293
Industrial	450				450
Residential	297				297
Emergency Services		233			233
Recreation and Leisure		215			215
Highway Sales		190			190
Office	78			70	148
Other Commercial	75				75
Health and Medical		57			57
Total	7,196	2,000	692	70	9,958

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 84 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 85 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 78 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C1Z		
Underutilised	3,963	3

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- NC-08 (Ferntree Gully Village) is centred around Ferntree Gully train station.
- There is a mix of convenience retail, retail services, speciality retail and food and beverage.
- NC-08 services the surrounding residential areas and captures trade from the train station.
- There are two convenience based supermarkets in NC-08 (IGA and Foodworks).
- Examples of businesses include hair and beauty, casual and take away food and beverage, groceries, pharmacy, post office, veterinary, newsagency, florist and bakery;
- Strong community services / not for profit sector presence.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERAL

Art gallery, learning centre, church, medical centre, kindergarten and cemetery.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

33 Forest Road.

10 Alpine Street.

Station Street (adjacent to rail station on west side).

ACCESSIBILITY

Direct access from Ferntree Gully Road – close to Burwood Highway.

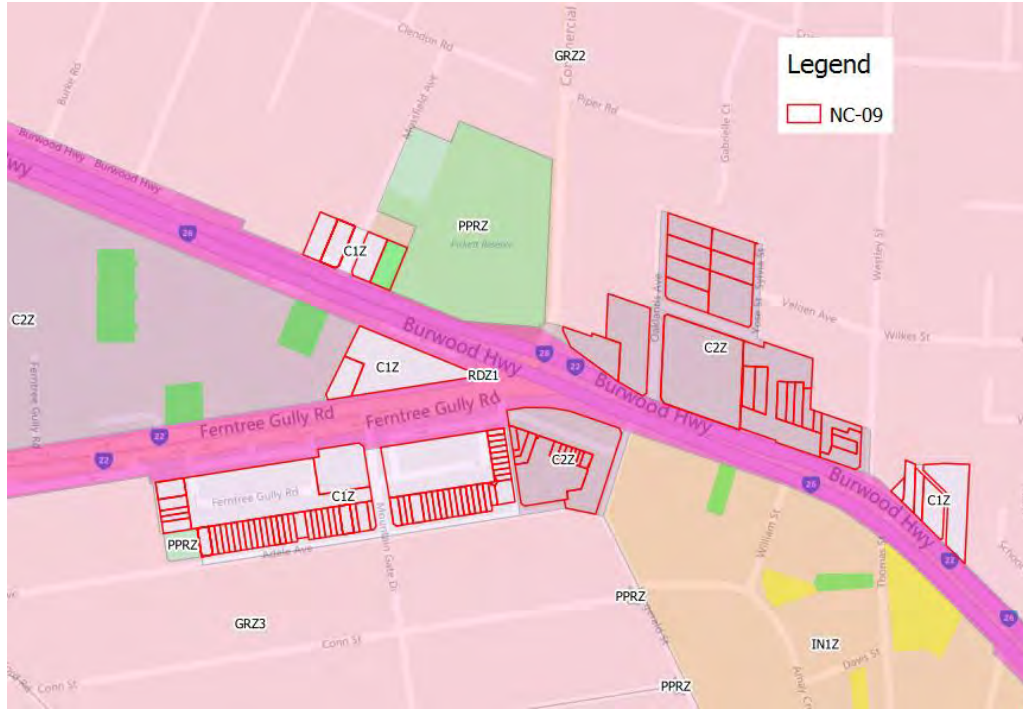
Train station – heavily used by locals and commuters from further east.

Not on arterial road network – serves local catchment.

30. NC-09: MOUNTAIN GATE CENTRAL

ASSESSMENT AREA OVERVIEW

FIGURE 86 NC-09 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO NC-09

BG-03, E-04

AREA AND FLOORSPACE

TABLE 79 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	44,887	16,550
C2Z	42,031	12,955
Total	86,918	29,505

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 80 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)		Vacant (sqm)	Total (sqm)
	C1Z	C2Z	C1Z	
Retail	12,742	8,845	968	22,555
Industrial	1,500	1,530		3,030
Highway Sales		1,985		1,985
Office	714	438	147	1,298
Pubs and Gaming	480			480
Residential		157		157
Total	15,435	12,955	1,115	29,505

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 87 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 88 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- NC-09 is a large Neighbourhood Centre and consists of two separate centres. One is located along Ferntree Gully and the other is located along Burwood Highway. NC-09 services the residential catchment of Ferntree Gully and captures passing trade from Burwood Highway and Ferntree Gully Road.
- NC-09 along Ferntree Gully Road is anchored by two full line supermarkets (Coles and Woolworths) and is further supported by specialty retailers, retail services, food and beverage and professional services.
- Examples of businesses along Ferntree Gully Road include Woolworths, Coles, banks, post office, pharmacy, florist, hair and beauty, real estate agency, casual and take away food and beverage.
- NC-09 along Burwood Highway is an automotive retail assessment area that includes car dealerships, auto repairs and services.
- Examples of businesses along Burwood Highway include Hyundai, Kia, Beaufort and BP Service Station.
- Former zones included B3 and B4 areas – a variety of retail, restricted retail and industrial uses are now accommodated in this area.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

New medical centre.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Mountain Gate Triangle Strategic Investigation Site referred to in Knox Planning Scheme located partly in this assessment area.

