

Refers to Item 6.6 - Draft Knox Land for Business Directions Plan and Planning Scheme Amendment C164 - Consideration of Submissions and Request Planning Panel

Ordinary Meeting of Council - 23 July 2018

Submission No.	Submission Source	Address	Key Issues	Submission Summary	Submission Discussion and Officer's Response
001	Individual Andrew McKernan	Boronia	<u>Directions Plan</u> Size of buildings. Truck access and loading bay design.	Submitter has been looking at the warehouse market for a few years 1. Need for more medium sized new factory/warehouse building options. Most new development appears to be 200-400m2 or 2000m2 plus. 2. Poor long truck access design in many new developments. 3. Loading dock design also an issue for many developments.	<i>1, 2 and 3. Noted, support change to Directions Plan</i> Some of these issues have also been heard by Council's Economic Development officers through their conversations with property agents and businesses. It is suggested that the Directions Plan could include an action on this to undertake future work on developing design guidelines for new development in the Industrial 1 and Commercial 2 Zone to support the range and stage of businesses sought. Recommendation: Directions Plan - New reference to design in Directions Plan with a corresponding Action in the Directions and Actions section.
002	South East Water	-	<u>Amendment C164</u> No objection.	1. No objection	<i>Noted, no change to Amendment</i> Recommendation: No change to Amendment
003	Axis Property on behalf of landowner	7 Scoresby Rd Bayswater	<u>Directions Plan and Amendment C164</u> IN1Z restrictive and Clause 22.02 a feel good statement only. Recommend rezoning land from IN1Z to IN3Z.	Submission relates to a property on Scoresby Road, Bayswater and is part of a strip of businesses made up of hire outlets, vehicle repairs and the like open to the public. 1. Consider that Industrial 1 Zoning for Bayswater Business Precinct is restrictive and outdated. For sites on main roads there should be opportunity for retail sales without need for planning permit. Current zoning will curtail investment (redevelopment and modernisation of current building stock). The impact of this will be businesses replaced by low employment uses or building vacancy. 2. Clause 22.02 is at best a feel good statement given the zoning of the land. Recommend instead that the zoning be changed to Industrial 3 Zone.	<i>1. Not supported, no change to Directions Plan or Amendment C164</i> A zone change for this location was not identified through either the Directions Plan or Amendment. As such there is no strategic merit through either the Directions Plan or Amendment C164 to recommend a change. However it is noted that the site is part of the Bayswater Business Precinct. Through the work being progressed for the Bayswater Business Precinct Transformation Program, which is seeking to set the future direction of the precinct, zonings are a likely element to be reviewed. Accordingly the matters raised in this submission will be forwarded to the Bayswater Business Precinct Transformation Program team for consideration at the appropriate time. <i>2. Noted, no change to Amendment</i> See above comment. Recommendation: No change to Directions Plan or Amendment. Refer submission to BBP Transformation Program team for their information and consideration.
004	Individual Bradley Wein	712 Burwood Highway Ferntree Gully	<u>Directions Plan and Amendment C164</u> General support Directions Plan. Recommend rezoning from C2Z to C1Z through Amendment C164.	Submission relates to a property on Burwood Highway, Ferntree Gully. 1. Generally support the Directions Plan 2. Consider the Commercial 2 Zone that applies to our site is inappropriate and unnecessarily restrictive for redevelopment. Consider the Commercial 1 Zone (which applies to land immediately to east) more appropriate and would support increased investment in the properties in this area.	<i>1. Note support, no change to Directions Plan</i> <i>2. Not supported, no change to Amendment</i> A zone change for this location was not identified through either the Directions Plan or Amendment. As such there is no strategic merit through either the Directions Plan or Amendment C164 to recommend a change. However it is noted that the subject site is located in the proposed Burwood Highway East Corridor Significant Business Location. Both the Directions Plan and Amendment C164 have identified the appropriateness to undertake a strategic plan for this location, which would among other things, review zonings. Recommendation: No change to Directions Plan or Amendment. Refer submission to Burwood Highway East Corridor Strategic Plan project team for their information and consideration when this project is commenced.
005	City of Greater Dandenong	-	<u>Amendment C164</u> No objection.	1. No strategic comment to make – therefore no submission	<i>2. Noted, no change</i> Recommendation: No change to Directions Plan or Amendment
006	Ferntree Gully Village Traders Inc.	Ferntree Gully Neighbourhood Centre	<u>Directions Plan – Directions and Actions</u> Focus for traders is the approved Ferntree Gully (FTG) Village Structure Plan.	Submission relates to the Ferntree Gully (FTG) Village and the links between it and the Directions and Actions of the Directions Plan 1. Direction 1 - Actions 1.1 - 1.5 <i>Establish and maintain an ongoing evidence base to support economic and strategic planning decisions</i> – Shops in FTG Village are not vacant for long and in last year about eight have been extensively refitted.	<i>1. Noted, no change to Directions Plan</i> No specific change sought. Provided details on what the FTG Traders see as most important aspects of the Land for Business Direction and Actions for the FTG Village Foothills Neighbourhood Centre. <i>2. Note support, no change to Direction Plan</i> Note support for Directions Plan's recommendations on transport advocacy.

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				<p>Apartments appear slower to sell and there is continual changeover.</p> <p>2. Direction 3 <i>Protecting and strengthening the City's Land for Business</i> 3.1 <i>Locations</i> – Areas of concern to FTG Village Traders are FTG Village, The Mountain Gate Triangle, The Burwood Highway East Corridor and the Upper FTG Neighbourhood Centre, all which are in the Foothills or part of visual approach to Dandenong Ranges. 3.5 <i>Advocate for public transport investment</i> – In FTG: biggest landowner is VicTrack/Metro; 30% of commuters come from Rowville area; and, commuter parking is an issue. On agenda for Traders is a new review of parking. Support the Plan's direction to take steps to improve bus/train timetable links, and the longer term plans for the Dorset Road extension and Rowville rail.</p> <p>3. Direction 4 <i>Consolidate and diversify the role of existing activity and neighbourhood centres.</i> - 4.4 <i>Encourage incremental increases in mixed use developments within Neighbourhood Centres in the Dandenong Foothills, including provision for retail and commercial space to meet demand for medical, retail and small business premises.</i> AND <i>Direction 5 Accommodate projected employment and retail floorspace growth in strategic locations -5.7 (part of) .support approach proposed under AmC150 which strengthens policy support for suitable businesses locating in residential areas... In proximity to public transport routes and hospitals.</i></p> <p>Consider that in Dandenong Foothill Neighbourhood Centres there is an inherent contradiction between development and growth and supporting vegetation and habitat and the link to the Dandenong Ranges.</p> <p>Important are the uses supported and high standard of building design in keeping with the special environment.</p> <p>Commend 5.4 and 5.7 in recognising 'suitability of business for place' both in nature of business and the design of buildings.</p> <p>4. Direction 8 – Commend the specific suggestions in 8.1, 8.4 and 8.5 regarding UFG with the Angliss hospital and tourism, and FTG Village with its cluster of not for profit special needs organisations and its possibilities for heritage and tourism. Community groups in FTG are working to establish and promote heritage trails, cemetery history tours, Ambleside Museum and listing such on the Victoria Walks website.</p> <p>5. Conclusion – Traders consider economic viability of FTG Village better served by preservation of special foothills landscape setting. No economic advantage in medium density housing</p>	<p>3. <i>Note comment and support, no change to Direction Plan</i></p> <p>4. <i>Note comments and support, no change to Direction Plan</i></p> <p>5. <i>Note comment, no change to Directions Plan</i> It is agreed that consultation and collaboration are important.</p> <p>Recommendation: No change to Directions Plan</p>

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				<p>due to impacts on parking, traffic, infrastructure, landscaping and amenity.</p> <p>Hope for continued collaboration with Knox City Council into next rounds of Council planning. Look forward to continuing consultation.</p>	
007	Whitehorse City Council	-	<p><u>Amendment C164</u></p> <p>No objection. Support various aspects of the Amendment as they contribute to Whitehorse.</p>	<p>1. No objection to Amendment.</p> <p>2. Whitehorse City Council has no objection to Amendment C164 and gives support to the following aspects:</p> <ol style="list-style-type: none"> 1. Managing the impacts of signs on the amenity of Dandenong Creek Parklands. 2. Identifying and protecting Knox's significant role as a regional employer, which includes residents of Whitehorse. 3. Advocating for improvements to public transport, in particular the tram services to Knox. 	<p>1. <i>Noted, no change to Amendment.</i></p> <p>2. <i>Support Noted, no change to Amendment</i> The support is noted. In relation to managing the impact of signs on amenity in the Dandenong Creek Valley this is part of the current Knox Planning Scheme, rather than a new requirement.</p> <p>Recommendation: No change to Amendment</p>
008	AMP Capital	Stud Park Shopping Centre	<p><u>Directions Plan and Amendment C164</u></p> <p>Primacy of Activity Centres or Significant Business Location.</p> <p>Seek inclusion of Stud Park in Scoresby-Rowville-Knoxfield Significant Business Location or confirm the primacy of Activity Centres over Significant Business Locations.</p>	<p>Submission relates to Stud Park Shopping Centre.</p> <ol style="list-style-type: none"> 1. Concerned that Activity Centres have been downgraded by Significant Business Locations as important locations and that Major Activity Centres should explicitly be referenced and supported as employment, business and economic centres. 2. Stud Park Shopping Centre, which is 600m from the Scoresby-Rowville-Knoxfield Significant Business Location (SBL), should be included as part of this SBL given it is a key major activity centre for the municipality and to ensure its long term future as a business location. Existing plans acknowledge Stud Park Shopping Centre's importance. Concerned that if Stud Park is excluded from the SBL it will have less strategic weight and may experience more limited support for future commercial development. 3. Amendment C164 is unclear as to which planning document - Land for Business Directions Plan OR Rowville Plan - holds more weight. Rowville Plan 2015 details the push for Stud Park to expand beyond being a retail centre into a broader community site. Amendment C164 should connect the Directions Plan to Rowville Plan 2015. 4. Need to be clear that growth in retail floor space, accommodation and food services should be able to grow in Activity centre. 5. <u>Change requested:</u> Amendment C164 explicitly include Stud Park Shopping Centre in the Scoresby-Rowville-Knoxfield Significant Business Location, or provide additional policy wording to confirm the primacy of Activity Centres above SBLs with respect to new retail floorspace. 	<p>1. <i>Accept in part, support change to Directions Plan</i> It is not the intention of the Directions Plan or Amendment to downgrade the importance of Activity Centres. It is noted that the planning scheme presently includes in Clause 21.07 a significant section focussed on Activity Centres (based in part of adopted Structure Plans) including a table that summarises the role and function and strategic directions of the major centres and it is considered that this clearly details the importance of these centres. Further the various strategic plans in the Scheme show both Activity Centres and Significant Business Locations without placing a hierarchy as one being more important than the other.</p> <p>However In relation to the Directions and Actions of the Directions Plan, it is conceded that this could acknowledge and support more strongly Activity Centres. Accordingly a change is recommended to better highlight Activity Centres also as important for advocacy, investment etc.</p> <p>2. <i>Not supported, no change to Directions Plan or Amendment c164</i> It is acknowledged that the Rowville Activity Centre which includes Stud Park is a major Activity Centre and is important for the municipality which is confirmed through both the Rowville Plan and approved Amendment C131. It is not considered that Stud Park Shopping Centre needs to be part of the Scoresby-Rowville-Knoxfield SBL to have strategic weight, particularly given the adopted strategic work already undertaken and the existing references to this in the Planning Scheme.</p> <p>3. <i>Not supported, no change to Amendment C164</i> It is considered that Amendment C164 as drafted does not generate conflict between Amendment C131 which implemented the Rowville Plan and Amendment C164 which seeks to implement the broader Land for Business Directions Plan. Clause 21.10-5 Rowville Activity Centre and DPO12 in particular provide quite detailed direction for the Rowville Activity Centre, including the Stud Park Shopping Centre.</p> <p>4. <i>Noted, no change to Amendment C164</i> Clause 21.10-5 Rowville Activity Centre is clear about the suitability of growth in retail floor space accommodation and food services in the Rowville Activity Centre and this is not proposed to be altered by Amendment C164.</p> <p>5. <i>Not supported, no change to Amendment C164. Instead support change to Directions Plan</i> Both Significant Business Locations and Activity Centres are important for the Knox municipality for some similar and different reasons. It is considered that no change is required to Amendment C164 as this is clear that Activity Centres are important, rather a change is required to the Direction</p>

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					Plan to better acknowledge and support Activity Centres, particularly in the Directions and Actions section. Recommendation: Change to Directions Plan. No change to Amendment
009	Kennelly Planning and Development Town Planning Consultants for owner of 4 BP Service Stations	BP Service Stations (4) within municipality	<u>Directions Plan and Amendment C164</u> Support Amendment and proposed Council initiatives.	Submission relates to 4 BP service stations. 1. Support Amendment C164 and the Council initiatives for the enhancement of business, employment and economic output from commercial land within the municipality. 2. Seeks clarification on the inclusion of BP Ferntree Gully – 855 Burwood Highway, Ferntree Gully site in the Mountain Gate Triangle' area as identified on Figure 1 of the Knox Land for Business Directions July 2017 document, and the requests that Council revise the boundary of this precinct to include the subject site, if it is not currently included. 3. Seeks clarification on the inclusion of BP Eastlink Inbound and Outbound Sites in the 'Scoresby-Rowville-Knoxfield' Significant Business Location as identified in the directions paper, and the requests that Council revise the boundary of this precinct to include the subject sites, if it is not currently included.	1. <i>Note support. No change to Directions Plan or Amendment.</i> 2. <i>Not supported. No change to Directions Plan or Amendment.</i> The site has been included in the boundaries of area 'NC-09 Mountain Gate Central' area in the <i>Land for Business Assessment Areas – Employment Land and Activity Centres Technical Report B, December 2016 and on Figure 1 of the Knox Land for Business Directions July 2017 document</i> . This area and the 'Mountain Gate Triangle' are both included in the wider Burwood Highway East Significant Business Location. 3. <i>Supported in part. No change to Directions Plan or Amendment.</i> The BP Eastlink Outbound site was included in the boundaries of area 'E-07: Caribbean Park & Scoresby Industrial' in the <i>Land for Business Assessment Areas – Employment Land and Activity Centres Technical Report B, December 2016 and on Figure 1 of the Knox Land for Business Directions July 2017 document</i> . The BP Eastlink Inbound Site was rezoned to the C2Z consistent with the Outbound through Amendment C158 in February 2017 and was not included in the boundaries of the technical report. However the wider boundary of the Scoresby-Rowville-Knoxfield Significant Business Location as identified in the directions paper includes both Eastlink sites. Recommendation: No change to Directions Plan or Amendment
010	Brayburn Nominees Pty Ltd - Nick Armstrong	786 Stud Road, Scoresby	<u>Amendment C164</u> Support for economic development. Investigation of rezoning of Scoresby Industrial area. Change of zoning from Commercial 2 Zone to Commercial 1 Zone. 20m setback in Clause 22.08.	Submission relates to 786 Stud Road Scoresby (south-west corner of Ferntree Gully Road and Stud Rd – 1.5hectares). 1. Support recognition of the land performing important economic role and that a wide range of employment generating land uses will enhance opportunities to adapt to changing market conditions. 2. Object to potential rezoning of land to IN1Z in the broader precinct. There is already sufficient amount of IN1Z land and rezoning to IN1Z may constrain the array of potential employment generating uses that could be accommodated. Also proximity to sensitive land uses (residential) to north-east may limit intensive industrial uses locating on the land and therefore undermine justification for rezoning. 3. Consideration should be given to rezoning land from C2Z to C1Z. 4. Object to preferred minimum 20m setback from Road Zone Category 1. The land has frontage to 2 Road Zone Category 1 roads and this imposition will unreasonably constrain future redevelopment potential and may result in underutilisation of commercial land.	1. <i>Noted. No change to Amendment</i> 2. <i>Not supported. No change to Directions Plan and Amendment.</i> There is reference in the Directions Plan and subsequently in the Amendment to investigate rezoning of Scoresby Industrial (where this site is located) from Commercial 2 to Industrial 1 to better support the ongoing use of this area for advanced manufacturing. It is considered that there is sound justification for the need to investigate rezoning. 3. <i>Not supported. No change to Directions Plan or Amendment</i> A zone change to Commercial 1 is not supported as this was not identified through either the Directions Plan or Amendment as a potential zoning option for the land. It is also contended that the Commercial 1 Zone is not an appropriate zone to support advanced manufacturing as an ongoing land use option for the land. 4. <i>Not supported. No change to Amendment</i> The setback requirements of 20m presently apply to the subject site through Clause 22.08 (noting that Clause 22.08 is proposed to be removed as part of Amendment C164). The inclusion of these requirements in the new Clause 22.02 is a performance measure rather than a mandatory provision under the policy and is considered appropriate for inclusion. It is noted that a recommendation under the Officer Response to Submission 1 is to include in the Directions Plan an action relating to developing guidelines. This might possibly result in changes to setback requirements in Clause 22.02 in the future. Recommendation: No change to Directions Plan or Amendment
011	Mecone for Asian Aussie Group Pty Ltd	750 Boronia Road, Wantirna	<u>Amendment C164</u> Higher density development in Wantirna Health Precinct.	Submission relates to 750 Boronia Road, Wantirna (former Scope site - 2.1 hectares). Seeking to develop land for large medium scale density housing development. Land is zoned General Residential Zone – Schedule 1 and is a Strategic Investigation Site.	1. <i>Not supported. No change to Directions Plan or Amendment</i> The Housing Strategy identifies the site as part of a strategic investigation site with the following notation: ' <i>There is evidence of an emerging health precinct in this part of Wantirna, focused around the Knox Private Hospital. Plan Melbourne identifies the Wantirna Health Precinct as a 'State Significant Health Precinct'. These two sites are considered suitable primarily for health industry</i>