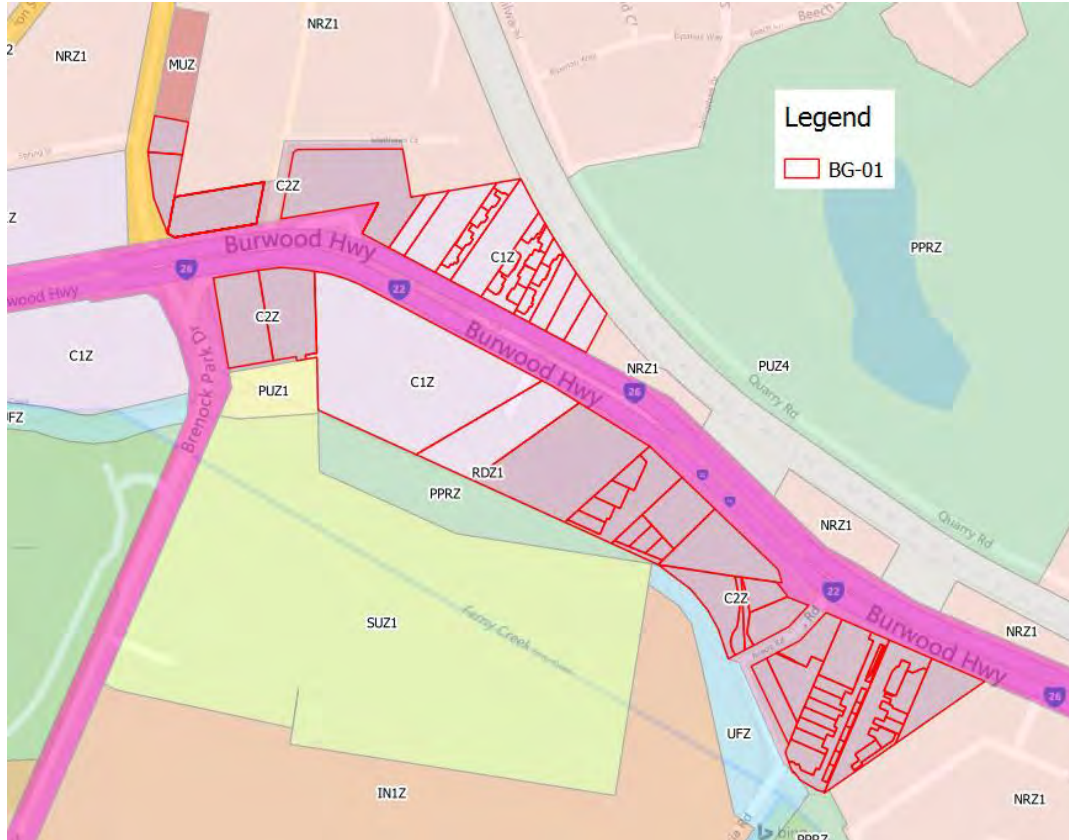
ACCESSIBILITY

Direct access from Ferntree Gully Road and Burwood Highway.

31. BG-01: FERNTREE GULLY (BURWOOD HWY CENTRAL)

ASSESSMENT AREA OVERVIEW

FIGURE 89 BG-01 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO BG-01

NC-04, BG-08

AREA AND FLOORSPACE

TABLE 81 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C1Z	37,102	5,480
C2Z	57,832	20,284
Total	94,935	25,764

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 82 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)		Total (sqm)
	C1Z	C2Z	
Retail		7,024	7,024
Industrial		5,116	5,116
Education		4,154	4,154
Mixed Use Occupation		2,710	2,710
Residential	2,435		2,435
Commercial Accommodation	1,962		1,962
Pubs and Gaming	1,083		1,083
Highway Sales		610	610
Other Commercial		566	566
Religious		104	104
Total	5,480	20,284	25,764

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 90 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 91 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 83 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C1Z		
Vacant	6,476	3
Underutilised	25,690	5
Total	32,166	8

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- BG-01 is a significant bulky goods retail area along Burwood Highway. BG-01 includes a number of automotive retail and service businesses, as well as a mix of home improvement/renovation, discount retail and food and beverage.
- Automotive retailers include Toyota, Ferntree Gully Truck and Car Services, Widetread Tyres, Auto Barn and JZ Motors.
- Other businesses include Le Pine Funerals, service station, bicycle store, heating and cooling, Ferntree Gully Hotel and discount retail.
- Rezoning of a former Business 5 area to the north of Burwood Highway has created a Commercial 1 Zone area with medium density dwellings and underutilised sites disconnected from other retail / commercial uses.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Adjoins NC-04 and E-08.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Ferntree Gully Auto Salvage.