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			Interface between properties to be dealt with equally.	<p>1. Object to site being included in Wantirna Health Precinct and this Precinct being designated to have 'business land focus' (explanatory report and Clause 21.07) since this undermines the current residential zoning for the site and is not consistent with nor reinforces the current planning application being considered by Council for medium density housing. It is considered that Strategy 1.7 does not provide sufficient direction or emphasis on supporting residential uses.</p> <p><u>Change requested:</u> Place higher emphasis on, and reinforce the need for, higher density residential land use and development on subject site as a strategic investigation site.</p> <p>2. 21.07 Table 1 proposes a strategic direction for Wantirna Health Precinct that requires new residential development to 'manage sensitive interfaces with existing and future employment generating uses, to avoid future amenity impacts affecting the economic viability and competitive strengths of the precinct.' While current application includes future planned connections to the VicRoads land to east there should be some clarification and direction on the proposed future use of the VicRoads land. Without this it is unreasonable to require subject site to be solely responsible for the 'management of this sensitive interface'.</p> <p><u>Change requested:</u> Strategic Direction (proposed 21.07 Table 1) be amended to require that management of the sensitive interface between the new residential development and existing and future employment generating uses be the responsibility of both land uses, not solely the responsibility of the residential use/site.</p>	<p><i>uses, associated with the emerging precinct. Some ancillary residential development, such as aged or disability care facilities, will be considered.'</i> Further, existing references in the planning scheme approved under Amendment C131 outlines that housing may be suitable entirely or in part on Strategic Investigation Sites and that the Housing Strategy provides the strategic guidance. Strategy 1.7 referred to in submission relates to Clause 21.06 Housing and states 'Support residential development within the Wantirna Health Precinct which supports and complements the health, education and community and other employment generating activities of the precinct and provides accessible housing options not in conflict with or constraining to the strategic directions of the precinct as specified in Clause 21.07.'</p> <p>It is considered that this strategy is appropriate and relevant for land within the Health Precinct, particularly in this early stage before a more detailed strategic plan for the Precinct is advanced. It is not supported that Strategy 1.7 be changed as requested in relation to housing density.</p> <p>2. <i>Not supported. No change to Amendment</i> The focus of the Wantirna Health Precinct is as a health precinct and as such the strategic direction deliberately gives priority to development which directly supports the purpose of the precinct. Until such time as a strategic plan is developed for the Wantirna Health Precinct, the measures proposed by Amendment C164 to manage potential interface conflicts are considered important to incorporate into the scheme. The wording used does not imply that the other land holding does not have a role in limiting offsite impacts.</p> <p>Recommendation: No change to Amendment</p>
012	Jenny Lopez	Not provided	<p><u>Directions Plan and Amendment C164</u></p> <p>What are implications of Directions Plan and Amendment for residents?</p>	<p>Questions about Directions Plan and Amendment. In particular – what is impact for residents? Types of business planned? Will residential properties be compulsory acquired? E.g. Area at corner of Mountain Highway and Shetland Drive Wantirna/Bayswater which has the label: 'investigate potential rezoning'.</p>	<p>1. <i>Noted. No change to Directions Plan or Amendment</i> The questions raised by this submitter were responded to, with the submitter advising that they still wanted their email considered a submission to the Directions Plan and Amendment. The submitter advised that while not living in Melbourne, they were considering moving to Knox.</p> <p>No compulsory acquisition of land is proposed. The land labelled for investigating potential rezoning in the vicinity of Mountain Highway and Shetland is land along Stud Road which is currently zoned C1Z rather than residential.</p> <p>Recommendation: No change to Directions Plan or Amendment</p>
013	Kellehers Australia	The Orchards, High Street Road Wantirna South	<p><u>Amendment C164</u></p> <p>Ground floor use in commercial centres.</p> <p>Wording in 21.04-2.</p> <p>Relationship between DPO10 and proposed controls.</p>	<p>Submission relates to The Orchards site in High Street Road, Wantirna</p> <p>1. The proposed objective in 22.06 "To maintain ground floor primarily for uses associated with business and community uses" should not be included as residential uses is considered complementary to the role and scale of a commercial centre and should be ascertained on a case-by-case basis.</p> <p>2. The proposed change in 21.04-2 which states the importance of protecting employment land from encroachment by</p>	<p>1. <i>Not supported. No change to Amendment</i> A clear finding and direction of the Land for Business Project is that there is a strong need for business land over the next twenty years in Knox, including the Commercial 1 Zone, for business and employment, and as such measures to give support to maintaining land for such purpose is appropriate. With the strategic evidence obtained through the project it is considered that the proposed objective under 22.06 is appropriate.</p> <p>2. <i>Not supported. No change to Amendment</i> The two references to protecting employment land in Clause 21.04-2 (Land use conflicts) are in the header paragraph and Strategy 3.3 which both focus on 'core employment land areas'. The revised wording for 21.04 Strategy 3.3 is "Maintain the viability and purpose of Knox's industrial key</p>

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				<p><i>'commercial, residential, sensitive and other uses that do not give support to industry and a production economy'</i> suggests that all commercial and residential uses do not give support to industry and a production economy, which is inaccurate and should be clarified.</p> <p>3. The Orchards Land is subject to the site specific DPO10. The interlinkage between these controls and the proposed changes is unclear.</p>	<p><i>industrial and production economy areas (core employment land areas) and by minimising encroachment from non-industrial and low employment generating uses that are not complementary to the primary industrial use purpose of the area.</i> It is noted that The Orchards site in High Street Road is not within or in close proximity to a 'core employment land area' and as such Strategy 3.3 is not relevant. Also it is intentional that consideration be given to minimising and protecting 'core employment land areas' from the encroachment from non-industrial and low employment generating uses that are not complementary to the primary purpose of the area. It is further noted that the current header paragraph already in the planning scheme includes the following statement: <i>'It is important to maintain the viability of industrial land by protecting it from the encroachment of commercial, residential and other sensitive uses'</i> which is not substantially different to what is proposed under Amendment C164.</p> <p>3. <i>Noted. No change to Amendment</i> It is not considered that there is conflict between Amendment C164 and DPO10. Both will apply to the site.</p> <p>Recommendation: No change to Amendment</p>
014	Echelon Planning for Boral Bricks Pty Ltd	Boral Bricks brickworks and quarry at 191 George Street, Scoresby	<p><u>Directions Plan and Amendment C164</u></p> <p>Residential development designation clarification.</p>	<p>Submission relates to Boral at 191 George Street, Scoresby (Strategic Investigate Site -171 hectares).</p> <p>Consider some of the changes proposed under Amendment C164 create an element of uncertainty to the potential use of the land for residential vs business purposes. Boral would like Scheme to unambiguously support potential of the site to be developed for residential purposes.</p> <p>While it is acknowledged that the Housing Strategy foreshadowed potential for a mix of commercial and residential activity on the site, commercial will be relatively minor given location and extent of parkland and residential needed to be viable.</p> <p>Boral does however site able to contribute some business and employment opportunities but that these will largely be associated with serving the local residential community (i.e. retail and community services jobs, spaces for SMEs etc. and opportunities may also exist to create activities associated with the adjacent State-significant sports precinct (e.g. specialist sports medicine, education, training and possibly short stay accommodation activities). Site would not be suitable for larger-scale businesses such as bulky goods, industrial and commercial activities (mentioned in text of Directions Plan under 5.3 depending on ultimate layout of developable space). Boral would like to explore these issued further with Council in the context of its rezoning proposal for the Scoresby site.</p> <p>1. <u>Change requested:</u> Clause 21.02-1 continue to identify the Scoresby Strategic Investigation Site in a 'Residential' category in the Knox Strategic Framework Plan.</p> <p>2. <u>Change requested:</u> Clause 21.07 Economic Development – Amend the 'further strategic work' section as follows: <i>'Investigate possible inclusion of land for employment purposes as part of an integrated redevelopment of land at</i></p>	<p>1. <i>Support, change to Amendment</i> Figure 1 Strategic Framework Plan under Amendment C164 proposes to identify the subject site and Waverley Golf Course (and adjoining sites on Stud Road) under the heading 'STRATEGIC INVESTIGATION SITES –ECONOMIC BUSINESS LAND LOCATIONS – BUSINESS LAND COMPONENT.' As highlighted by the submitter the focus of the site (and Waverley Golf Course (and adjoining sites on Stud Road) is to be residential with a business land component for Boral Quarry and possibly a business land component for Waverley Golf. Accordingly it is agreed that these 2 sites should also be included under the heading 'STRATEGIC RESIDENTIAL SITES – RESIDENTIAL'.</p> <p>2. <i>Support in part, change to Amendment</i> Dot point 3 under Further Strategic Work under Clause 21.07 Economic Development of Amendment C164 states: <i>'Investigate inclusion of adequate land for employment purposes within any redevelopment of the 181 George Street, Wantirna South (Boral Quarry) Strategic Investigation Site to support Knox's ongoing land for business needs.'</i> The submitter seeks a change to this. This is for the most part supported with the exception of including the word 'possible'. The wording supported is: <i>'Investigate inclusion of land for employment purposes as part of an integrated redevelopment of land at 181 George Street Wantirna South (Boral Quarry) Strategic Investigation Site.'</i></p> <p>3. <i>Support, change to Directions Plan</i> It is agreed that the site is not ideal for bulky goods etc. given it does not have main road frontage. As such a change is supported to the Directions Plan.</p> <p>Recommendation: Changes to Direction Plan and Amendment</p>

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				<p>181 George Street Wantirna South (Boral Quarry) Strategic Investigation Site.'</p> <p>3. <u>Change requested</u>: Update the discussion in the Directions Plan to reflect the impact that the site's location and access constraints impose on establishing bulky goods retail, industrial and commercial uses on the site.</p>	
015	Caribbean Park	Caribbean Park, Scoresby	<p><u>Directions Plan and Amendment C164</u></p> <p>Land and floor space capacity. Neighbourhood Activity Centre. Investigation of rezoning of Scoresby Industrial area.</p>	<p>Submission relates to Caribbean Park, Scoresby.</p> <ol style="list-style-type: none"> Directions Plan – Page 7 – Agree with neighbouring land being rezoned to Industrial, although not any land in Caribbean Park Directions Plan – Page 44 – Report is overstating available land designated for industrial use and understating land available for office/commercial at Caribbean Park Vision is to develop one of the best business parks in Australia. Various aspirations include high density accommodation, 5-day market, cafes and restaurants and hotel. Part of the vision is a precinct where people work and live. To achieve some of the aspirations the NAC may need a zoning other than C2Z. Landowner would like the flexibility to achieve their aspirations for the site. 	<ol style="list-style-type: none"> <i>Noted, See Response to Submission 10</i> The land within Caribbean Park is not included within the 'Investigate Rezoning' designation. <i>Accepted, support change to Directions Plan</i> Changes to land and floorspace capacity are supported at Table 10, as well as sections 5.2 and 5.3. A subsequent comment is also recommended that "industrial land is likely to become scarce during the planning period" in the executive summary and section 5.4. <i>Noted, No change to Directions Plan or Amendment</i> The primary purpose of the Directions Plan and Amendment is to support business and jobs in Knox now and into the future. The Directions Plan makes clear the importance of the subject site for business purposes. While the Development Plan for the site alludes to various uses and development there may be need for further discussion on the specifics earlier than later to determine the extent and how it may occur (i.e. zoning) It is unclear however whether all of the landowners aspirations for the site are appropriate (i.e. dwellings). As such it is recommended that the landowner and Council discuss further what may be some of the ideas for the land. <p>Recommendation: Change to Direction Plan</p>
016	Transport for Victoria (TfV)	-	<p><u>Directions Plan and Amendment C164</u></p> <p>Support for proactive approach. Public transport, pedestrian and cycling infrastructure.</p> <p>Mixed-use and higher density development in Activity Centres.</p>	<ol style="list-style-type: none"> TfV notes the five Significant Business Locations are all located on existing arterial roads with connections to the M1 and M3, providing road access for workers travelling by private vehicle and for freight. Some are located near train stations and each is accessible by bus. Support the proactive approach to ensuring business land is retained and supported, to support the economy and provide employment. Direction 4.2 of Directions Plan supporting mixed use development in activity centre with retail or commercial ground floor and residential above, is also supported. Section 3.3 of Directions Plan states that public transport (PT) is important in attracting business types which have high employment densities. The core employment land areas are heavily reliant on private vehicles as well as bus access. Consideration should be given to more mixed use or employment uses within walking distances of Bayswater, Boronia and Ferntree Gully stations. Pedestrian and cycling facilities are critically important to enabling access to public transport. Clause 21.09-1 includes some strategies on this while Direction 8.7 of the Directions Plan proposed the following action: 'Encourage density 	<ol style="list-style-type: none"> <i>Noted, No change to Directions Plan or Amendment</i> <i>Note support, No change to Direction Plan</i> <i>Noted, No change to Direction Plan</i> This advice is noted and will be considered as part of strategic planning for activity centres with railway stations – e.g. the Boronia Renewal Plan that is currently underway. <i>4&5. Noted, No change to Directions Plan or Amendment</i> This advice is noted and is considered best dealt with through the next integrated transport plan update and in all Activity Centre planning. <i>Noted. No change to Directions Plan or Amendment</i> <i>Note support, No change to Directions Plan</i> <i>Note support, No change to Directions Plan or Amendment</i> <p>Recommendation: No change to Directions Plan or Amendment</p>

Submission No.	Submission Source	Address	Key Issues	Submission Summary	Submission Discussion and Officer's Response
				<p><i>employment types (services, health, education) to locate in business locations in business areas with access to public transport..... Suggest the additional actions:</i></p> <ul style="list-style-type: none"> • <i>Ensure the footpath network is continuous and connected to public transport, including provision of footpaths on both sides of the arterial roads, such as the Mountain Highway</i> • <i>Work towards connecting missing links in Strategic Cycling Corridors in Knox City Council examine ways to improve or provide cycle paths between stations and the five Significant Business Locations, as well as paths from residential areas to stations and bus stops.</i> <p>5. Where changes in land use are proposed, these should be accompanied by a Movement and Place Network Review, which would determine whether the current network designation is appropriate or need to be changed.</p> <p>6. Bayswater Business Precinct/Bayswater Activity Centre – Community would benefit from higher density employment uses within walking distance of train station. Section 6.4 of Directions Plan identifies the Bayswater triangle site as an opportunity to better integrate the activity centre and the industrial area. TfV supports this.</p> <p>7. Scoresby-Rowville-Knoxfield – Recently the government announced a study into a new tram route linking Caulfield to Chadstone Shopping Centre, Monash University Clayton campus and later extending to Rowville via Waverley Park. The alignment would strengthen access by PT to the Scoresby-Rowville-Knoxfield Significant Business Location, as well as provide access between KCC and Monash University and Chadstone Shopping Centre.</p> <p>8. Burwood Highway East – TfV supports strategic investigation into this area as it is lacking a strategic plan, noting the proposed Dorset Road extension.</p>	
017	Environment Protection Authority	-	<p><u>Directions Plan and Amendment C164</u></p> <p>Generally supports Directions Plan and Amendment C164.</p> <p>Minimised risks.</p> <p>Prevent land use conflicts.</p> <p>Local identity.</p>	<p>Submission supports Amendment and offers some observations and recommended changes to wording with aim of strengthening the protection of human health and the environment, and of protecting the amenity if residential and other sensitive land uses.</p> <p>1. Directions Plan – Support the 8 proposed direction and would like to suggest additional direction</p> <p>a. <i>'Prevent conflict between land uses by ensuring appropriate location and design of future industry in relation to sensitive land uses'</i></p> <p>Reason for suggesting additional direction is to ensure risks associated with future development are clearly understood. Using the agent of change principle may be appropriate.</p> <p>2. Amend 21.01-2 Key issues and influences</p>	<p>1. <i>Note supported. No change to Amendment</i> It is not considered necessary that an additional Direction to cover potential conflict is required. It is already a consideration under zone and use requirements of the planning scheme.</p> <p>2. <i>Support in part. Change to Amendment</i></p> <ul style="list-style-type: none"> • <i>The basis of the change is supported but the wording changed as follows: <u>'Conflict through encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity.'</u></i> <p>3. <i>Support, Change to Amendment</i> The revised wording is acceptable.</p> <p>4. <i>Support, Change to Amendment</i> The revised wording is acceptable.</p>

Submission No.	Submission Source	Address	Key Issues	Submission Summary	Submission Discussion and Officer's Response
				<p>Under Environmental Risk, we suggest the following amendment (EPA suggested amendments in strike through and underline):</p> <ul style="list-style-type: none"> Residential encroachment of key industrial areas, former landfills, quarries, materials recycling and transfer stations. <u>'Conflict between incompatible land uses as new development occurs, with encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity.'</u> <p>3. Clause 21.04-2 Land use conflicts – Key issues <u>'Protecting the environment, human health and the amenity of sensitive uses from residential air and noise emissions, land and water contamination and landfill gas emissions.'</u></p> <p>4. Clause 21.04-2 Land use conflicts – Objective 3, Strategy 3.2 EPA recommends that this strategy be expanded as follows: 3.2.1 <u>'Require applications for new industrial developments to consider the proximity and interface with existing commercial or sensitive uses, along with minimising the impacts of noise, odour, dust and traffic. and implement siting, engineering and design features which will mitigate against negative health and amenity impacts such as noise, vibration, air emissions, odours and land and water contamination.'</u></p> <p>5. Draft Clause 21.07-1 Objective 2 –Future developments, particularly near main roads could provide a physical buffer for residential areas and may improve amenity if designed well. Therefore suggest following: 3.2 <u>'Facilitate a mix of employment and other land uses in 'local employment land areas' and in other employment locations outside 'core employment' land areas' which do not adversely affect the amenity of nearby land are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses and to optimise amenity improvements.'</u></p> <p>6. Draft Clause 21.07-1 – Objective 3 The current objective reads: <i>'To provide a local amenity that makes it attractive to work and do business in Knox.'</i> We note that the strategies for this objective focus on the amenity of industrial and commercial areas. It may be appropriate to also consider the interface between these areas and sensitive land uses, particularly residential areas. An additional strategy could be: <i>'3.x - Protect the amenity of residential and public land through appropriate design and other mitigation measures where there is an interface with commercial and industrial land.'</i></p>	<p>5. <i>Support, Change to Amendment</i> The revised wording is acceptable</p> <p>6. <i>Not supported, No change to Amendment</i> It is not supported to add this additional objective.</p> <p>7. <i>Noted</i></p> <p>8. <i>Noted</i></p> <p>9. <i>Noted</i> Referral to EPA is understood as necessary for any Boral Quarry redevelopment</p> <p>Recommendation: Change to Amendment</p>

KNOX LAND FOR BUSINESS

DIRECTIONS PLAN

KNOX CITY COUNCIL

JUNE 2018

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ACKNOWLEDGEMENTS

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EXECUTIVE SUMMARY

OVERVIEW

“...a strong regional economy, local employment and learning opportunities” is an overarching goal of the Knox Community and Council Plan 2017 – 2021. A strong economy extends the range of local employment opportunities and improves access to goods and services, while being able to work locally has a positive impact on health, wellbeing and connection to the local community.

To achieve this goal, it is important the City has an appropriate supply of business land into the future, and that it is suitable to meet current and future needs of the community.

This *Knox Land for Business Directions Plan* (Directions Plan) provides strategic direction regarding land requirements within the municipality over the period 2016 – 2036, having regard to employment projections, current land supply, economic trends, drivers of change and planning policy. The FDP includes strategic planning, investment support, business support and other recommendations.