1135 Burwood Highway and 1125-1127 Burwood Highway – residential opportunities, consider rezoning.

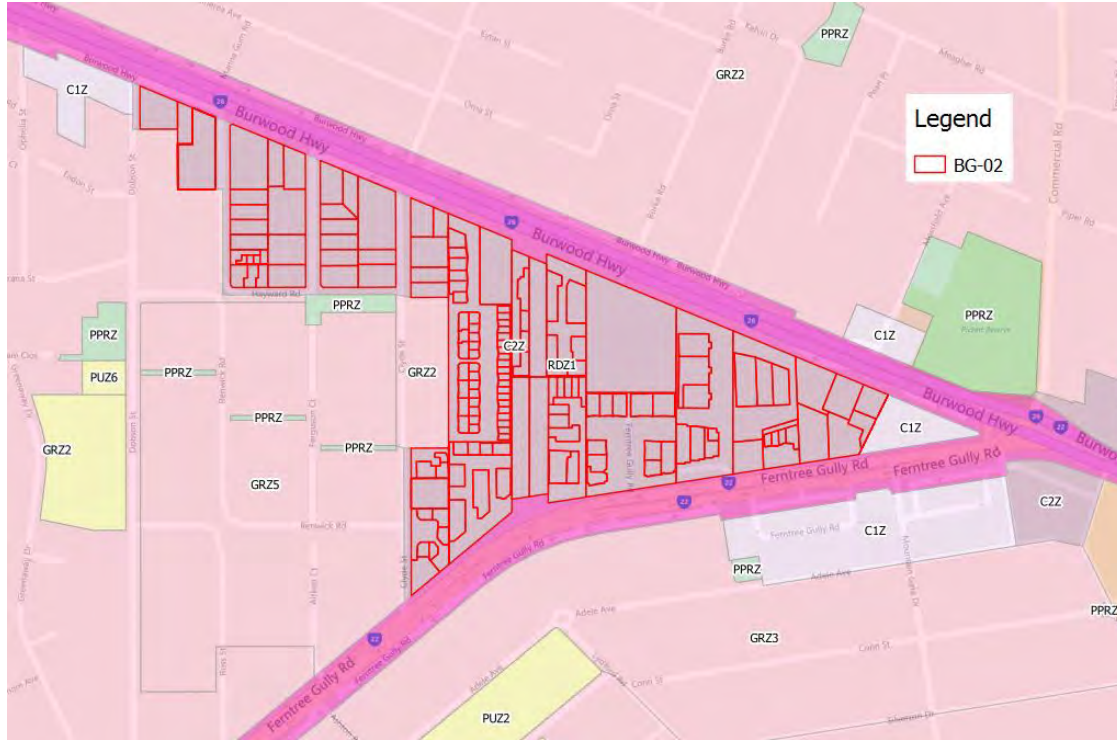
ACCESSIBILITY

Direct access from Burwood Highway.

32. BG-02: MOUNTAIN GATE TRIANGLE

ASSESSMENT AREA OVERVIEW

FIGURE 92 BG-03 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO BG-02

NC-09

AREA AND FLOORSPACE

TABLE 84 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C2Z	199,238	70,465

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

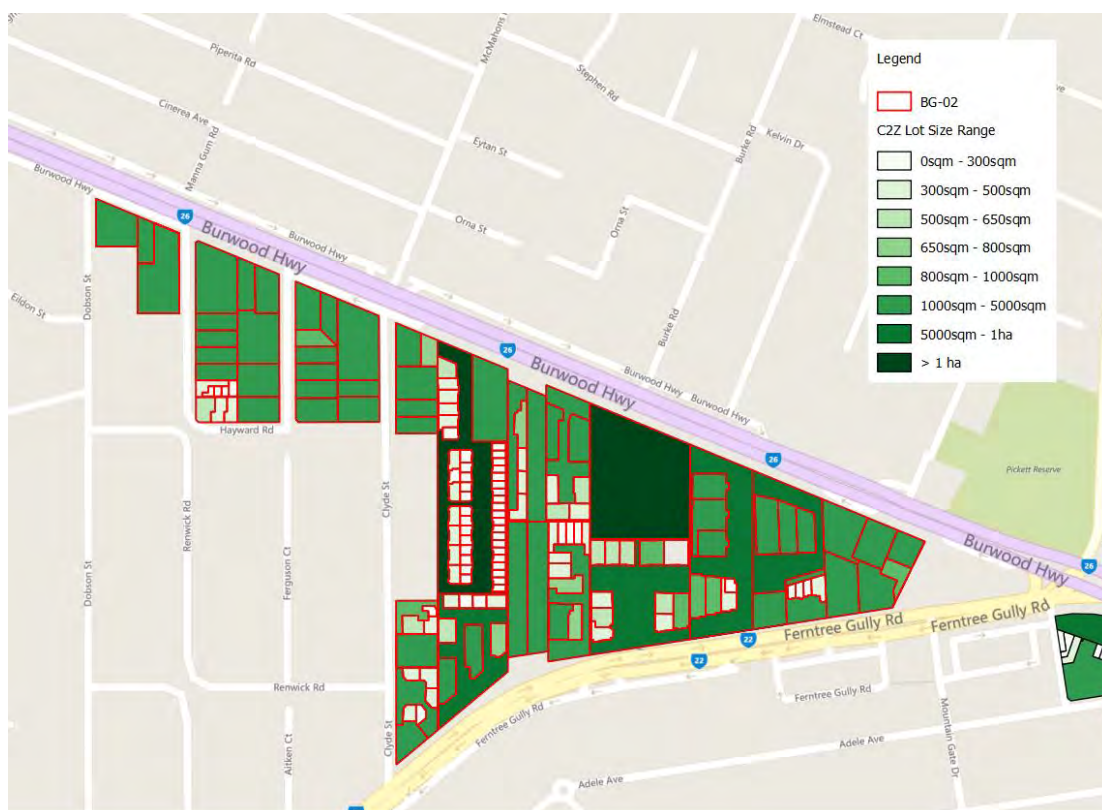
TABLE 85 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Vacant (sqm)	Total (sqm)
	C2Z	C2Z	
Retail	34,335	565	34,900
Industrial	30,414	2,326	32,740
Highway Sales	1,192		1,192
Education	773		773
Residential	338		338
Pubs and Gaming	208		208
Other Commercial	155		155
Office	129		129
Infrastructure and Utility	30		30
Total	67,574	2,891	70,465

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 93 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 94 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

TABLE 86 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

	Site Area (sqm)	No. of Lots
C2Z		
Vacant	1,023	1

Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- BG-02 is a significant bulky goods retail area along Burwood Highway. BG-02 is anchored by home improvement and furniture retailers, car dealerships and automotive retailers.
- Examples of home improvement and furniture businesses within BG-02 include Shine Kitchen and Bathroom, Beaumont Tiles, Burdens Bathrooms, Carpet Call and Snooze.
- Automotive retailers / businesses include Ford, Fiat, Jeep, Dodge, Chrysler, Nissan, Great Wall, Tata Motors, Budget Car and Truck Rental and Autobarn.
- Other businesses include Officeworks, Anytime Fitness, Salvation Army and Pet Barn.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

None identified.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Vacant showrooms adjoining Anytime Fitness.