The Directions Plan draws on and responds to the information and analysis included in the *Knox Land for Business Background Report* and supporting *Technical Reports* that are considered the 'review' and 'evidence base' component of the project.

85% of all employment in the City (47,421 of 55,807 jobs in 2011) is within Knox's Land for Business Assessment Areas (which covers all land in a business zone, i.e. Commercial 1 Zone, Commercial 2 Zone, Industrial 1 Zone), 59% of which is located within Assessment Areas that are zoned Industrial 1 and Commercial 2.

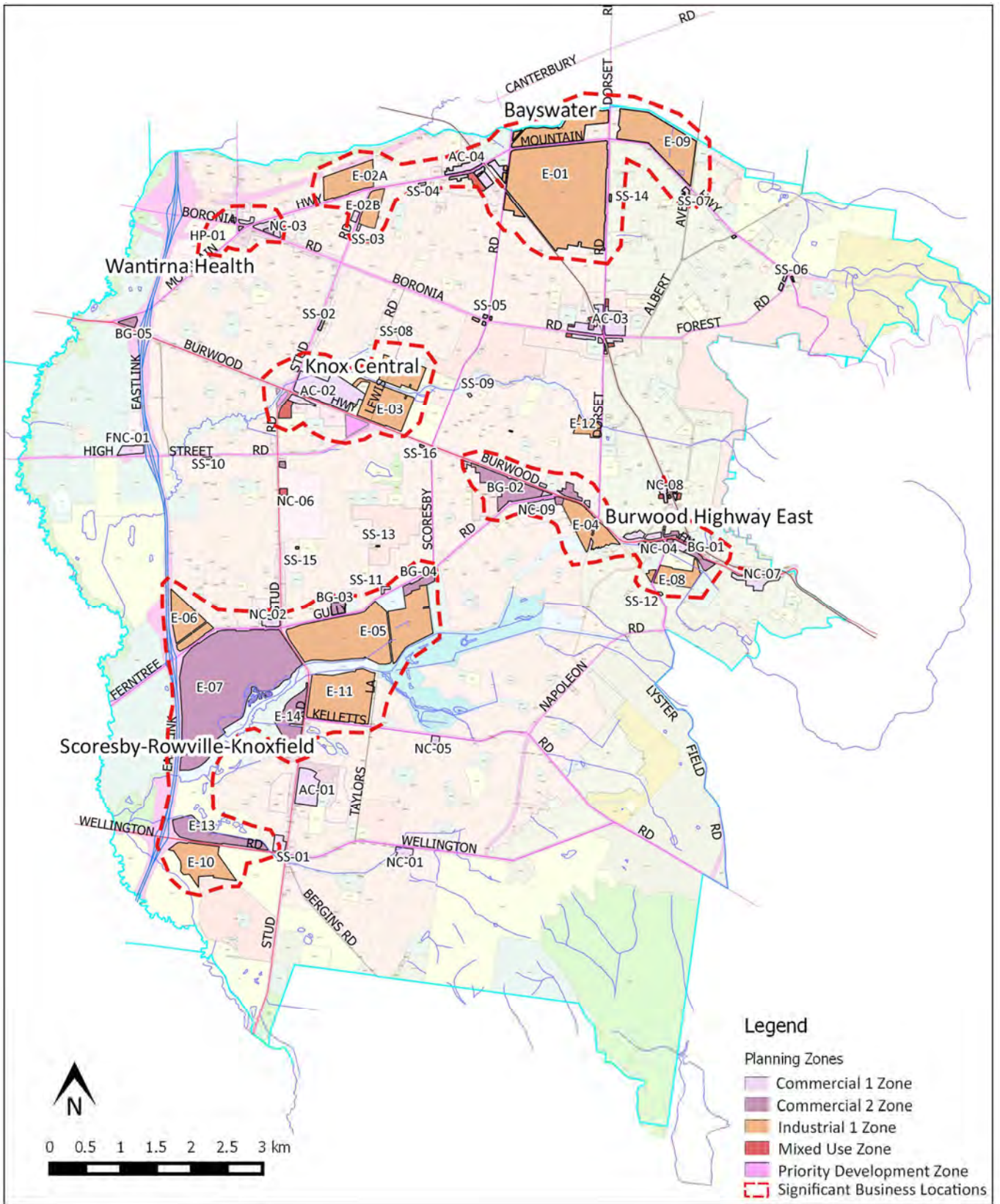
SIGNIFICANT BUSINESS LOCATIONS

The Land for Business Assessment Areas identified in this report combine to form significant or strategic business locations. These comprise a range of business types, incorporating industrial, commercial and retail. These major employment concentrations of business land are shown in Figure S1 as 'Significant Business Locations' and are as follows:

- **Bayswater Business Precinct/Bayswater Activity Centre:** includes 279ha in the Industrial 1 Zone within the City of Knox, the Bayswater Activity Centre (principally Commercial 1 Zone with some Public Use Zone 6 and Mixed Use Zone), and a section of Commercial 1 Zone land on Stud Road. Note, the Bayswater Business Precinct extends across the municipality boundary into Maroondah and Yarra Ranges and in total equates to approximately 800 hectares;
- **Scoresby-Rowville-Knoxfield** area: includes 219 hectares of land in the Industrial 1 Zone, 238 ha in the Commercial 2 Zone and the Scoresby Village Shopping Centre;
- **Knox Central**, including 49 hectares of land in the Industrial 1 Zone, the Knox Central Activity Centre including Westfield Knox and further land in the Mixed Use Zone, Priority Development Zone and Residential Growth Zone to the south of the Burwood Highway;
- The Burwood Highway corridor – **Burwood Highway East**, including a range of employment and retail areas totalling 37 hectares in the Industrial 1 Zone and 26 ha in the Commercial 2 Zone, along with the Mountain Gate Activity Centre and the Burwood Highway, Ferntree Gully Commercial 1 areas; and
- **Wantirna Health Precinct**, including Knox Private Hospital in the Residential Growth Zone, Wantirna Health hospital in the Public Use Zone 3 and the adjacent Wantirna Mall Neighbourhood Centre (Commercial 1 and 2 Zone).

The largest concentrations of employment are within the five Significant Business Locations and represents 77% of jobs in Knox: Scoresby-Rowville-Knoxfield (15,400 jobs), Bayswater Business Precinct/Bayswater Activity Centre (12,500 jobs), Knox Central (7,400 jobs), Burwood Highway East (5,300 jobs) and Wantirna Health Precinct (2,400 jobs).

FIGURE S1 LAND FOR BUSINESS ASSESSMENT AREAS AND SIGNIFICANT BUSINESS LOCATIONS



Source: Knox City Council, Urban Enterprise, 2017.

PLANNING CONTEXT

State and/or Local Planning Policy clearly supports investment and employment growth in the Significant Business Locations of Scoresby-Rowville-Knoxfield, Bayswater Business Precinct and Wantirna Health Precinct. The Directions Plan reflects the importance of these areas for investment and employment.

Knox Central and Burwood Highway East are also Significant Business Locations that offer redevelopment opportunities over the short to medium term. A Structure Plan and Planning Scheme Amendment is in draft form for Knox Central, while Burwood Highway East would benefit from some additional strategic work. Both would also benefit from investment and business support.

Policy supporting activity centres and 20-minute neighbourhoods applies to a number of centres in Knox, reinforcing the importance of Knox Central, Bayswater, Boronia and Rowville Activity Centres in providing a range of retail, commercial and residential services and development opportunities.

The current suite of planning zones available to Council is very broad in terms of the variety of land uses permitted – Councils have less opportunity to influence the desired mix of land uses since changes to the commercial and industrial zones in 2013. In this context, Council should consider utilising a greater diversity of planning zones and schedules to provide direction to the market regarding the desired role of each Land for Business Assessment Area, and in some cases to better manage interfaces with sensitive uses. Office floorspace caps and local policy could be considered in certain areas, and local policy could be used to discourage non-employment uses in specific employment land areas.

The strength of the retail hierarchy of Activity Centres and Neighbourhood Centres has been put at significant risk through the introduction of new Commercial 1 Zone area in 2013 without prior strategic assessment and the opportunity for small supermarket (less than 1,800 sqm) to locate within the Commercial 2 Zone (and Industrial 3 Zone) without a permit. This has the potential to further disperse retail activity and dilute the strength of the existing activity centre hierarchy and should be addressed by rezoning properties away from the Commercial 1 Zone that are not located in areas suitable for core retail uses.

The rezoning of some areas from the former Business 5 Zone to the new Commercial 1 Zone may not be the most appropriate zone based on location and/or activity occurring on the land. As such, some further investigation should occur to determine if rezoning is appropriate.

LAND DEMAND AND SUPPLY

Employment projections and land demand assessments were undertaken as outlined in this report and in the Background Report. Based on these assessments, the following floorspace requirements are identified over the period 2016-2036:

- Retail floorspace: 91,000sqm;
- Office floorspace: 115,000sqm;
- Health and education floorspace: 45,000sqm; and
- Industrial: 109,500sqm floorspace / 29ha land.

Overall, future employment and business growth will generate significant demand for additional business land up to a current total in the order of 107ha. There is a total of 70ha of vacant employment land in the municipality.

There is likely to be a significant overall shortfall of business land within the next 20 years in the City of Knox unless additional land is zoned for business purposes and existing business land is developed and used differently. Particularly critical land shortages for office, retail and health and education uses are expected - these uses generally require land in the Commercial 1 Zone and Commercial 2 Zone.

Demand for land within activity centres is expected to be particularly strong, given interest in the land for residential apartment development and ongoing increases in demand for retail, office and food floorspace.

There is likely to be sufficient land in the Industrial 1 Zone to accommodate projected demand from businesses requiring industrial land assuming that 4ha of the remaining land in the Caribbean Park is available for industrial use. However, there is expected to be a significant transition in the types of industrial businesses operating in the municipality with a decrease in manufacturing employment and an increase in other industrial sectors. It is important that existing industrial land is retained to enable this transition to occur, and, where relevant, policy introduced to reinforce the importance of industrial land to underpin the Knox economy. Industrial land is likely to become scarce during the planning period.

Given the lack of broad-hectare business land, much of the increase in employment and economic activity will need to be met through greater utilisation of existing land and the adoption of innovative approaches by both Council and the private sector. In addition to better utilisation and protection of existing business zoned land, new business land opportunities need to be considered when examining strategic sites in the planning stages.

FUTURE DIRECTIONS

Eight Future Directions are identified in response to the challenges and opportunities identified in this study. Each direction is supported by a range of planning and economic development actions. Actions are grouped into short term actions (0-3 years) and medium term (4-10 years). Actions for the period 10-20 years should be identified at the time this plan is reviewed (within the next 10 years).

The Future Directions are as follows:

Understanding and Monitoring the Knox Economy

1. Establish and maintain an ongoing evidence base to support economic and strategic planning/decision making
2. Prepare and maintain an 'Knox Economy Futures Statement' and associated implementation plan

Protecting and Strengthening the City's 'Land for Business'

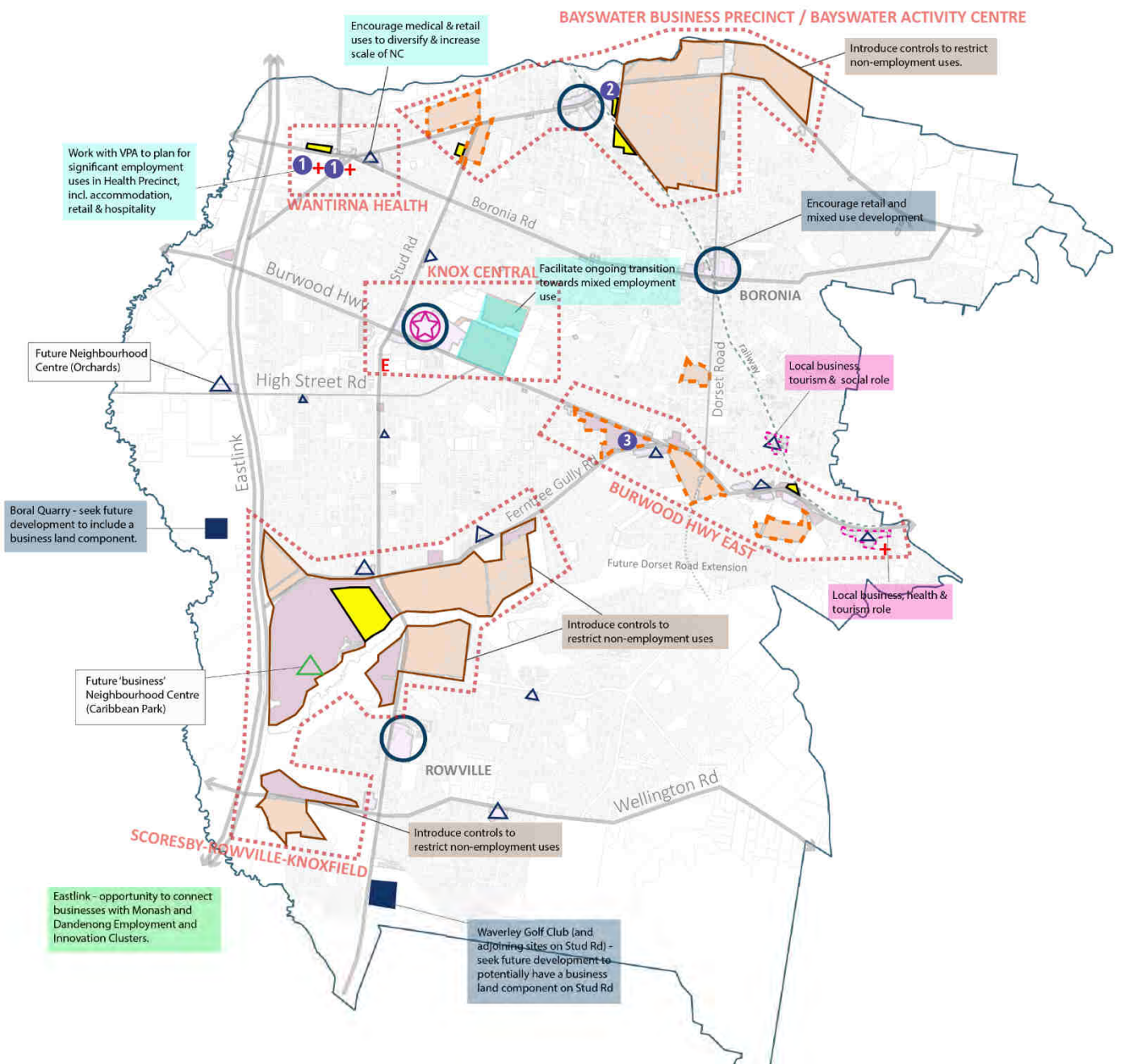
3. Identify, retain and strengthen existing 'Significant Business Locations', including their core employment land areas
4. Consolidate and diversify the role of existing activity and neighbourhood centres
5. Accommodate projected employment and retail floorspace growth in strategic locations
6. Maintain an ongoing supply of 'local' employment land (Industrial 1 Zone & Commercial 2 Zone)
7. Update local content of the Knox Planning Scheme to reflect the Directions Plan.

Strategic Investment and Partnerships with Key Industries

8. Encourage growth in propulsive industries and in industries which leverage local opportunities and advantages

A full list of actions is provided in Section 7. Key spatial directions are also shown on Figure S2 overleaf.

FIGURE S2 SPATIAL DIRECTIONS



LEGEND			
	Significant Business Locations		Strategic retail opportunity
	Strategic Investigation Sites that principally should provide a business land focus.		Activity Centre - Core retail/commercial - focus of incremental increase
	Strategic Investigation Sites that should be investigated for a business land component.		Neighbourhood Centre
	1 Wantirna Health Precinct		Future 'business' Neighbourhood Centre
	2 Bayswater Triangle		Health anchor
	3 Mountain Gate Triangle		Education anchor
			Local retail/commercial growth, tourism opportunities
			Local Employment Land areas
			Core Employment Land areas
			Investigate rezoning
			Road & freight priority route
			Railway Line

Source: Urban Enterprise, 2017.

1. INTRODUCTION

1.1. WHY SHOULD KNOX PROVIDE LAND FOR BUSINESS?

Having a strong regional economy and local employment is an overarching goal of the Knox Community and Council Plan 2017 - 2021 which was adopted in June 2017. A strong economy extends the range of local employment opportunities and improves access to goods and services, while being able to work locally has a positive impact of health, wellbeing and connection to the local community. To achieve this vision, it is important the City has an appropriate supply of business land into the future, and that it is suitable to meet current and future needs of the community.

Business activity in the City of Knox provides many benefits to the local, regional and metropolitan communities, including:

- Meeting the local needs of Knox and nearby residents through services such as retail, medical and entertainment;
- Providing employment opportunities for Knox and other residents to work close to where they live across a range of industry sectors; and
- Adding value to the local, regional and metropolitan economies in terms of exports, wages and salaries through successful small, medium and large businesses.

The Knox community highlighted the importance of being able to access jobs close to where they live during consultation for Knox@50. As the population of Knox continues to grow, new opportunities for businesses will need to be provided within Knox in order to maintain similar levels of business activity and ensure that current and new residents have access to jobs and services in their local area.

The economy is continually evolving, with change now more swift and significant – Council must be aware of and respond to the changing needs of current and future businesses, and have a plan to ensure that the scale, type and location of land available for business activity meets these needs. Although local governments cannot control the location and type of private sector investment, local planning and economic policies and strategies, and place-based improvements are essential tools to ensure that Council is a facilitator of desired investment and does not inadvertently limit or deter business activity that benefits the community.

1.2. PROJECT PURPOSE

The project seeks to enable and encourage a strong local economy for Knox through the delivery of a Land for Business Review and Directions Plan.

This Review and Directions Plan is to provide the evidence base and strategic directions for the period 2016-2036 to enable Knox to deliver a supply of appropriate and well serviced business land into the future ('securing land') and leveraging this land to ensure it meets current and future needs ('putting the land to work').

The project should assist in supporting local employment opportunities, provide greater certainty to businesses and assist with balancing competing demands for land in the established municipality of Knox.

1.3. PROJECT SCOPE

This *Knox Land for Business Directions Plan* (Directions Plan) provides strategic direction regarding land requirements within the municipality over the period 2016 – 2036, having regard to employment projections, current land supply, economic trends, drivers of change and planning policy. The FDP includes strategic planning, investment support, business support and other recommendations.

The project includes a review of existing economic conditions, an understanding of trends and projections, drivers of change, planning policy and controls and an analysis of evidence relating to business land use and employment. This is an important component to understanding the current and potential performance of the Knox economy.

The key output is strategic direction on land supply (amount and type) to ensure that land adequately meets the City's current and future needs in the short (1-3 years), medium (4-10 years) and long (10-20 years) term, based on understanding the Knox economy and business land as it is now and how it could evolve over the next 20 years.