This assessment area and part of NC-09 make up the Mountain Gate Triangle Strategic Investigation Site identified in Knox Planning Scheme.

ACCESSIBILITY

Dual access from Burwood Highway and Ferntree Gully Road.

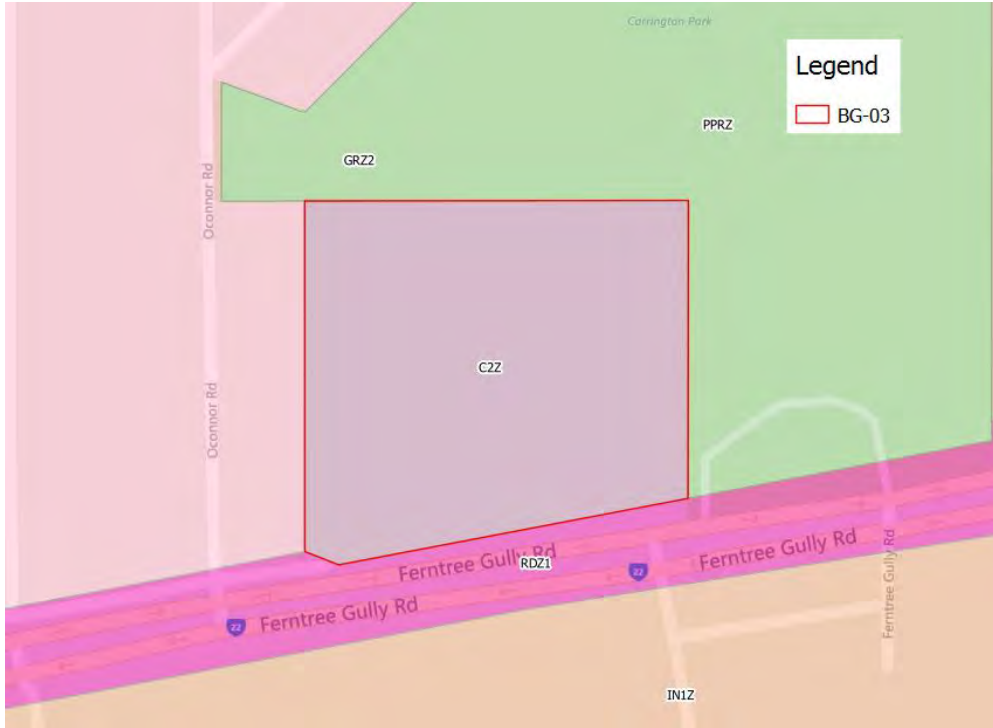
Can be difficult to navigate throughout the assessment area.

Excellent exposure to arterial roads.

33. BG-03: KNOXFIELD BUNNINGS

ASSESSMENT AREA OVERVIEW

FIGURE 95 BG-03 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO BG-03

E-05

AREA AND FLOORSPACE

TABLE 87 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C2Z	34,359	12,515

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

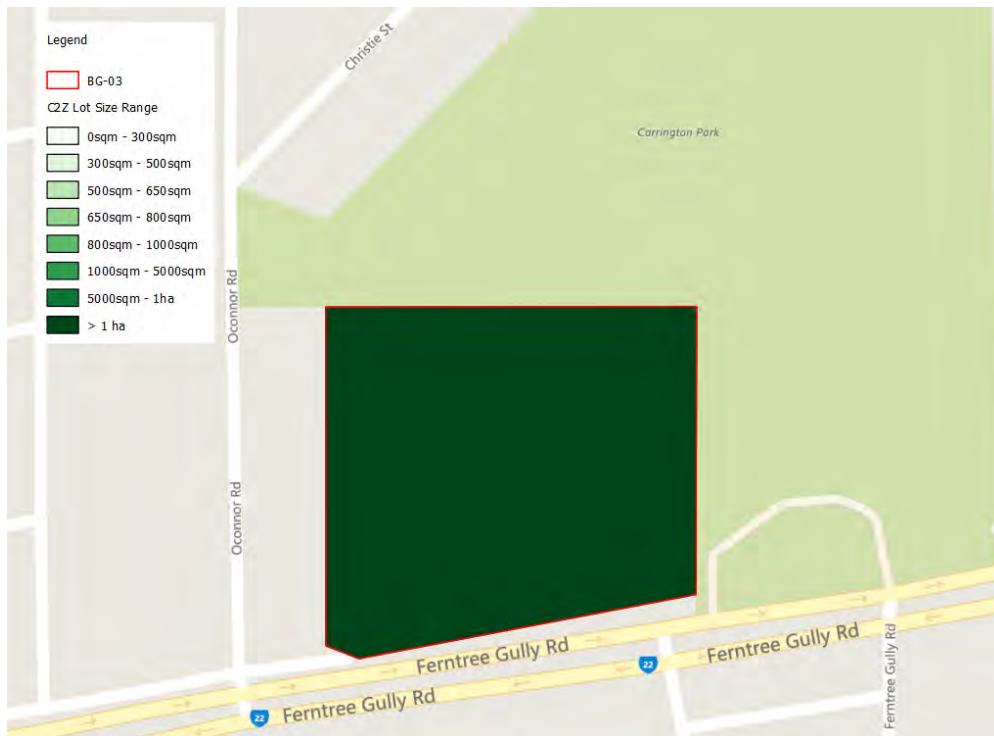
TABLE 88 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C2Z	
Retail	12,515	12,515

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 96 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 97 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- BG-03 includes a stand-alone Bunnings Warehouse.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Carrington Park Family Leisure Centre.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

None.