Development of the Directions Plan has involved input and workshops with relevant Council officers.

The scope of the project examines land within the following business zones that are currently applied within the City of Knox:

- Industrial 1 Zone (IN1Z);
- Commercial 1 Zone (C1Z);
- Commercial 2 Zone (C2Z);
- Mixed Use Zone (MUZ); and
- Priority Development Zone (PDZ).

In all, 51 Land for Business Assessment Areas were examined via the background work. The breakdown of the Assessment Areas are as follows:

- Activity Centre – 4;
- Employment Land – 15;
- Health – 1;
- Neighbourhood Centre – 9;
- Future Neighbourhood Centre – 1;
- Bulky Goods – 5; and
- Strip Shops – 16.

The project does not consider land outside these zones and assessment areas, however other zones/land also play an important role in supporting business activity, particularly the Residential zones through home based business and other local businesses, the Special Use Zone for various activity, and Public Use Zones through public sector employment and activity. The role of these 'other' zones is considered where relevant throughout the report.

Typically, studies of business land refer to broad land uses and areas as either 'industrial' or 'commercial'. Although these terms are also used in this report, the way in which economic activity occurs, and the locations in which it occurs, is changing. Many traditional industrial areas now include a significant amount of office floorspace, and other areas accommodate a mix of retail, commercial and industrial uses, such that 'employment land' now often better describes these areas that in Knox are principally zoned Industrial 1 (IN1Z) and Commercial 2 (C2Z).

1.4. SUPPORTING DOCUMENTS

The Directions Plan draws on and responds to the information and analysis included in the *Knox Land for Business Background Report* and supporting *Technical Reports* that are considered the 'review' and 'evidence base' component of the project.

These reports assess relevant strategies and provide economic and spatial analysis across all the Land for Business Assessment Areas and sectors. The background reports are to be used as reference documents as the findings of the Directions Plan are underpinned by the analysis included in the Background Report and Technical Reports.

1.5. REPORT SECTIONS

This Directions Plan includes the following sections:

- **Section 1** provides an introduction to both the Project and Plan;
- **Section 2** provides a summary of business land in Knox, including location, amount of land and floorspace (including vacant and underutilised land) and the current distribution of employment across the various Land for Business Assessment Areas;
- **Section 3** includes a profile of the Knox economy and workforce;
- **Section 4** includes a calculation of the likely demand for business land over the next 20 years, including trends, drivers of change and projections;
- **Section 5** provides an analysis of the extent to which existing zoned land can accommodate the expected employment and business growth, and the specific requirements for each land use type;
- **Section 6** includes a discussion of the key opportunities and challenges and the types of business land that can best respond to these; and
- **Section 7** recommends Future Directions and Actions required to ensure that a suitable supply of land is maintained over the next 20 years, along with a map showing Future Directions and key changes proposed.

2. EXISTING LAND FOR BUSINESS

2.1. INTRODUCTION

This section includes a description of the current land available for business in Knox, including location, assessment areas, planning zones, floorspace and employment.

2.2. LOCATION AND CONTEXT

The Knox municipality is located approximately 25 kilometres east of Melbourne's CBD. The boundaries of the municipality are well defined: including Dandenong Creek to the north; Dandenong Creek and adjacent parklands to the west; the Dandenong Ranges to the east; and, the Churchill National Park and low density land uses to the south. As a result, the municipal area is generally well separated from other urban areas.

Knox is an established urban municipality renowned for its residential lifestyle, employment opportunities and social and recreational attributes. The municipality covers an area of 114 square kilometres and contains the suburbs of Bayswater, Boronia, Ferntree Gully, Knoxfield, Lysterfield (part of), Sassafras (part of), Scoresby, The Basin, Upper Ferntree Gully, Wantirna and Wantirna South.

Major transport routes within Knox include the Eastlink freeway which provides excellent north-south vehicle access across the west of the municipality, and the Belgrave Train Line which services the north and east of the municipality including the Activity Centres of Bayswater, Boronia, Ferntree Gully and Upper Ferntree Gully. Stud Road, which is a major public transport (bus) route, also runs in a north-south direction connecting suburbs in the west of the municipality, while Boronia Road, Burwood Highway, High Street Road, Ferntree Gully Road and Wellington Road all provide vehicle access east-west.

The estimated resident population in Knox as at June 30, 2015 is 155,681.

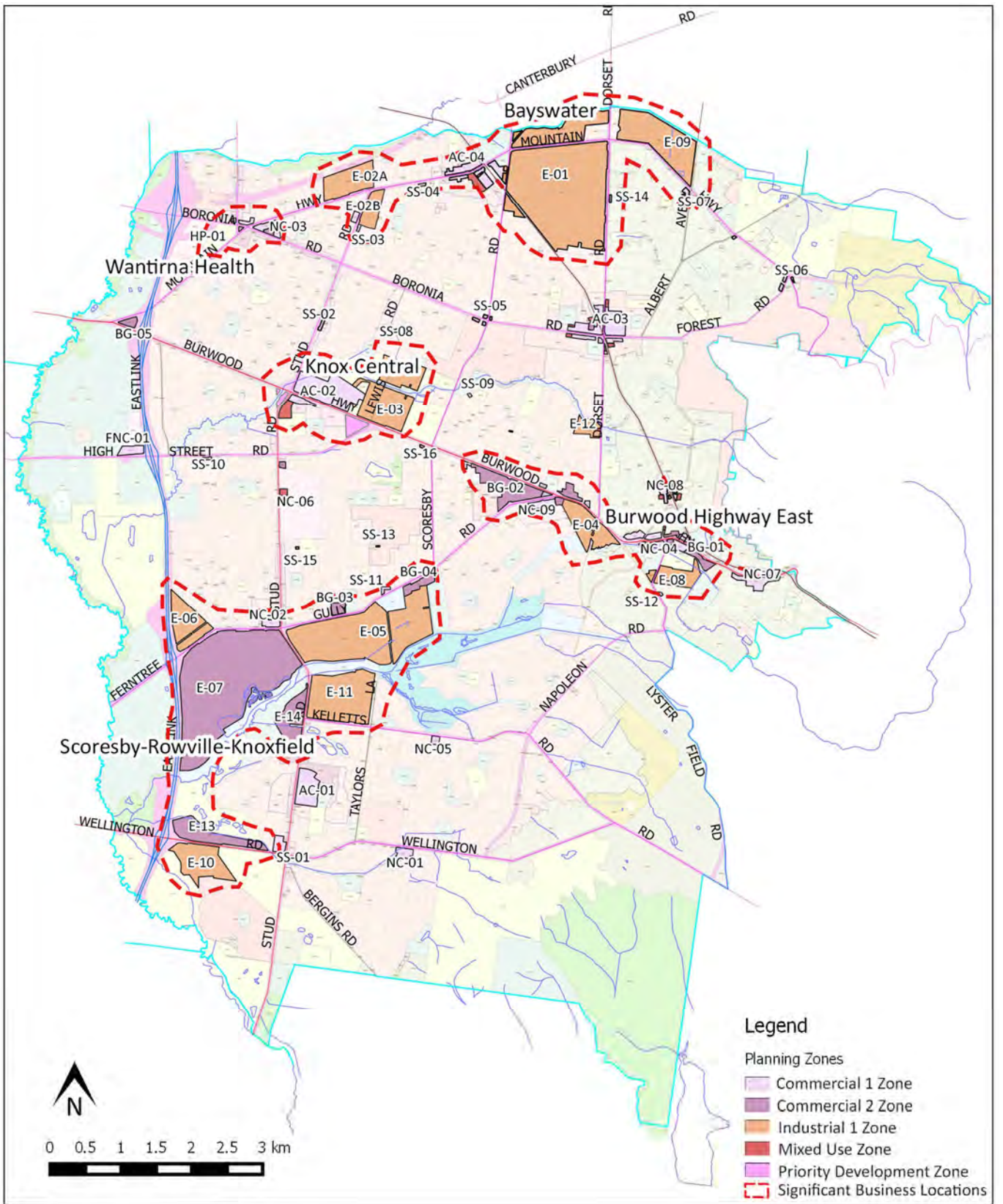
There were 13,216 registered businesses in 2011, with 5,700 of these employing staff. The estimated job number for Knox in 2011 was 55,800.

Figure 1 shows the location of land currently zoned for business purposes in the City. There are considerable concentrations of business land in Bayswater, Scoresby, Rowville and Knoxfield, as well as a network of Activity Centres. Business land equates to around 10.3 square kilometres or 9% of Knox's total land area.

2.3. LAND FOR BUSINESS ASSESSMENT AREAS

All land in business zones in Knox has been classified as part of an Employment Land area, Activity Centre, Neighbourhood Centre, Bulky Goods Corridor, Strip Shops or Health Precinct for the purposes of understanding Knox's different business activities and locations. The categorisation is based on current planning zones, local and state planning policy, and businesses operating within. Each Assessment Area has been allocated a code, and the location of each area is shown in Figure 1 and described in Table 1. More detail on the Assessment Areas is covered in Technical Report B.

FIGURE 1 LAND FOR BUSINESS ASSESSMENT AREAS AND SIGNIFICANT BUSINESS LOCATIONS



Source: Knox City Council, 2016, Urban Enterprise.

TABLE 1 LAND FOR BUSINESS ASSESSMENT AREAS IN KNOX

Code	Name of Assessment Area	Current Zone	Location/Address	Significant Business Location
AC-01	Rowville Activity Centre	C1Z	Stud Rd & Fulham Rd, Rowville	
AC-02	Knox Central Activity Centre	C1Z, MUZ, PU6Z, RGZ1, PDZ1	Burwood Hwy & Stud Rd, Wantirna South	Knox Central
AC-03	Boronia Activity Centre	C1Z, C2Z, MUZ	Dorset Rd & Boronia Rd	
AC-04	Bayswater Activity Centre	C1Z, MUZ, PUZ6	Mountain Hwy, Bayswater station	
E-01	Bayswater (Central)	IN1Z	Mountain Hwy, Power Rd & Dorset Rd	Bayswater Business Precinct
E-02a	Bayswater (West- Mountain Hwy & Stud Rd)	IN1Z	Mountain Hwy & Stud Rd	Bayswater Business Precinct
E-02b	Bayswater (West - Stud Rd)	C1Z	Mountain Hwy & Stud Rd	Bayswater Business Precinct
E-03	Knox Central Employment	IN1Z	Burwood Hwy & Lewis Rd	Knox Central
E-04	Mountain Gate Industrial Estate	IN1Z	Burwood Hwy & Dorset Rd	Burwood Highway East
E-05	Knoxfield Employment	IN1Z, C2Z	Ferntree Gully Rd, Stud Rd & Bunjil Way	Scoresby-Rowville-Knoxfield
E-06	Scoresby (north Ferntree Gully Rd/Jellico Dr)	IN1Z	Ferntree Gully Rd, Jellico Dr, Rocco Dr & Eastlink	Scoresby-Rowville-Knoxfield
E-07	Caribbean Park & Scoresby Industrial	C2Z	Ferntree Gully Rd, Eastlink & Stud Rd	Scoresby-Rowville-Knoxfield
E-08	Upper Ferntree Gully	C2Z	Burwood Hwy & Acacia Rd	Burwood Highway East
E-09	Bayswater (East)	IN1Z	Mountain Hwy & Colchester Rd	Bayswater Business Precinct
E-10	Rowville (south side Wellington Rd)	C2Z, IN1Z	Wellington Rd, Viewtech Pl, Myer Pl & Eastlink	Scoresby-Rowville-Knoxfield
E-11	Rowville (Kelleets Rd)	IN1Z, C2Z	Stud Rd & Kelleets Rd	Scoresby-Rowville-Knoxfield
E-12	Edina Rd Industrial Estate	IN1Z	Dorset Rd & Edina Rd	
E-13	Rowville (Corporate Ave, Wellington Rd)	IN1Z	Wellington Rd, Corporate Ave & Eastlink	Scoresby-Rowville-Knoxfield
E-14	Enterprise Business Park	IN1Z	Enterprise Dr & Stud Rd	Scoresby-Rowville-Knoxfield
H-01	Wantirna Hospitals	PUZ3, RGZ3	Mountain Hwy & Boronia Rd	Wantirna Health Precinct
NC-01	Wellington Village Shopping Centre	C1Z	Wellington Rd & Gearon Ave	
NC-02	Scoresby Village Shopping Centre	C1Z	Ferntree Gully Rd & Stud Rd	Scoresby-Rowville-Knoxfield
NC-03	Wantirna Mall	C1Z	Mountain Hwy & Boronia Rd	Wantirna Health
NC-04	Ferntree Gully (north Burwood Hwy)	C1Z, C2Z	Burwood Hwy & Selman Avenue	Burwood Highway East
NC-05	Rowville Lakes	C1Z	Kelleets Rd & St Lawrence Way	
NC-06	Harcrest Boulevard	MUZ	Stud Rd & Harcrest Blvd	
NC-07	Upper Ferntree Gully Village	C1Z	Burwood Hwy & Dawson St	
NC-08	Ferntree Gully Village	C1Z, MUZ	Station St & Ferntree Gully Station	
NC-09	Mountain Gate Central	C1Z	Ferntree Gully Rd & Burwood Hwy	Burwood Highway East
FNC-01	The Orchards	C1Z	High St & Eastlink	
BG-01	Ferntree Gully (Burwood Hwy central)	C2Z, C1Z	Burwood Hwy & Selman Avenue	Burwood Highway East
BG-02	Mountain Gate Triangle	C2Z	Ferntree Gully Rd & Burwood Hwy	Burwood Highway East
BG-03	Knoxfield Bunnings	C2Z	Ferntree Gully Rd near Carrington Park	Scoresby-Rowville-Knoxfield
BG-04	Knoxfield (south Ferntree Gully Rd)	C2Z	Ferntree Gully Rd & Rushdale St	Scoresby-Rowville-Knoxfield
BG-05	EastLink Triangle	C2Z	EastLink, Mountain Hwy and Burwood Hwy	
SS-01	Stamford	C1Z	Stud Rd & Wellington Rd (north west side)	
SS-02	Studfield Shopping Centre (Wantirna)	C1Z	Stud Rd, Coleman Rd & Somerset Rd	
SS-03	Stud Bay (Stud Rd, north of Leonard St)	C1Z	Stud Rd, Leonards Rd & Phyllis St	
SS-04	Mountain Hwy/Kumala Rd	C1Z	Mountain Hwy & Kumala Rd	
SS-05	Boronia Rd/Scoresby Rd	C1Z	Scoresby Rd & Boronia Rd	
SS-06	The Basin	C1Z	Basin-Olinda Rd, Mountain Hwy & Forest Rd, The Basin	
SS-07	Alchester Village	C1Z	Mountain Hwy & Albert Ave	
SS-08	Lewis Rd/Coleman Rd	C1Z	Coleman Rd & Lewis Rd	
SS-09	Fairhills Shops (Manuka Dr/Loretta Ave)	C1Z	Manuka Rd & Loretta Ave	
SS-10	Knox Gardens	C1Z	High St & Fonteyn Dr	
SS-11	Knoxfield shops	C1Z	Kathryn Rd & Knox Pl	
SS-12	Glenfern Rd/Mason St	C1Z	Glenfern Rd & Mason St	
SS-13	Anne Rd	C1Z	Anne Rd & Kathryn Rd	
SS-14	Dorset Rd/Landscape Dr	C1Z	Dorset Rd (between Landscape Dr & Bellevue Ct)	
SS-15	Cavell St/Armin St shops	C1Z	Cavell St & Armin St, Scoresby	
SS-16	Bunnett Rd/Burwood Hwy shops	C1Z	Bunnett Rd & Burwood Hwy, Knoxfield	

Source: Urban Enterprise, 2016.

LAND AREA BY ZONE

As at January 2016, Knox has 1,033 hectares of land in business zones. As shown in Table 2, land in the Industrial 1 Zones makes up 57% of all business land. There is 130 hectares of land in the Commercial 1 Zone and 276 hectares in the Commercial 2 Zone. The Mixed Use Zone only covers a small area of 10 hectares.

TABLE 2 LAND AREA BY ZONE

Employment Zones	Land area (ha)	% of total	Vacant land	Vacancy rate
Commercial 1 Zone	130	13%	2.9	2%
Commercial 2 Zone	276	27%	36.1	13%
Mixed Use Zone	10	1%	0	0%
Industrial 1 Zone	591	57%	30.6	5%
Industrial 2 Zone	0	0%	0	N/A
Industrial 3 Zone	0	0%	0	N/A
Priority Development Zone	7	1%	0	0%
Public Use Zone 3	10	1%	0	0%
Public Use Zone 6	5	0%	0	0%
Residential Growth Zone 3	4	0%	0	0%
Total Business Land	1,033	100%	69.6	

Source: Council Rates Database 2016, derived by Urban Enterprise 2016. Note: Public Use Zone 3, Public Use Zone 6 and Residential Growth Zone 3 are included in specific locations where the areas are adjacent to employment land and included in the scope of this project.

SIGNIFICANT BUSINESS LOCATIONS

The Land for Business Assessment Areas identified in this report often combine to form significant or strategic business locations. These comprise a range of business types, incorporating industrial, commercial and retail. These major employment concentrations of business land are shown in Figure 1 and described in Table 1 as 'Significant Business Locations' and are as follows:

- **Bayswater Business Precinct/Bayswater Activity Centre:** includes 279ha in the Industrial 1 Zone within the City of Knox, the Bayswater Activity Centre (principally Commercial 1 Zone with some Public Use Zone 6 and Mixed Use Zone), and a section of Commercial 1 Zone land on Stud Road. Note, the Bayswater Business Precinct extends across the municipality boundary into Maroondah and Yarra Ranges and in total equates to approximately 800 hectares;
- **Scoresby-Rowville-Knoxfield** area: includes 219 hectares of land in the Industrial 1 Zone, 238 ha in the Commercial 2 Zone and the Scoresby Village Shopping Centre;
- **Knox Central**, including 49 hectares of land in the Industrial 1 Zone, the Knox Central Activity Centre including Westfield Knox and further land in the Mixed Use Zone, Priority Development Zone and Residential Growth Zone to the south of the Burwood Highway;
- The Burwood Highway corridor – **Burwood Highway East**, including a range of employment and retail areas totalling 37 hectares in the Industrial 1 Zone and 26 ha in the Commercial 2 Zone, along with the Mountain Gate Activity Centre and the Burwood Highway Ferntree Gully Commercial 1 Zone areas; and
- **Wantirna Health Precinct**, including Knox Private Hospital in the Residential Growth Zone, Wantirna Health hospital in the Public Use Zone 3 and the adjacent Wantirna Mall Neighbourhood Centre (Commercial 1 and 2 Zone).

The balance of the business land is distributed across the municipality, including within the Boronia and Rowville Activity Centres, Neighbourhood Centres, strip shops and smaller employment land areas.

VACANT AND UNDERUTILISED LAND

There is approximately 70 hectares of vacant land in business zones in the City in 2016. Figure 2 shows the distribution of vacant land across the municipality.

Almost half of the vacant business land in the City (32.2 ha, 46%) is located within Caribbean Park under single ownership and is within the Commercial 2 Zone. The Industrial 1 Zone includes 30.6ha of vacant land, and the Commercial 1 Zone includes only 2.9ha of vacant land.

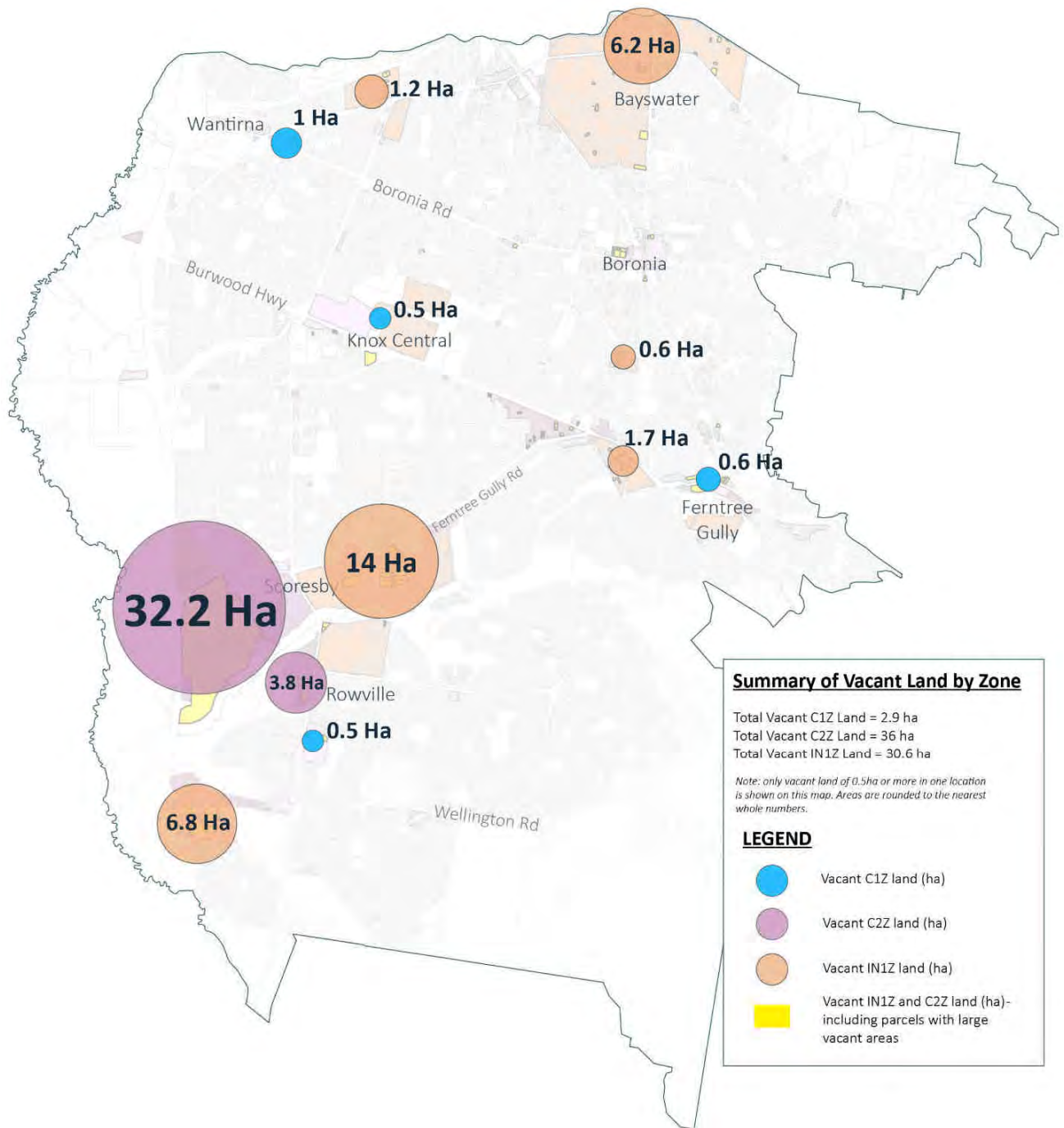
It is estimated that there is a further 39.7 hectares of land in business zones that is 'underutilised', including sites which are occupied by an existing business that is not using the whole property, and sites which currently include vacant buildings, and sites which have low value improvements such as car sales or car parking. These sites have the potential to support some level of redevelopment and floorspace growth, however this will depend on the intentions of the property owners of each site and are not guaranteed to be made available to more intensive use over the period of this study.

TABLE 3 VACANT AND UNDERUTILISED LAND BY ZONE

	Land Area (ha)
Vacant	
C1Z	2.9
C2Z	36.1
IN1Z	30.6
Vacant sub-total	69.6
Underutilised	
C1Z	8.6
C2Z	2.1
IN1Z	15.9
PDZ1	3.0
PUZ3	10.1
Underutilised sub-total	39.7
Total	109.3

Source: Council Rates Database 2016, derived by Urban Enterprise 2016

FIGURE 2 LOCATION OF VACANT LAND



Source: City of Knox Rates Database, reviewed and presented by Urban Enterprise.

FLOORSPACE BY LAND USE

According to Council's Rates Database, there is 3,671,749 square metres (3.67 square kilometres) of floorspace within business zones in the City of Knox. The majority of this floorspace is classified as 'industrial' (78%), followed by uses classified as 'retail' (14%). A range of uses that do not fall within industrial, commercial or retail categories (such as religious, civic, education and recreation) are operating within business zones, comprising around 2% of all business floorspace.

TABLE 4 GROSS FLOORSPACE BY LAND USE CATEGORY

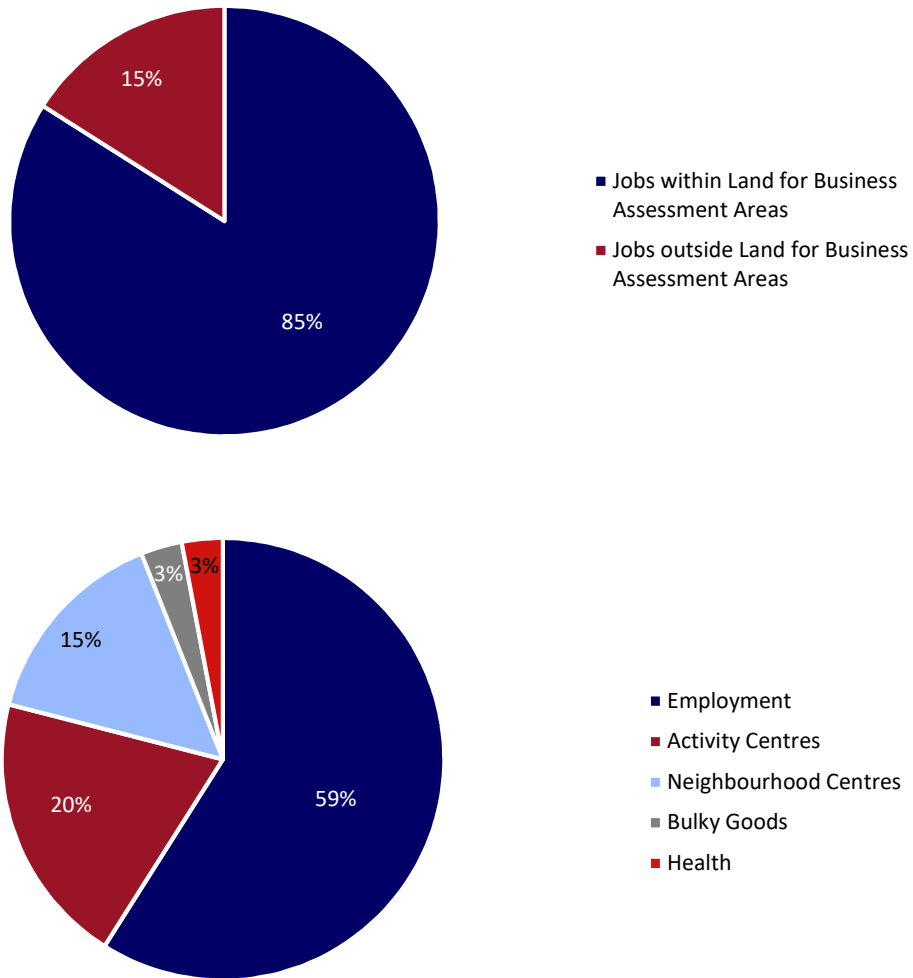
Business Floorspace	Gross Floorspace (sqm)	Other Floorspace	Gross Floorspace (sqm)	Total Floorspace
Industrial	2,854,739	Residential	56,355	
Retail	500,365	Recreation and Leisure	23,306	
Health and Medical	71,915	Education	14,833	
Office	61,251	Religious	15,726	
Highway Sales	24,753	Civic	10,460	
Pubs and Gaming	12,932	Infrastructure and Utility	1,277	
Industrial Development Site	10,878	Open Space	838	
Other Commercial	7,052	Emergency Services	538	
Accommodation	4,206	Other	325	
Sub-Total Business Floorspace	3,548,091	Sub-Total Other	123,658	

Source: Council Rates Database 2016, derived by Urban Enterprise 2016.

2.4. EMPLOYMENT BY LAND FOR BUSINESS ASSESSMENT AREA/SIGNIFICANT BUSINESS LOCATION

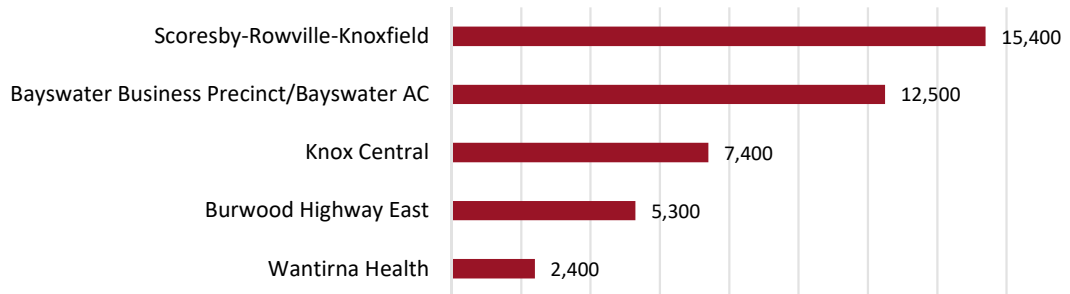
Figure 3 shows that 85% of all employment in the City (47,421 of 55,807 jobs in 2011) is within the Land for Business Assessment Areas, 59% of which is located within employment land areas (Industrial and Commercial 2 Zoned land). The largest concentrations (Figure 4) of employment are within Knox's five Significant Business Locations: Scoresby-Rowville-Knoxfield (15,400 jobs), Bayswater Business Precinct/Bayswater Activity Centre (12,500 jobs), Knox Central (7,400 jobs), Burwood Highway East (5,300 jobs) and Wantirna Health Precinct (2,400 jobs). These Significant Business Locations accommodate 77% of jobs in Knox.

FIGURE 3 PROPORTION OF EMPLOYMENT IN EACH DEVELOPMENT SETTING IN KNOX, 2016



Source: Remplan, 2016.

FIGURE 4 LARGEST CONCENTRATIONS OF EMPLOYMENT IN KNOX, 2016



Source: Remplan, 2016.

2.5. PLANNING POLICY AND CONTROLS

This sub-section outlines the key state and local planning controls that apply to business land in the City. The section also includes a commentary on the implications of recent changes to the Victorian Planning Provisions in respect of commercial and industrial zones and a discussion of the options for applying planning zones in the City of Knox to influence and control commercial and industrial development in the future.

2.5.1. PLAN MELBOURNE (2017)

Plan Melbourne, the State Government Planning Strategy, projects that over the next 35 years the priority sectors for the Melbourne economy will be medical technology and pharmaceuticals, new energy technologies, food and fibre, transport technologies, defence technologies, construction technologies, international education and professional services, reflecting a trend away from labour intensive to knowledge intensive economic activity. For the Eastern metropolitan region, Plan Melbourne identifies the key industries of Retail Trade, Health Care and Social Assistance, Manufacturing and Education and Training.

Plan Melbourne identifies the Wantirna Health Precinct (Knox Private Hospital) as a place of state significance as a Health Precinct. The Victorian Planning Authority has commenced planning work for the precinct, which is expected to undergo substantial change and development supported by infrastructure investment in this key cluster of health and related economic activity.

Plan Melbourne identifies five Activity Centres in the City of Knox: Knox Central, Bayswater, Boronia, Mountain Gate and Rowville (p.53). The direction for these Activity Centres is as follows:

"All activity centres have the capacity to continue to grow and diversify the range of activities they offer...Diversification will give communities access to a wide range of goods and services, provide local employment and support local economies and the development of 20-minute neighbourhoods. In many activity centres, this growth will include housing, particularly at higher densities." (p.37)

Plan Melbourne identifies that policies encouraging a diversity of land uses within activity centres can lead to "residential uses competing with commercial uses and employment opportunities" and that "consideration needs to be given to ways in which commercial and residential development can be developed together." (p.35) This is particularly relevant to the City of Knox given the constrained land profile typical of established urban areas.

2.5.2. COUNCIL PLANNING POLICY

The Knox Planning Scheme currently relies on a variety of economic analysis and strategic planning references, some of which are considered dated (i.e. the 2008 Knox Economic Development Strategy). The Municipal Strategic Statement's Economic Development clause (Clause 21.07) contains the majority of local policy regarding business land in the City, along with local policies in Clause 22 for Knox Central, Bayswater, Boronia and Rowville Activity Centres, Ferntree Gully Village, and the Scoresby-Rowville Employment Precinct.

A local policy at Clause 22.02 guides urban design for designated 'Industrial and Restricted Sales Areas'. The policy aims to maintain high urban design standards primarily through setbacks, minimum lot sizes and landscaping. The policy generally has the effect of reducing the intensity of land use along and near arterial roads within the Industrial 1 Zone and Commercial 2 Zones. There is no specific local policy which relates to non-core employment uses in business land areas, though Clause 21.07 does include strategies relating to discouraging restricted retail sales and other non-industrial related activities from locating in Industrial 1 zoned areas to ensure sufficient land for industrial and production economy related uses.

PLANNING SCHEME REVIEW – AMENDMENT C150

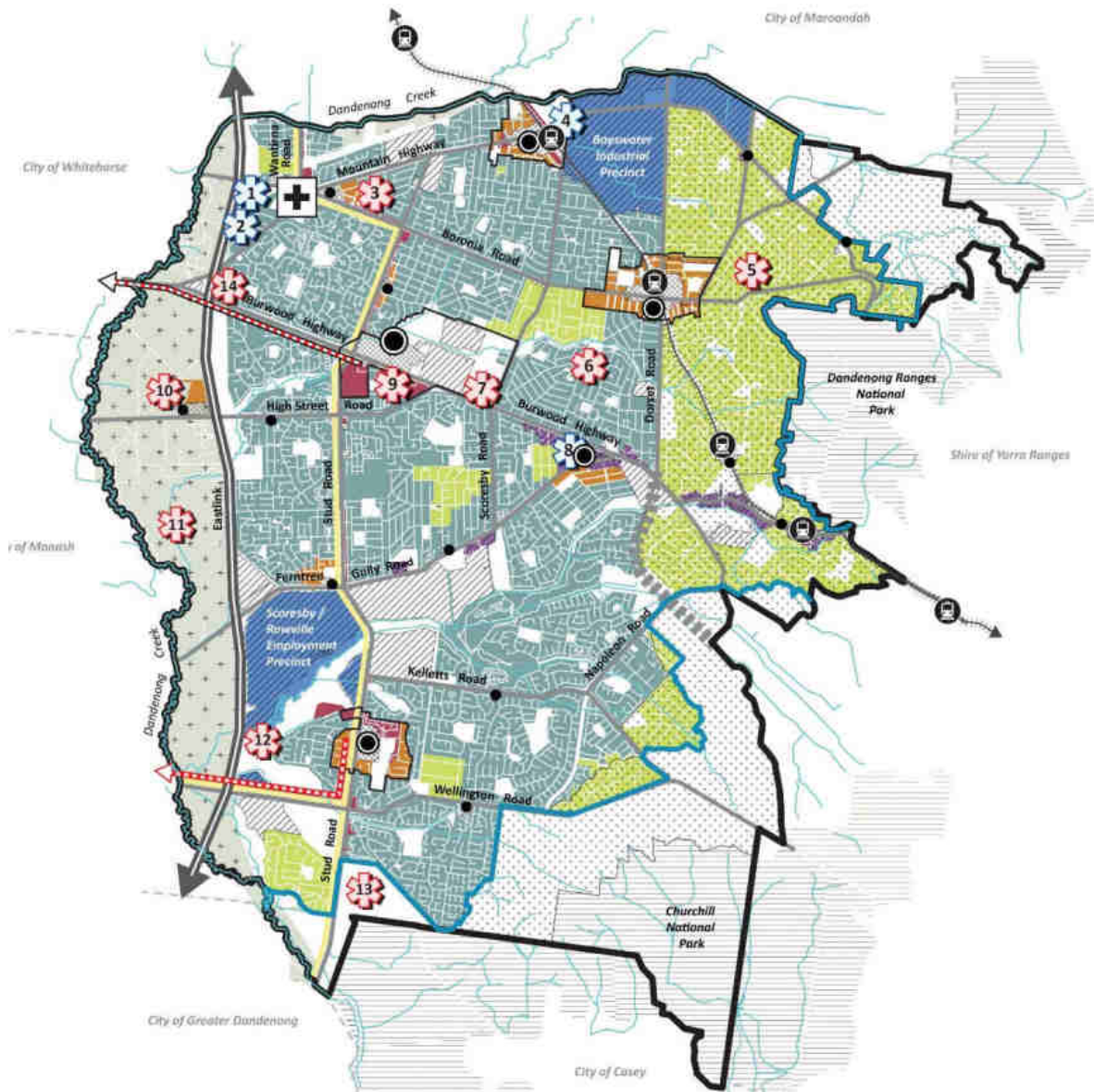
The Planning Scheme was recently updated through draft Amendment C150 to reflect the findings of the Planning Scheme Review undertaken in 2015. In respect of land for business, the Amendment made relatively minor changes in relation to economic development and land for business, given the Land for Business Project is seen as the most appropriate path for addressing more significant changes in policy direction. The changes Amendment C150 made included bolstering of policy regarding ‘non-residential uses in residential areas’ which strengthens support for local business and employment opportunities (i.e. medical centres, veterinary centres, display homes, convenience shops, child minding centres, places of assembly and places of worship) near activity centres and other business areas. Amendment C150 also introduced policy support for residential land use and development within the Commercial 1 Zone at Clause 22.06 consistent with the role of the centre and appropriate within its context.