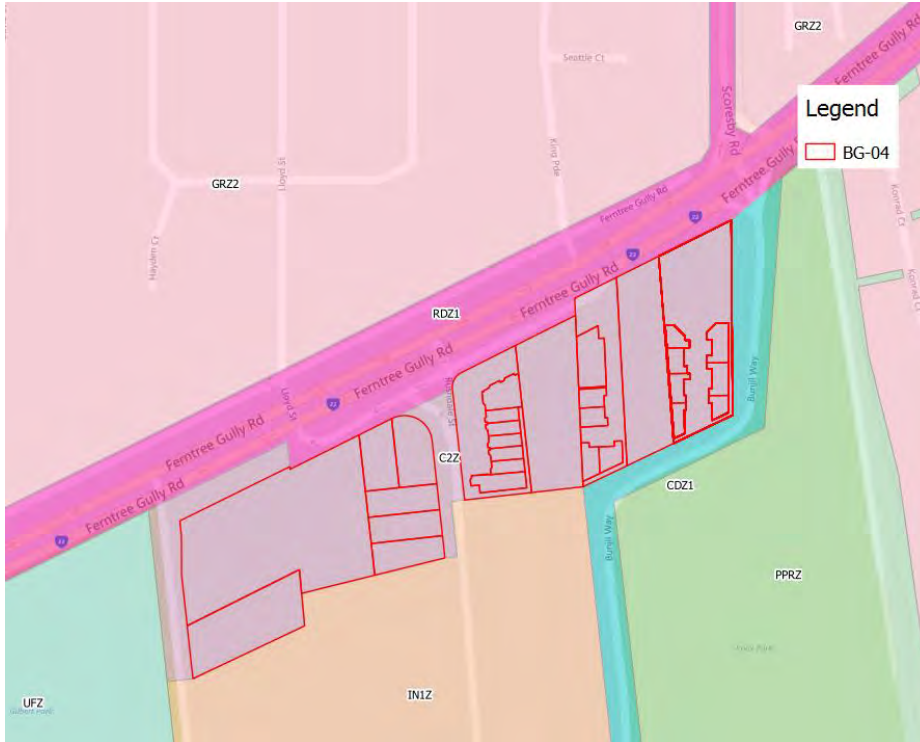
ACCESSIBILITY

Direct access from Ferntree Gully Road.

34. BG-04: KNOXFIELD (SOUTH FERNTREE GULLY RD)

ASSESSMENT AREA OVERVIEW

FIGURE 98 BG-04 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO BG-04

E-05, SS-11

AREA AND FLOORSPACE

TABLE 89 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C2Z	50,695	22,508

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 90 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C2Z	
Retail	9,616	9,616
Industrial	9,315	9,315
Recreation and Leisure	2,749	2,749
Highway Sales	828	828
Total	22,508	22,508

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 99 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 100 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- BG-04 includes electrical appliance, and home and building supply warehouses/showrooms.
- BG-04 also includes automotive retailers.
- Examples of businesses include Miele, garden and building supplies, indoor play/sport centre and a ducted vacuum centre.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Physiotherapist.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

None.

ACCESSIBILITY

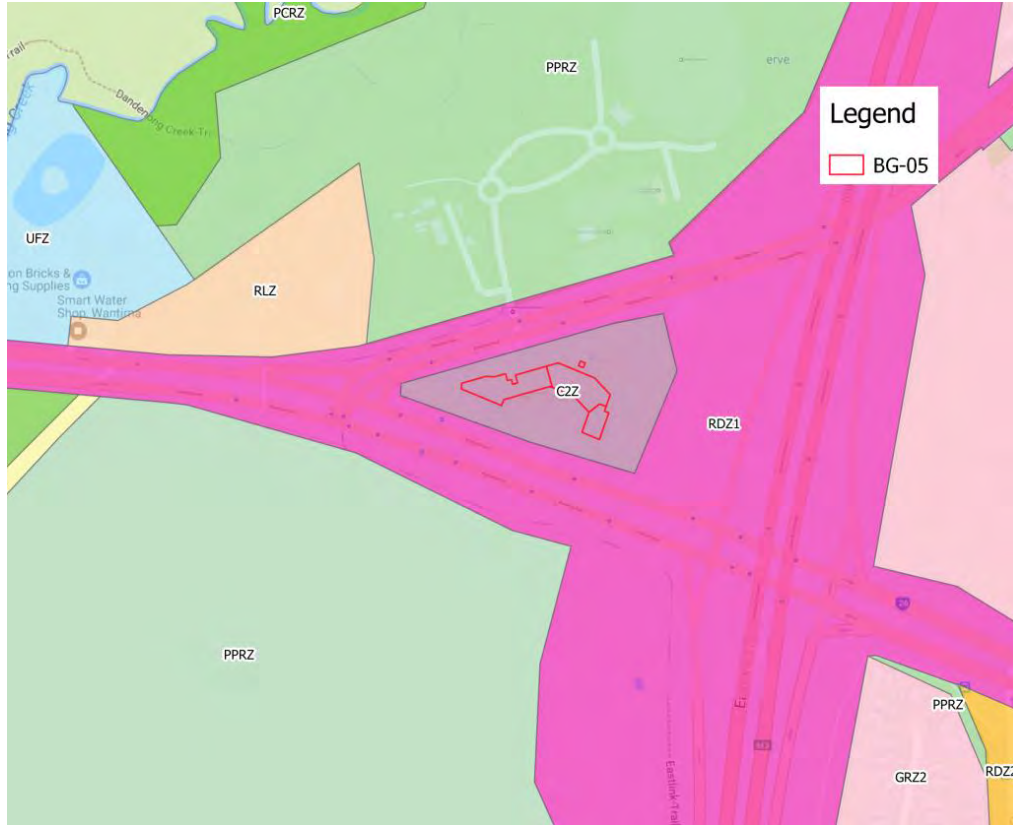
Direct access from Ferntree Gully Road (service road) – good exposure.