Figure 5 shows the Strategic Framework Plan included in Clause 21.02 via Amendment C150. The Strategic Framework Plan identifies three Strategic Investigation Sites for Employment / Commercial / Mixed Use, being the Wantirna Health Precinct, the ‘Bayswater Triangle’ and the ‘Mountain Gate Triangle’. These sites are presently identified in the Housing and Economic Development clauses of the Municipal Strategic Statement and covered in the Knox Housing Strategy 2015. It is noted there are other Strategic Investigation Sites identified in the Housing Strategy as having a business land component which are not specifically referenced in the Economic Development clause. The Directions and Actions section will specifically address all the relevant sites, including recommending further updates to the Strategic Framework Plan.

KNOX CENTRAL – AMENDMENT C149

The Knox Central Structure Plan was implemented through Amendment C149, which was gazetted in May 2018, replacing the Knox Central Urban Design Framework. It covers the area that includes the Land for Business Assessment Areas of AC-02 Knox Central and E-03 Knox Central Employment and seeks to support this area remaining competitive by supporting an increase in range of business types and retail offering available, along with supporting uses such as accommodation, entertainment and community uses. This report takes into account the findings and recommendations of the Knox Central project.

FIGURE 5 KNOX STRATEGIC FRAMEWORK PLAN



LEGEND

- MUNICIPAL BOUNDARY
- RAIL CORRIDOR / TRAIN STATION
- SMART BUS ROUTE
- ARTERIAL ROAD
- EASTLINK
- URBAN GROWTH BOUNDARY
- CREEK
- ACTIVITY AREA (RESIDENTIAL)
- LOCAL LIVING (RESIDENTIAL)
- KNOX NEIGHBOURHOOD (RESIDENTIAL)
- BUSH SUBURBAN (RESIDENTIAL)
- MIXED USE AREAS (RETAIL/COMMERCIAL/RESIDENTIAL)
- COMMERCIAL/INDUSTRIAL AREA
- MAJOR EMPLOYMENT PRECINCT
- HIGHWAY RETAIL
- NEIGHBOURING MUNICIPAL BOUNDARIES
- DANDENONG CREEK VALLEY
- DANDENONG FOOTHILLS
- NATIONAL PARK

HIERARCHY OF ACTIVITY CENTRES

- ACTIVITY CENTRE
- NEIGHBOURHOOD ACTIVITY CENTRE
- ACTIVITY CENTRE BOUNDARY
- WANTIRNA HEALTH PRECINCT
- POTENTIAL BURWOOD HIGHWAY TRAM EXTENSION
- FUTURE ROWVILLE RAIL
- FUTURE DORSET ROAD EXTENSION

STRATEGIC INVESTIGATION SITES - RESIDENTIAL

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

STRATEGIC INVESTIGATION SITES - EMPLOYMENT/COMMERCIAL/MIXED USE

- 1&2 Wantirna Health Precinct, 750-750A Boronia Road and 203 Mountain Highway, Wantirna
- 4 Bayswater Triangle
- 8 Mountain Gate Triangle

Not to scale

Source: Knox Planning Scheme, Clause 21.02.

2.5.3. COMMERCIAL AND INDUSTRIAL ZONES

OVERVIEW

The zones available to Council to accommodate business uses include:

- Two Commercial Zones (Commercial 1 Zone and Commercial 2 Zone);
- Three Industrial Zones (Industrial 1 Zone, Industrial 2 Zone and Industrial 3 Zone);
- Mixed Use Zone;
- Activity Centre Zone
- Priority Development Zone
- Special Use Zone

The above zones utilised presently in Knox are:

- Commercial 1 Zone
- Commercial 2 Zone;
- Industrial 1 Zone;
- Mixed Use Zone;
- Priority Development Zone (though Amendment c149 – Knox Central proposes replacing this zone with the Mixed Use Zone).

CONVERSION OF FORMER BUSINESS ZONES TO COMMERCIAL ZONES

In 2013, Victoria's zoning framework was subject to review and a series of new and revised commercial and industrial zones were introduced into the Victorian Planning Provisions (VPP) and planning schemes.

The Commercial 1 Zone automatically replaced the Business 1 Zone, Business 2 Zone and Business 5 Zone, while the Commercial 2 Zone automatically replaced the Business 3 Zone and Business 4 Zone. The reform also removed retail floor space caps.

The introduction of new commercial and revised industrial zones in 2013 across Victoria had the general effect of broadening the range of commercial development options available, diluting the role of the planning ordinance in guiding the location of business-related land uses.

For some of Knox's activity centres, the suite of five former 'Business' zones (Business 1, 2, 3, 4 and 5 Zone) were applied to achieve, or encourage, differentiation between uses. The amalgamation of these 'Business' zones into two 'Commercial' zones undermines this intent in many cases. Given there are very few 'permit required' land uses in the Commercial 1 and 2 Zone, the influence of local policy is limited to those uses where a permit is required.

The changes to the Commercial Zones in 2013 were automatically applied, resulting in an expansion of the Commercial 1 Zone at the edges of activity centres and neighbourhood centres, significant alterations to the area and location of land in the Commercial 1 Zone in Wantirna (former B2Z) and Bayswater (former B5Z), creation of new stand-alone sections of land in the Commercial 1 Zone and removal of the differentiation between Business 3 and Business 4 Zones once combined into the Commercial 2 Zone.

The creation of new sections of C1Z land remote from existing activity centres has the potential to attract new retail anchors (i.e. supermarkets) that would further disperse retail expenditure and shopping trips. In some cases, this could create positive outcomes such as new, well-located opportunities for retail or office floorspace to support population growth, however in others the zoning requires review to ensure that retail and business services are within activity centres to align with State and local policy. Locations recommended for rezoning away from the Commercial 1 Zone are outlined in Section 7 of this report.

CURRENT PLANNING TOOLS AVAILABLE TO COUNCIL

The VPPs provide the following tools to Council to manage business land:

- Application of the suite of commercial and industrial zones;
- Inclusion of office floorspace caps within a schedule to the Industrial 1 or Industrial 3 Zone;
- Introduction of local policies to guide decisions on planning permits.

Table 5 provides a summary of the planning controls that apply under each of the business zones for a list of the most common business land uses. The table demonstrates that the current business zone options are relatively limited in the extent to which Councils can exercise discretion to grant permits. The Commercial 2 Zone in particular presents the opportunity for a wide range of uses without a planning permit, including retail, restricted retail, small supermarkets, offices and industry.

TABLE 5 VICTORIAN PLANNING PROVISIONS FOR BUSINESS USES AND ZONES USED IN KNOX (EXCEPT INDUSTRIAL 3 ZONE)

Use	Commercial 1 Zone	Commercial 2 Zone	Mixed Use Zone	Industrial 1 Zone	Industrial 3 Zone
Accommodation	Max 2m ground frontage	Except Hotel and motel (S2)			
- Dwelling	Max 2m ground frontage	Prohibited			
Retail Premises		Permit required	Other than Food and Drink and Shop	Other than Shop	Other than Shop
- Food and Drink Premises		Max. 100sqm	Max. 150sqm		
- Shop		Adjoin supermarket, max. 500sqm combined, max. 30m from Road Zone (RDZ)	Max 150sqm		Adjoin supermarket, max. 500sqm combined, max. 30m from RDZ
- Supermarket		Max. 1,800sqm, max. 30m from RDZ			Max. 1,800sqm, max. 30m from RDZ
- Restricted Retail					
Office			Max. 250sqm	Option: Schedule cap	Option: Schedule cap
Hospital					
Education Centre				Not primary or secondary school	Not primary or secondary school
Industry					
- Warehouse					

Section 1 (Permit not required)	Section 2 (Permit Required)	Section 3 (Prohibited)
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Text summarises key conditions and schedule options

Source: Urban Enterprise, using Knox Planning Scheme, 2016.

2.5.4. IMPLICATIONS

The following key implications from the analysis of current policy and zones inform the Directions Plan:

- State and/or Local Planning Policy clearly supports investment and employment growth in the Scoresby-Rowville-Knoxfield, Bayswater Business Precinct and Wantirna Health Precinct Significant Business Locations, supported by the existing network of Activity Centres. The Directions Plan should reflect the importance of these areas for investment and employment.
- Knox Central and Burwood Highway East are also Significant Business Locations that offer redevelopment opportunities over the short to medium term. A Structure Plan and Planning Scheme Amendment is in draft form for Knox Central, while Burwood Highway East would benefit from some additional strategic work. Both would also benefit from investment and business support;
- Policy supporting activity centres and 20-minute neighbourhoods applies to a number of centres in Knox, reinforcing the importance of Knox Central, Bayswater, Boronia and Rowville Activity Centres in providing a range of retail, commercial and residential services and development opportunities;
- The current suite of planning zones available to Council is very broad in terms of the variety of land uses permitted – Councils have less opportunity to influence the desired mix of land uses since changes to the commercial and industrial zones in 2013. In this context, Council should consider utilising a greater diversity of planning zones and schedules to provide direction to the market regarding the desired role of each Land for Business Assessment Area, and in some cases to better manage interfaces with sensitive uses. Office floorspace caps and local policy could be considered in certain areas, and local policy could be used to discourage non-employment uses in specific employment location areas;
- The strength of the retail hierarchy of Activity Centres and Neighbourhood Centres has been put at significant risk through the introduction of new Commercial 1 Zone area in 2013 without prior strategic assessment and the opportunity for small supermarket (less than 1,800 sqm) to locate within the Commercial 2 Zone (and Industrial 3 Zone) without a permit. This has the potential to further disperse retail activity and dilute the strength of the existing activity centre hierarchy and should be addressed by rezoning properties away from the Commercial 1 Zone that are not located in areas suitable for core retail uses;
- The rezoning of some areas from the former Business 5 Zone to the new Commercial 1 Zone may not be the most appropriate zone based on location and/or activity occurring on the land. As such, some further investigation should occur to determine if rezoning is appropriate.

3. THE KNOX ECONOMY

3.1. INTRODUCTION

This section provides a snapshot of the Knox economy and workforce, having regard to: State economic conditions; local output; local employment; and, analysis of key economic opportunities for the City.

3.2. VICTORIAN ECONOMIC CONTEXT

The Victorian economy has experienced a long period of economic growth. The latest reported Gross State Product for Victoria was \$373.6 billion for 2015/16, a 3.3% increase from 2014/15 (Australian National Accounts, ABS), above the long-term average of 3% per annum over the past 20 years.

The economy has experienced moderate growth in recent years, supported largely by strong population growth, low interest rate conditions and a low Australian dollar. The State Budget Update for 2016/17 identified the following economic conditions and drivers for Victoria:

- **Gross State Product (GSP)** saw a 3.3% growth over the year of 2015-16 and is expected to increase by 3% in 2016-17. The consistent growth trend provides confidence for short to medium term projections for ongoing growth in Victoria and Melbourne. The extent to which economic growth is experienced in individual municipal areas will depend on a range of factors, not all of which Councils can influence;
- **Inflation** grew at 1.6% in 2015-16 due to strong competition in the domestic market – these low price growth conditions and subsequent low wage growth conditions are expected to continue into the future. These conditions could pose challenges to Knox’s retail industry which is exposed to strong competition from existing shopping centres in neighbouring municipalities;
- **Strong employment growth** in 2015/16 resulted in a reduction in the unemployment rate to 5.9%. Over two-thirds of job growth in Victoria over the period 2000 – 2015 occurred in the industries of health care and social assistance, professional, scientific and technical services, education and training, construction and retail trade.¹ These sectors – particularly health care and retail trade - are well represented in Knox, and opportunities to support ongoing growth in all of these sectors are discussed throughout this report;
- **Interest rates** have been low in Victoria for many years. Combined with a low Australian dollar, this has resulted in strong conditions for business and consumer investment.
- **Population** growth for Victoria is continuing at a very high rate, with 110,000 people being added to the State’s population each year. Victoria has the fastest growing population of any state, which is underpinning demand for a range of goods and services including retail, health, professional services and construction.

The relatively strong economic conditions are primarily underpinned by population growth and subsequent activity in related sectors. Ongoing population growth projections for both Melbourne and the City of Knox are expected to drive ongoing demand for employment, however there are expected to be changes in the growth profiles of individual sectors within Knox – these trends and changes are discussed in Section 3.4 and in Technical Report A.

¹ Department of Economic Development, Jobs, Transport and Resources, February 2017.

3.3. MAJOR INFRASTRUCTURE AND REGIONAL EMPLOYMENT HUBS

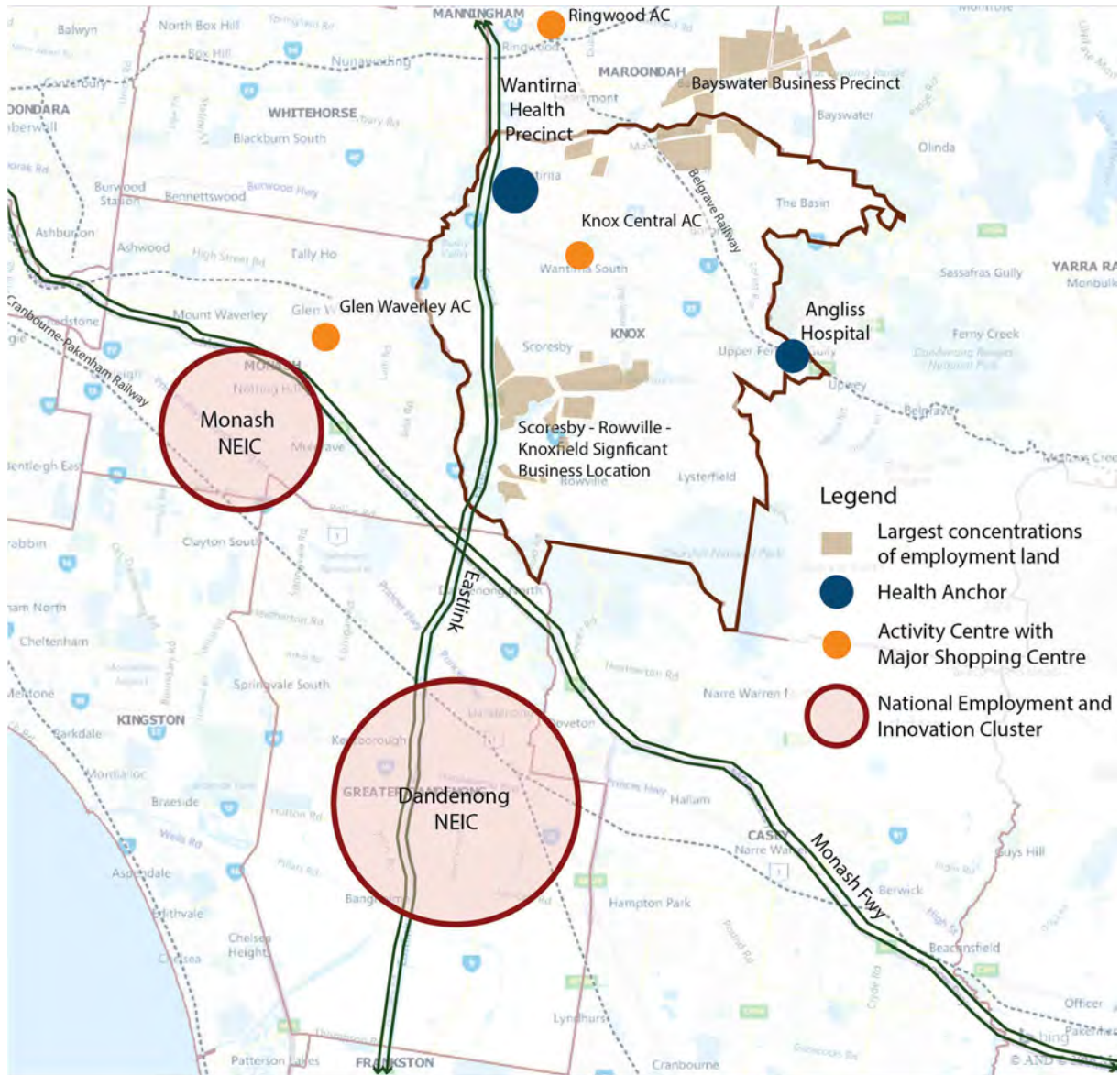
A range of major economic infrastructure assets are located within and near Knox, including universities (Monash Clayton, Swinburne Wantirna South), hospitals (Knox Private, Wantirna Health, Angliss), major shopping centres (Knox Central, Eastland Ringwood, Glen Waverley), freeways (Eastlink M3, Eastern Freeway M3, Monash Freeway M1) and nationally significant employment clusters (Monash National Employment Cluster, Dandenong South National Employment Cluster, Bayswater Business Precinct and Scoresby-Rowville-Knoxfield). These major economic assets provide a range of opportunities to residents and businesses within Knox.

Council is advocating for improved public transport in the municipality, including the extension of train services to Rowville (via Monash University Clayton) and tram services to Knox. The level crossings at Bayswater (Mountain Highway and Scoresby Road) having recently being removed, along with a station upgrade. The Wantirna Health Precinct is expected to undergo significant land use intensification and is likely to be supported by government investment in infrastructure in this part of the municipality.

These infrastructure investments will support improved accessibility for both residents and businesses, particularly to the Bayswater Business Precinct/Bayswater Activity Centre, Rowville Activity Centre and Knox Central.

Public transport is important in attracting business types which have high employment densities, high numbers of visitor movements and businesses and institutions which attract visitation from cohorts which have a higher reliance on public rather than private transport such as older, younger and lower socio-economic groups. Improvements to public transport will therefore be critical supporting infrastructure to encourage business growth in the Health Care, Professional Services, Retail and Education and Training sectors.