Limited car parking provision.

35. BG-05: EASTLINK TRIANGLE

ASSESSMENT AREA OVERVIEW

FIGURE 101 BG-05 ASSESSMENT AREA MAP BY ZONE



Source: Knox City Council and compiled by Urban Enterprise.

OTHER ASSESSMENT AREAS RELEVANT TO BG-05

AC-02, HP-01

AREA AND FLOORSPACE

TABLE 91 SITE AREA AND GROSS FLOORSPACE BY ZONE

	Land Area (sqm)	Gross Floorspace (sqm)
C2Z	22,631	6,572

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

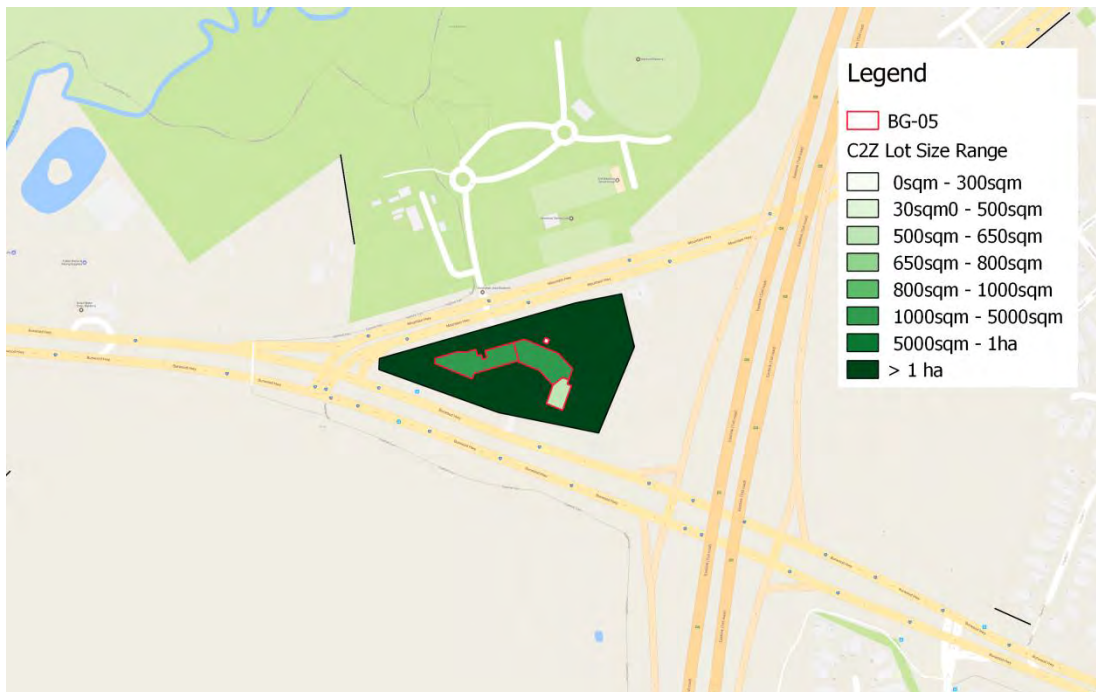
TABLE 92 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)	Total (sqm)
	C2Z	
Religious	4,528	4,528
Industrial	2,004	2,004
Total	6,572	6,572

Source: Knox City Council Rates Database.

LOT SIZE DISTRIBUTION

FIGURE 102 LOT SIZE DISTRIBUTION



Source: Area measured using QGIS and compiled by Urban Enterprise.

VACANT AND UNDERUTILISED SITES

FIGURE 103 LOCATION OF VACANT AND UNDERUTILISED SITES



Source: Knox City Council Rates Database and Aerial Imagery.

GROUND TRUTH

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- BG-05 includes a Religious and Education Centre
- BG-05 also includes a modern industrial warehouse at the rear of the site

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Museum, Industrial supplies

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Vacant land on the site.

ACCESSIBILITY

Access from north and south of the site.

Located next to on and off-ramps of EastLink.

36. STRIP SHOPS

AREA AND FLOORSPACE

TABLE 93 SITE AREA AND GROSS FLOORSPACE BY ZONE

Code & Zones	Name of Assessment Area	Location/Address	Site Area (sqm)	Gross Floorspace (sqm)
SS-01	Stamford	Stud Rd & Wellington Rd (north west side)	35,223	3,234
C1Z			35,223	3,234
SS-02	Studfield Shopping Centre (Wantirna)	Stud Rd, Coleman Rd & Somerset Rd	7,463	6,920
C1Z			7,463	6,920
SS-03	Stud Bay (Stud Rd, north of Leonard St)	Stud Rd, Leonards Rd & Phyllis St	2,738	1,662
C1Z			2,738	1,662
SS-04	Mountain Hwy/Kumala Rd	Mountain Hwy & Kumala Rd	2,614	1,609
C1Z			2,614	1,609
SS-05	Boronia Rd/Scoresby Rd	Scoresby Rd & Boronia Rd	10,378	2,051
C1Z			10,378	2,051
SS-06	The Basin	Basin-Olinda Rd, Mountain Hwy & Forest Rd, The Basin	9,798	2,917
C1Z			9,798	2,917
SS-07	Alchester Village	Mountain Hwy & Albert Ave	6,969	2,932
C1Z			6,969	2,932
SS-08	Lewis Rd/Coleman Rd	Coleman Rd & Lewis Rd	1,708	808
C1Z			1,708	808
SS-09	Fairhills Shops (Manuka Dr/Loretta Ave)	Manuka Rd & Loretta Ave	725	656
C1Z			725	470
PUZ2			0	186
SS-10	Knox Gardens	High St & Fonteyn Dr	3,016	2,254
C1Z			3,016	2,254
SS-11	Knoxfield Shops	Kathryn Rd & Knox Pl	4,353	2,532
C1Z			4,353	2,532
SS-12	Glenfern Rd/Mason St	Glenfern Rd & Mason St	1,710	860
C1Z			1,710	860
SS-13	Anne Rd	Anne Rd & Kathryn Rd	913	651
C1Z			913	651
SS-14	Dorset Rd/Landscape Dr	Dorset Rd, Bellevue Ct	2,616	1,018
C1Z			2,616	1,018
SS-15	Cavell St/Armin St	Cavell St, Armin St	781	404
C1Z			781	404
SS-16	Bunnett Rd/Burwood Hwy	Burwood Hwy	1,952	925
C1Z			1,952	925