FIGURE 6 MAJOR ECONOMIC ASSETS, KNOX AND SURROUNDS



Source: Urban Enterprise 2016

3.4. THE KNOX ECONOMY

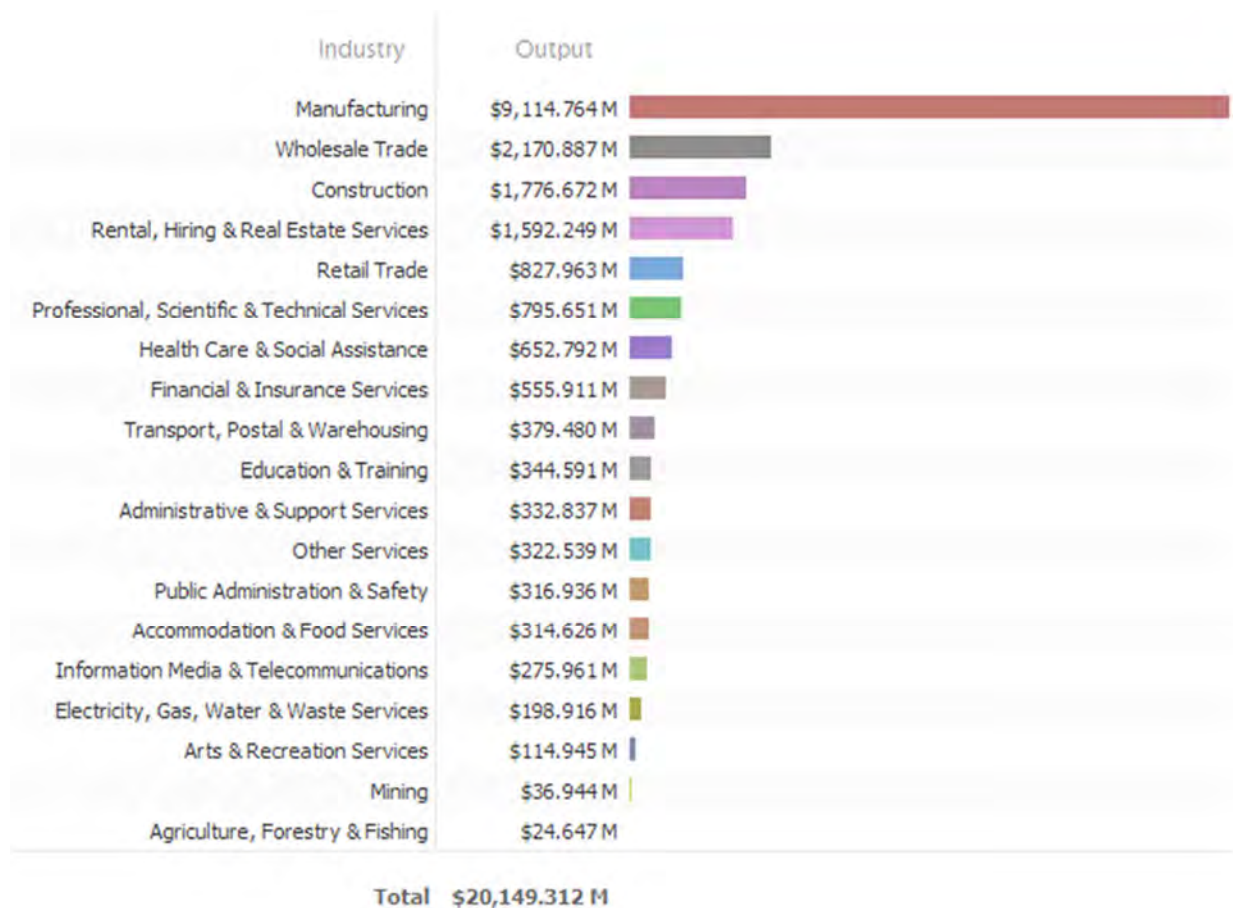
The Knox economy is growing and changing. This section draws on data and analysis prepared by Remplan in 2016 for the City.

Gross Regional Product (GRP) reached a ten-year high of \$8.08 billion in 2015/16, representing 3% of Greater Melbourne's GRP. Economic output is estimated at \$20.1 billion, with the Manufacturing sector accounting for 45% of all output. The next three largest sectors in terms of output are all sectors which make use of industrial land, including Wholesale Trade, Construction and Rental, Hiring and Real Estate Services. The economic output of each industry is summarised in Figure 7.

Manufacturing and Wholesale Trade account for the majority of exports of goods and services. Manufacturing accounts for 75% of total exports. Within the Manufacturing sector, a transition is underway from larger format, traditional manufacturing to more of a mix with more technical, advanced forms of manufacturing. Although Knox still has a number of big players in this space that utilise large areas (i.e. CSR, PDF Foods, Tilley Soaps).

Small businesses make up the majority of the Knox business base - 97% of businesses employ less than 20 people. The total number of businesses in Knox declined by 2% from 2012 to 2015. 71% of jobs are attributable to the six industry sectors of Manufacturing, Retail trade, Wholesale Trade, Health Care, Construction and Education.

FIGURE 7 KNOX CITY GROSS OUTPUT BY INDUSTRY 2015/16

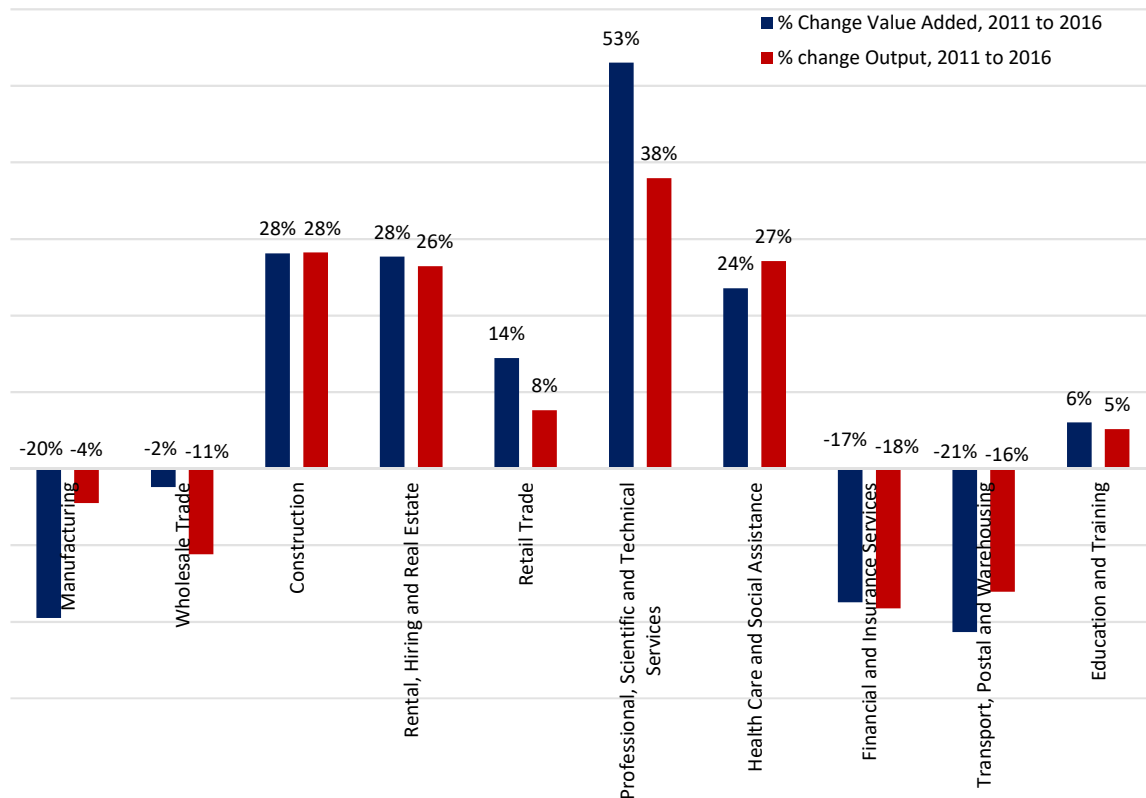


Source: Remplan 2016

Despite the ongoing importance of traditional 'industrial' industries, the Knox economy is shifting from a production and processing-based economy to a more knowledge intensive economy. Manufacturing remains a key industry in terms of employment and output, however the development of other industries is diversifying the local economy. Recent increase in GRP have resulted from increased economic output from industry sectors such as Rental, Hiring and Real Estate Services, Construction, Health Care and Professional, Scientific and Technical Services.

Figure 8 shows the change in economic output and value added over the past 5 years for the ten largest industries in Knox, showing decreases in output and value added by generally larger format industrial sectors of Manufacturing and Transport, Postal and Warehousing, while there were significant increases in output and value added in the Professional, Scientific and Technical Services, Health Care and Social Assistance, Construction and Rental, Hiring and Real Estate industries.

FIGURE 8 CHANGE IN OUTPUT AND VALUE ADDED BY INDUSTRY, 2011 TO 2016, KNOX



Source: Remplan 2016

PROPULSIVE SECTORS

The industry sectors which are the key drivers of Knox City's economy in terms of regional exports, employment, value-added and local expenditure on goods and services (backward linkages) are recognised as key 'propulsive industries'. The industry sectors identified as propulsive industries for Knox are as follows, based on analysis by Remplan in 2016:

- Construction;
- Wholesale Trade;
- Manufacturing;
- Other services; and
- Health Care and social services.

Within the manufacturing industry, a number of sub-sectors have also been identified as propulsive, including Professional, Scientific, Computer & Electronic Equipment. Manufacturing; Human Pharmaceutical Product Manufacturing & Specialised & Other Machinery & Equipment Manufacturing.

Based on the consultation undertaken and economic reports reviewed for this study, the types of businesses in propulsive sectors that require land in business zones can be summarised as follows:

- Businesses requiring industrial land for small and medium operations, including:
 - Medium sites for specialised manufacturing, heavy and civil construction with separation from residential areas;
 - Small and medium sites for wholesale trade businesses with ready access to road and freeway networks; and
 - Smaller sites for construction services (trades), including storage and supplies.
- Business requiring a range of office and medical building types and sizes, including:
 - Health care services within medical clinics, activity centres and near hospitals;
 - Aged care and social services in small and medium office spaces generally located in activity centres or near aged care facilities and hospitals.

It is noted that some propulsive sectors could include a proportion of home-based businesses and businesses operating in residential zones, including health care services, construction services (trades with no fixed address) and residential care. The implications of employment projections and economic opportunities are discussed later in this report.

3.5. THE KNOX WORKFORCE

Knox has a highly skilled workforce with 55% of the working population considered in this category based on a graduate / post graduate qualification, above average individual weekly income and high tertiary attainment rates. This aligns with the highly skilled nature of resident workforce across the Melbourne East region, which is ranked as Australia's most 'highly qualified workforce' (Melbourne East Regional Plan 2020, RDA Melbourne East).

Other important characteristics of the Knox workforce include:

- The workforce is ageing, with 43% of the workforce over 45 years of age.²
- The Knox City unemployment rate was 4.7% in December 2015. The rate has decreased from a five-year peak of 5.7% in 2014.
- 37% of employment is occupied by local residents and a further 43% of local jobs are occupied by residents of the surrounding areas of Yarra Ranges, Maroondah, Casey, Whitehorse, Monash and Greater Dandenong.

The largest industry sector of employment is Manufacturing, which provides 23% of jobs in Knox, followed by Retail Trade 13% and Wholesale Trade. Employment in each of these industries has slightly decreased as a proportion of total employment in Knox since 2011 due to increases in 'knowledge' sectors including Health Care and Social Assistance, (up to 11% from 9%), Education and Training (6% up from 5%), and Professional, Scientific and Technical Services, (6% up from 4% in 2011), demonstrating the gradual shift towards more knowledge-based activity.

The diversification of the Knox economy and the growth of knowledge-based industries such as Health Care, Professional, Scientific and Technical Services and Education and Training, in terms of output, value added and employment indicates that a different mix of jobs will be available in Knox over the next 20 years compared with the previous 20 years. Employment projections are provided later in this report, along with implications for land requirements.

² Melbourne East 2020 Prospectus, Regional Development Australia 2016

4. PROJECTED DEMAND FOR BUSINESS LAND

4.1. INTRODUCTION

Demand for land for business in Knox will be driven by a range of factors such as population growth, demographic changes, economic changes and technology. This section provides a summary of the type and scale of demand drivers, projections of employment over the next 20 years, and implications for business land requirements in the municipality based on existing information.

Of important note, however, is the unprecedented speed of technological change which is presently occurring that is transforming economies, local and global. The impacts can be broad, including on what, how and where things are produced. As the changes can be difficult to accurately predict how they might influence land and development requirements, it will be increasingly important to regularly monitor, review and understand what is happening in the Knox local economy in order to support the ongoing prosperity of the local economy.

4.2. DRIVERS OF EMPLOYMENT GROWTH AND LAND USE CHANGE

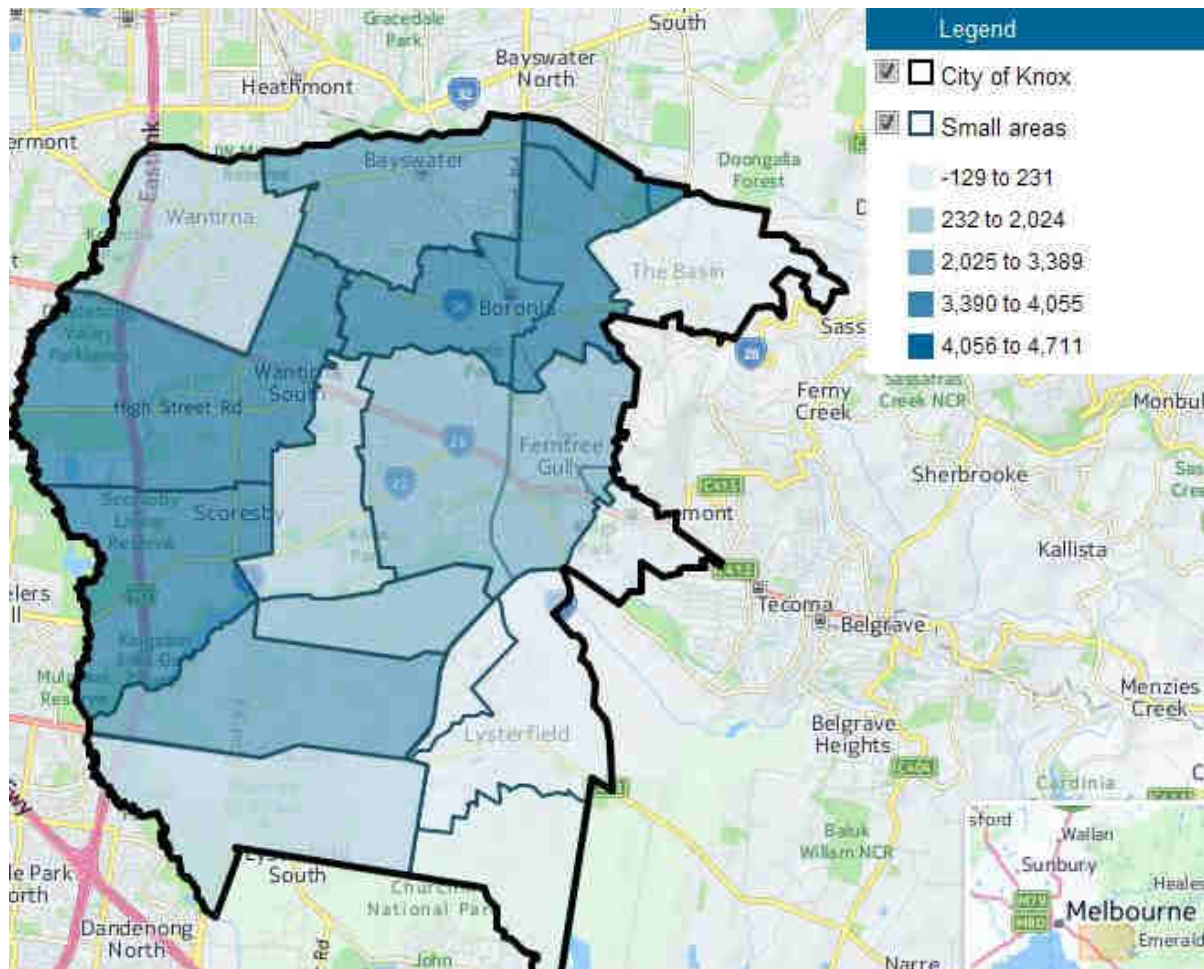
The main drivers of employment growth in Knox include population growth, demographic and household change, transition within the industrial sector, the increasing importance of technology and business amenity, and infrastructure investment.

POPULATION GROWTH

The Knox population is projected to increase at an average rate of 0.74% per annum from 159,541 in 2016 to 184,821 in 2036, an increase of approximately 25,000 residents over the next 20 years (Forecast ID, City of Knox).

The scale of projected growth and increase in number of local residents of employable age will result in increased demand for employment in the municipality, along with a significant increase in demand for local retail goods and services. Projected changes in the demographic profile, primarily increases in older people and young families, will also drive increased demand for health care and child care services.

Population growth is expected to be primarily concentrated in two development settings: residential and mixed use developments within and near existing activity centres such as Knox Central, Boronia, Bayswater and Rowville; and at identified Housing Strategic Investigation Sites. The balance of population growth is expected to occur in established suburbs through incremental subdivision and development, with only moderate growth in the foothills areas in the eastern part of the municipality. The distribution of projected population growth by suburb is shown in Figure 9.

FIGURE 9 PROJECTED DISTRIBUTION OF POPULATION GROWTH, 2016 TO 2036

Source: Forecast ID.

RETAIL/SUPERMARKETS

Population growth has led to a number of retail proposals, including a proposed major expansion of Westfield Knox in Knox Central which will improve the retail offer for the entire municipality and surrounding areas. Other retail proposals include a new Neighbourhood Activity Centre in the Orchards development and new Aldi supermarkets in Boronia and Scoresby. It is likely that there will be ongoing demand for additional retail floorspace, especially supermarkets to support population growth. However, the dispersed model of smaller retail centres starting to emerge could face viability challenges in Knox if catchments with sufficient retail expenditure are not maintained. Given that a significant proportion of population growth is projected within and near existing Activity Centres, retail floorspace should be primarily consolidated within existing centres.

A CHANGING INDUSTRIAL SECTOR

Manufacturing is the most significant sector of employment in Knox, however the sector is transitioning. Capabilities that support lower cost, but higher output businesses are increasingly driving opportunities for smaller entrepreneurial firms. Typically, smaller firms can support greater innovation and increased job creation. While demand for higher order employment (greater skills in research and development) is forecast coupled with advances in technology, it is expected that opportunities for manufacturing within Australia and locations like Knox will continue. Technical Report A identifies that long term expectations for a lower Australian dollar and tapering wages growth will also boost the productivity of the sector.

The availability of large vacant lots at lower prices in the Dandenong South and Pakenham areas has led to a number of large format manufacturers and transport businesses moving from Knox and other established areas to these greenfield industrial and business parks. Some larger businesses have reduced their operations in Knox, resulting in the opportunity to redevelop or re-use large sites.

In recent years, industrial subdivisions have been approved and proposed in Knox which convert a single large industrial site into a business park incorporating smaller warehouses, factories and offices. New business parks have been established in Bayswater, Knoxfield, Rowville and Scoresby, providing higher density employment, a greater proportion of office floorspace and opportunities for smaller businesses to access new premises, supporting the transition from large format industrial uses to smaller industrial and commercial businesses.