Source: Area measured using QGIS and Gross Floorspace from Knox City Council Rates Database.

LAND USE

TABLE 94 LAND USE BY GROSS FLOORSPACE AND ZONE

	Occupied (sqm)		Occupied Total (sqm)	Vacant (sqm)		Vacant Total (sqm)	Total (sqm)
	C1Z	PUZ2		C1Z	PUZ2		
SS-01	3,234		3,234				3,234
Retail	1,692		1,692				1,692
Pubs and Gaming	1,542		1,542				1,542
SS-02	6,755		6,755	165		165	6,920
Retail	5,550		5,550	165		165	5,715
Office	1,205		1,205				1,205
SS-03	1,551		1,551	111		111	1,662
Retail	1,149		1,149	111		111	1,260
Office	402		402				402
SS-04	1,103		1,103	506		506	1,609
Retail	1,103		1,103	506		506	1,609
SS-05	2,051		2,051				2,051
Retail	1,831		1,831				1,831
Highway Sales	220		220				220
SS-06	2,750		2,750	167		167	2,917
Retail	2,352		2,352	167		167	2,519
Highway Sales	218		218				218
Pubs and Gaming	180		180				180
SS-07	2,852		2,852	81		81	2,932
Retail	2,778		2,778	81		81	2,858
Office	74		74				74
SS-08	644		644	164		164	808
Retail	644		644	164		164	808
SS-09	470	100	570		86	86	656
Retail	369		369		86	86	455
Residential	101	100	201				201
SS-10	2,254		2,254				2,254
Retail	2,254		2,254				2,254
SS-11	2,532		2,532				2,532
Retail	2,326		2,326				2,326
Office	206		206				206
SS-12	860		860				860
Retail	860		860				860
SS-13	522		522	129		129	651
Retail	522		522	129		129	651
SS-14	1,018		1,018				1,018
Retail	1,018		1,018				1,018
SS-15	197		197	210		210	407
Office	197		197				197
Retail				210		210	210
SS-16	925		925				925
Highway Sales	925		925				925
Total	29,717	100	29,817	1,532	86	1,618	31,435

Source: Knox City Council Rates Database, Knox City Council 2016

SS-01

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- Fragmented configuration
- SS-01 includes a service station, 7-11, Dany Murphy's and a pub/bistro.

ACCESSIBILITY

Located at the Stud Road and Wellington Road intersection. Access from both Roads.

TYPE AND NUMBER OF BUSINESSES ON THE PERIPHERY

Commercial development across Stud Road in residential zone.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Land has potential for redevelopment. Further strategic investigation would be appropriate.

SS-02

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-02 is anchored by a small supermarket (IGA).
- SS-02 includes some convenience based retail, speciality retail, retail services and food and beverage.
- Examples of businesses include real estate agencies, post office, banks, butcher, bakery, pharmacy and casual and take away food and beverage.

ACCESSIBILITY

Direct access from Stud Road.

Sufficient car parking provision.

SS-03

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-03 is a small retail strip, which includes convenience based retail and casual and take away food and beverage.
- SS-03 includes a medical centre.

ACCESSIBILITY

Direct access from road.

Sufficient car parking provision.

SS-04

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- Small retail strip, which includes specialty retail and retail services (hair dresser and Laundromat).
- SS-04 has a small number of vacancies.

ACCESSIBILITY

Access via road/service road off main street.

SS-05

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-05 includes a small number of convenience stores and take away/fast food and beverage.
- SS-05 also includes a local government office, veterinary and service station.

ACCESSIBILITY

Ease of access and sufficient car parking provision.

SS-06

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-06 includes retail services and casual and take away food and beverage.

ACCESSIBILITY

On-street parking (90 degree).

SS-07

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-07 is anchored by a small supermarket (IGA) and supported by food and beverage, convenience retail, medical and professional services.
- SS-07 services E-09 and local residents.

ACCESSIBILITY

Direct access from road with sufficient car parking provision.

SS-08

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-08 consists of convenience retail and take away food and beverage.
- Businesses include a milkbar, bottleshop and hairdresser

ACCESSIBILITY

Direct access with a limited car parking provision.

SS-09

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-09 includes convenience retail and take away food and beverage.
- Examples of businesses include a milk bar, fish and chips, childcare centre and 2 retail vacancies.

ACCESSIBILITY

Located on a quiet street with sufficient car parking provision.

SS-10

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-10 is anchored by a Foodworks and Asian grocer and is further supported by a chemist, convenience retail and casual food and beverage.

ACCESSIBILITY

Front and rear access.

KEY STRATEGIC REDEVELOPMENT SITES (IF ANY)

Land adjoining at 1332 High Street Road, which was a video store and now a fitness centre, is for all purposes part of the strip shopping centre but zoned residential. Consider rezoning to C1Z.

SS-11

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-11 includes an IGA and is supported by a retail services (post office, chemist) and take away food and beverage.

ACCESSIBILITY

Access from main road to either side of a carpark.

SS-12

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- SS-12 is a small strip of shops located on Glenfern Road and includes convenience retail and take away food and beverage.
- Businesses include fish and chips, liquor store, milk bar, day spa, bakery and dentist.

SS-13

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- Strip shop in residential neighbourhood, away from main road.
- Characterized by convenience store, health clinic and takeaway food store.

ACCESSIBILITY

Good access for local neighbourhood, with 90-degree car parks along strips.

SS-14

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

- Small strip with specialty shops (2) and a takeaway.
- Supports E-01.

ACCESSIBILITY

Easy carpark access. Carpark has been extended.

SS-15

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

Community centre operated by religious group.

ACCESSIBILITY

Five car parks.

Access to Stud Rd.

SS-16

ROLE/BUSINESS MIX/EXAMPLE OF BUSINESSES

Chemist Warehouse.

ACCESSIBILITY

Located on Burwood Highway.

Approximately 28 car parks on-site

VACANT AND UNDERUTILISED SITES

TABLE 95 VACANT AND UNDERUTILISED SITES BY AREA AND NUMBER OF LOTS

Row Labels	Site Area (sqm)	No. of Lots
SS-01		
C1Z		
Underutilised	35,223	1
SS-06		
C1Z		
Underutilised	1,931	3
SS-08		
C1Z		
Vacant	189	1
Total	39,685	6

Source: Knox City Council Rates Database and Aerial Imagery, Knox City Council 2016

37. PLANNING PERMITS

HISTORICAL PLANNING PERMITS 2010 – APRIL 2016

TABLE 96 HISTORICAL PLANNING PERMITS - NEW DEVELOPMENT AND CHANGE OF USE, BY PREVIOUS ZONES, 2010 – APRIL 2016

Buildings and Works	2010 – April 2016
B1Z	
Mixed Use (Residential, Retail and Commercial)	1
Warehouse	1
B2Z	
Car Sales	1
Medical	1
B3Z	
Indoor Recreation	1
Office	1
Warehouse	2
B4Z	
Place of Assembly	1
Warehouse	1
IN1Z	
Ambulance Branch	1
Manufacturing	1
Milk depot	1
Office	2
Office and warehouse	8
Restricted Retail	1
Retail	2
Warehouse	19
Total New Buildings and Works	45
Change of Use	
B1Z	
Car Sales	1
Education	2
Food and Drink	2
Medical	1
Motor Repair	1
Office	1
Restricted Recreation Facility	4
Retail	1
Trade supplies	1
Vet	1
B2Z	
Education	1
Food and Drink	1
Restricted Recreation Facility	1
Service Retail	1
B3Z	
Animal Keeping	1
Car Hire	1
Education	5
Food and Drink	1
Indoor Recreation	5

Place of Assembly	2
Restricted Recreation Facility	3
Trade supplies	1
B4Z	
Education	1
Manufacturing	1
Restricted Recreation Facility	1
IN1Z	
Animal Husbandry	1
Car Sales	8
CFA	1
Education	2
Food and Drink	1
Indoor Recreation	4
Leisure and Recreation	1
Manufacturing	6
Other	1
Office	1
Office and Restricted Place of Assembly	1
Place of Assembly	6
Place of Worship	5
Recycling	1
Restricted Recreation Facility	16
Retail	1
Trade supplies	5
Waste Treatment	1
MUZ	
Restricted Recreation Facility	1
Office	2
B3Z	
Office	2
Warehouse and or Store	15
B3Z	
Warehouse	2
IN1Z	
Car Repairs	1
Office and warehouse	7
Warehouse	5
Total Change of Use	104
Grand Total	166

Source: Planning Permits 2010-2016, Knox City Council, 2016

POTENTIALLY APPROVED PLANNING PERMITS

TABLE 97 POTENTIALLY APPROVED PLANNING PERMITS - NEW DEVELOPMENT AND CHANGE OF USE

Building and works	No. of Permit
C1Z	
Aged Care	1
Mixed Use (Residential, Retail and Commercial)	1
C2Z	
Office	1
Retail	1
Warehouse	1
GR22	
Medical	1
IN1Z	
Food and Drinks	1
Medical and Office	1
Office and Warehouse	1
Place of Worship	2
Warehouse	2
LDRZ	
Aged Care	1
MUZ	
Mixed Use (Residential, Retail and Commercial)	1
NRZ1	
Service Station	1
PUZ1	
Supermarket	1
PUZ4	
Supermarket	1
RGZ1	
Mixed Use (Residential, Retail and Commercial)	1
Total Buildings and works	19
Change of Use	
GR22	
Child Care	1
Total change in use	1
Grand total	20

Source: Knox City Council 2016

HISTORICAL PLANNING PERMIT BY LAND TAKE 2010 - 2016

TABLE 98 HISTORICAL PLANNING PERMITS BY LAND TAKE (SQM) 2010 - 2016

	2010	2011	2012	2013	2014	2015	2016	Total Land Take (sqm)
C1Z	1,256	1,651	3,775	1,974	111	509	0	9,276
C2Z	0	1,058	1,012	21,043	13,372	37,713	75,500	149,698
IN1Z	24,906	53,548	70,542	10,081	49,457	91,316	13,159	313,009
Total	26,162	56,257	75,329	33,098	62,940	129,538	88,659	471,983

Source: Planning Permits by Land Take 2010-2016, Knox City Council