THE ROLE OF TECHNOLOGY

A range of broader trends generated by technological advances and globalisation will impact on the way economic activity and land use takes place over the next 20 years. For example, online retail is capturing an increasing share of retail expenditure in Australia, with turnover growth outpacing traditional store-based retail.³ This has placed additional pressure on existing retailers and has contributed to challenging economic conditions for all retail sectors. If online market share continues to increase, demand for shopfront floorspace may decrease in response. Conversely, demand for postal services, transport and distribution could increase. There are already many examples of small online retail distributions centres being established in Knox's industrial zones, which are well located to service the significant residential catchment in Melbourne's east. Forty-two (42) 'non-store retail' businesses were created in Knox between 2011 and 2016, the largest increase for any retail type in the municipality.

Further into the future, autonomous vehicles are expected to become part of the mix, potentially resulting in fewer vehicles per person/worker, and less space required for car parking. Conversely, higher employment densities are generally experienced as economies transition from traditional manufacturing and wholesale trade uses to more knowledge intensive uses. Although greater employment densities will generally lead to more efficient use of land, loads will increase on infrastructure such as roads, public transport, open space and employment support services such as retail and accommodation. There are international examples of buildings which include 'industrial' floorspace at upper levels, significantly increasing employment densities and land use efficiency. This design opportunity may be relevant to the Knox context later in the planning period once land values appreciate sufficiently.

BUSINESS AMENITY

Although Caribbean Park has continued to attract major industrial businesses, the vision for this area is to attract major office tenants, driven by the provision of a high amenity employment land area, reflecting the transition underway within the economy towards professional services, and the importance of high local amenity in attracting businesses seeking larger office spaces.

As former industrial areas in Knox become more densely occupied and accommodate a broader mix of uses, it is important that employee amenity is improved, which may include the provision of retail services, hospitality and recreation options nearby.

INFRASTRUCTURE AND INVESTMENT

Knox is strategically located at the juncture of significant road transport infrastructure, including EastLink, Mountain Highway, Burwood Highway and Ferntree Gully Road. There is significant demand for movement of the workforce both to and from the region to support economic activity. The investment in key Activity Centres located on the Melbourne train network, including the level crossing removal and station upgrade at Bayswater, facilitates the movement of both a workforce and customers, which can create opportunity to lift consumption.

³ NAB Online Retail Sales Index, ABS Retail Trade.

Despite forecast investment in the expansion of Westfield Knox in Knox Central, the limited rail network may have impacts on the role, function and performance of this activity centre when compared with locations such as Ringwood and Glen Waverley.

The identification of the Wantirna Health Precinct as a priority for the State government through Plan Melbourne is expected to lead to significant land use change and infrastructure investment in this area, combining with the expansion of the Knox Private Hospital (current construction) to form a major opportunity for business and employment growth in this area.

4.3. EMPLOYMENT PROJECTIONS AND LAND REQUIREMENTS

Employment projections for the City have been prepared, having regard to recent trends in employment and economic activity, population and demographic projections, and the drivers of employment growth discussed in this report.

Employment in the City of Knox is projected to increase by 15,142 persons over the period 2011 to 2036, with the most significant employment growth in the following industries:

- Professional, Scientific and Technical Services (+3,071 jobs);
- Health Care and Social Assistance (+2,853 jobs);
- Retail Trade (+1,905 jobs);
- Construction (+1,641 jobs);
- Education and Training (+1,346 jobs).

The only industry projected to experience a significant decline in employment in Knox is Manufacturing, projected to decrease by 803 jobs (6.2%) from its peak in 2016 of 13,012, however the Manufacturing industry is projected to remain the largest industry of employment within Knox over the entire period, particularly given its alignment towards knowledge intensive manufacturing and innovation.

Table 6 shows the employment projections for each industry sector from 2011 to 2036.

The projection for Health Care and Social Assistance is in line with population and ageing forecasts. A catalytic project such as the Wantirna Health Precinct could alter the rate and extent of growth.

TABLE 6 INDUSTRY SECTOR EMPLOYMENT FORECASTS 2011 TO 2036

Industry	2011	2016	2021	2026	2031	2036	Change 11-36	Change (%)
Manufacturing	12,569	13,012	12,840	12,565	12,390	12,209	-360	-2.86%
Retail Trade	7,441	8,186	8,398	8,615	8,921	9,346	1,905	25.60%
Health Care and Social Assistance	6,172	6,865	7,314	7,717	8,254	9,025	2,853	46.22%
Wholesale Trade	6,240	6,664	6,841	6,906	7,059	7,356	1,116	17.88%
Construction	4,102	4,667	4,933	5,171	5,475	5,743	1,641	40.00%
Professional, Scientific and Technical Services	3,053	3,842	4,315	4,799	5,325	6,124	3,071	100.59%
Education and Training	3,181	3,509	3,720	3,905	4,153	4,527	1,346	42.31%
Accommodation and Food Services	2,848	3,218	3,358	3,524	3,724	4,025	1,177	41.33%
Other Services	2,401	2,577	2,622	2,653	2,705	2,754	353	14.70%
Public Administration & Safety	1,605	1,733	1,806	1,863	1,934	2,015	410	25.55%
Administrative and Support Services	1,444	1,547	1,589	1,606	1,645	1,716	272	18.84%
Transport, Postal and Warehousing	1,469	1,542	1,564	1,572	1,589	1,616	147	10.01%
Financial and Insurance Services	955	1,025	1,067	1,100	1,139	1,176	221	23.14%
Arts and Recreation	665	800	850	900	961	1,011	346	52.03%
Rental, Hiring and Real Estate Services	666	792	832	867	910	952	286	42.94%
Information Media & Telecommunications	592	631	654	675	701	739	147	24.83%
Electricity, Gas Water and Waste Services	279	345	382	416	456	491	212	75.99%
Agriculture, Forestry & Fishing	78	79	68	66	69	72	-6	-7.69%
Mining	47	47	49	49	50	52	5	10.64%
Total	55,807	61,081	63,202	64,969	67,460	70,949	15,142	27.13%

Source: Urban Enterprise and Remplan 2016

*The projected figures for Health Care and Social Assistance may differ as the Wantirna Health Precinct develops over time.

TABLE 7 EMPLOYMENT FORECASTS - IMPACT ON LAND FOR BUSINESS ASSESSMENT AREAS

Industry	Relevant Assessment Area	Impact Level	Impact type
Manufacturing	E-01 Bayswater (Central) E-05 Knoxfield Employment E-07 Caribbean Park & Scoresby Industrial E-11 Rowville (Kellelts Rd) E-09 Bayswater (East) E-03 Knox Central Employment	High	Decreasing employment, business exits, change in business types.
Retail Trade	AC-02 Knox Central AC AC-01 Rowville AC E-01 Bayswater (Central) NC-09 Mountain Gate Central NC	High	Increased demand for floorspace in centres
Health Care and Social Assistance	H-01 Wantirna hospitals NC-03 Wantirna Mall	Medium	High employment growth, increased demand.
Wholesale Trade	E-01 Bayswater (Central) E-07 Caribbean Park & Scoresby Industrial	Medium	Employment growth, business entries.
Construction	E-01 Bayswater (Central) E-11 Rowville (Kellelts Rd)	Medium	Employment growth, business entries.
Professional, Scientific and Technical Services	E-01 Bayswater Central E-07 Caribbean Park & Scoresby Industrial AC-02 Knox Central AC	Medium	High employment growth, new large and small business entries
Education and Training	NC-03 Wantirna Mall AC-02 Knox Central AC NC-09 Mountain Gate Central	Low	High employment growth, most employment outside employment zones.
Accommodation and Food Services	AC-02 Knox Central AC AC-01 Rowville AC AC-03 Boronia AC	High	Employment growth, important support for other businesses
Other Services	E-01 Bayswater (Central) E-03 Knox Central Employment E-04 Mountain Gate Industrial Estate E-11 Rowville (Kellelts Rd)	Low	No significant change.
Public Administration & Safety	AC-02 Knox Central AC	Medium	Modest employment growth
Administrative and Support Services	AC-02 Knox Central AC E-01 Bayswater (Central) E-07 Caribbean Park & Scoresby Industrial	Medium	Modest employment growth
Transport, Postal and Warehousing	E-01 Bayswater (Central) E-05 Knoxfield Employment E-02b Bayswater (West – Stud Rd) E-03 Knox Central Employment E-11 Rowville (Kellelts Rd)	High	Low employment growth Change in business types
Financial and Insurance Services	E-03 Knox Central Employment AC-02 Knox Central AC AC-03 Boronia AC	Medium	Moderate employment growth
Arts and Recreation	AC-03 Boronia AC E-01 Bayswater (Central)	Medium	Moderate employment growth
Rental, Hiring and Real Estate Services	E-01 Bayswater (Central) AC-03 Boronia AC AC-04 Bayswater AC	High	Moderate employment growth
Information Media & Telecommunications	AC-02 Knox Central AC E-07 Caribbean Park & Scoresby Industrial	Medium	Moderate employment growth
Electricity, Gas Water and Waste Services	E-01 Bayswater (Central) E-02a Bayswater (West – Mountain Hwy & Stud Rd)	Low	No significant change.
Agriculture, Forestry & Fishing	E-04 Mountain Gate Industrial Estate E-11 Rowville (Kellelts Rd)	Low	No significant change.
Mining	E-07 Caribbean Park & Scoresby Industrial	Low	No significant change.

Source: Remplan 2016.

EMPLOYMENT MODEL FLOORSPACE AND LAND REQUIREMENTS

As at 2016, it is estimated that 85% of all jobs in Knox are located within identified land for Business Assessment Areas, principally having a commercial or industrial zone. The balance is in other zones, including residential, Public Use, Special Use and rural zones. This proportion varies significantly by industry sector – for example, only 19% of jobs in the Education and Training industry occur within business zones (commercial and industrial) because most education institutions (e.g. schools) are located within Special Use and Public Use Zones, resulting in a minimal requirement for business zoned land.

Projections of the floorspace and land areas required to support employment growth within business zones have been prepared for each industry sector and land use type using an Employment Growth Model. These projections are shown in Table 8, and are based on the following assumptions:

- The current proportion of employment within commercial and industrial zones is maintained for each industry;
- Typical employment densities for each industry and land use (i.e. employees per square metre of floorspace, incorporating industry benchmarks and current density estimates for the City of Knox); and
- Current site utilisation for each land use in Knox, based on Council rates and property data.

Under the Employment Growth Model, it is estimated that 284,000 sqm of additional land for business floorspace across approximately 86.1 hectares of land would be required in the Knox land for business employment areas and activity centres between 2016 and 2036.

TABLE 8 FLOORSPACE AND LAND AREA REQUIREMENTS RESULTING FROM EMPLOYMENT GROWTH MODEL, CITY OF KNOX, 2016-2036

Land Use	Industries supported	Indicative Zones	Floorspace (sqm)	Land Area estimate (Ha)
Industrial	Manufacturing, Construction, Wholesale Trade, Transport Postal and Warehousing, Electricity, Gas, Water and Waste.	IN1Z, IN3Z	49,000	12.9
Office	Information Media and Telecommunications, Financial and Insurance Services, Rental, Hiring and Real Estate Services, Professional, Scientific and Technical Services, Administrative and Support Services, Public Administration & Safety, Art and Recreation, Other Services.	C1Z, C2Z, IN1Z	115,000	37.1
Retail	Retail Trade, Accommodation and Food Services	C1Z, C2Z	75,000	22.1
Health and Education	Health Care and Social Assistance, Education and Training	C1Z, C2Z	45,000	14.1
Total			284,000	86.1

Source: Urban Enterprise 2016.

Under the Employment Growth Model, industrial land uses will require approximately 49,000sqm of net additional floorspace (12.9 hectares of land) within the industrial zones. Businesses typically requiring office space will require 115,000sqm of net additional floorspace (37.1 hectares of land). Businesses typically located in retail premises will require 75,000sqm of new additional floorspace (22.1 hectares), and businesses in the health and education industries will require an additional 45,000sqm (14.1 hectares of land) in business zones (this excludes major hospitals and does not include specific projections of any major changes resulting from future investment in the Wantirna Health Precinct).

The timing of floorspace construction will depend on a range of factors, including investment decisions of major landowners and developers, economic conditions and the availability of suitable sites. Therefore, demand estimates from this model have not been estimated for shorter periods within the projection timeframe.

INDUSTRIAL LAND– ALTERNATIVE FLOORSPACE REQUIREMENTS

Although the amount of industrial land required to accommodate the projected net increase in employment in industry sectors that require industrial land is in the order of 12.9 ha (based on the Employment Growth Model), the total amount of land required may significantly exceed this quantum for the following reasons:

- The industrial role of Knox is in transition, and there is a lack of available greenfield land to accommodate purpose-built facilities for businesses looking to move to or within the municipality. Further, the projected decrease in employment in the manufacturing industry is expected to result in more industrial premises being vacated on larger lots, which then become available for smaller manufacturing lots and other industrial land uses such as distribution, construction and wholesale trade. These growing industries will require a range of lot and building sizes, generally medium to small premises in proximity to major transport routes, and the space needs will not always be met by existing lot sizes and premises. There is expected to be a time lag during which planning and development of new lots occurs to provide premises that are better aligned with demand. Therefore, it is expected that more land will be required in the short to medium term than would otherwise be required if broad hectare land was available to be subdivided in a manner which directly meets the new needs of businesses;
- Consumption of vacant industrial land has averaged 2ha per annum over the past 3 years, following a period of much higher land consumption between 2005 and 2010 of 8.4ha per annum. The construction of the Eastlink freeway led to strong industrial land consumption in the west of Knox that influenced the 8.4ha per annum rate of consumption, while the lack of remaining greenfield land is likely to have led to the more recent low vacant land consumption rates; and
- An average of 8,500sqm of additional industrial floorspace was approved for construction each year in the City of Knox over the period 2009 – 2016⁴. If this rate of development were to continue, a total of 170,000sqm of additional industrial floorspace would be required over the next 20 years, requiring approximately 45 ha of industrial land at the current Knox average industrial site coverage of 38%.

Taking both the Employment Growth Model result (49,000sqm) and a projection based on the recent rate of construction (170,000sqm) into account, an average rate of industrial floorspace growth has been adopted of 109,500sqm over the 20 year period. This floorspace would result in demand for 29 hectares of industrial land at 38% site coverage. A higher growth scenario would result in demand for up to 40ha over the period at an average land consumption rate of 2ha per annum rather than approximately 12.9 ha for 49,000 sqm.

RETAIL MODEL- ALTERNATIVE FLOORSPACE REQUIREMENT BASED ON RETAIL EXPENDITURE MODELLING

Demand for retail floorspace can also be estimated using retail expenditure modelling, based on data and assumptions relating to population growth, existing retail floorspace, retail expenditure per person and the trading performance of retailers in the municipality. A high level retail model has been prepared to estimate the supportable retail floorspace in Knox and to verify the results of the employment projections model for the retail sector.

The projections in the retail model take into account trends in consumer behaviour, including:

- A long term trend of increasing retail expenditure per person in real terms;
- A medium term trend of an increasing proportion of retail expenditure captured by non-store based (internet) retailers; and
- A medium term trend of increasing efficiencies in retail floorspace utilisation leading to higher retail turnover densities.

As shown in Table 9, it is projected that over the next 20 years the City of Knox could anticipate demand for an additional 91,000sqm of retail floorspace. The Municipal Retail Model projection results are derived from the expected increase in retail expenditure of Knox residents based

⁴Victorian Building Authority, 2017.

on population growth, as distinct from the Employment Growth Model which derives floorspace demand from projected changes in the economy and subsequent employment growth projections.

TABLE 9 MUNICIPAL RETAIL MODEL PROJECTIONS, CITY OF KNOX, 2016 - 2036

	2016 -2036
Change in core retail supportable floorspace 2016-36 (sqm)	+71,000
Change in bulky goods supportable floorspace 2016-36 (sqm)	+19,600
Change in supportable retail floorspace 2016-36 (sqm)	+91,000

Source: Urban Enterprise, 2016.

These projections provide an indication of the scale of floorspace and land required to support projected employment growth in the City. The results of the Retail Model show a slightly higher supportable floorspace than the results of the employment projection model (75,000sqm), however the scales of the two results are similar. For the purposes of this study, the higher projection has been adopted to ensure that strategic planning allows for the upper range of the two scenarios. It should be noted that long term projections such as these may not eventuate and provide a broad indication of the potential scale of growth based on broad assumptions. A range of factors will influence growth and investment over the projections period, however it is important that Council plans to accommodate the scale of growth that can be reasonably expected based on current conditions.

ONGOING REVIEW OF PROJECTIONS

The above floorspace projections are based on existing data and the Employment Growth Model and the Retail Model. The projections will require regular monitoring and review, and subsequent updates and refinements to the priorities and actions required to support a strong Knox economy.

4.4. KEY FINDINGS

Based on the evidence outlined in the Background Report and in this section, the following floorspace requirements are identified over the period 2016-2036:

- Retail floorspace: 91,000sqm;
- Office floorspace: 115,000sqm;
- Health and education floorspace: 45,000sqm; and
- Industrial: 109,500sqm floorspace / 29ha land.

5. ACCOMMODATING BUSINESS GROWTH

5.1. INTRODUCTION

This section discusses the considerations for accommodating demand for business and employment growth within each land use type, the opportunities and challenges that will impact Council's ability to facilitate economic growth, and the role of the various types of business land in Knox can play in meeting demand.

5.2. CONSIDERATIONS FOR ACCOMMODATING EACH LAND USE TYPE

The projections shown in Section 4 provide a guide as to the likely scale of future land requirements under certain assumptions. In most cases, assumptions are based on current evidence on key model inputs such as employment densities and site coverage. Over the next 10-20 years, further changes are expected in the way that land is used and in the types of businesses that are located in Knox. These changes will influence the type, location and scale of land required to support employment and business growth.

The factors that are likely to influence business land requirements, and the potential implications of these changes, are outlined for each broad business land use as follows.

INDUSTRIAL LAND

The projected requirement for 29ha of industrial land should be supported within the Industrial 1 Zone (or Industrial 3 Zone if in locations that require consideration of buffer zones to sensitive nearby uses such as residential areas). Research and consultation undertaken for this project indicated that there is no clear demand or requirement for heavy industries that would require land in the Industrial 2 Zone within Knox.

As the Knox economy transitions to more knowledge intensive forms of economic activity and a different mix of industrial land uses, the types of land required will also change. Larger manufacturers and transport businesses are seeking large sites, cheap land and direct freeway network access in nearby areas such as Dandenong and Pakenham. Economic opportunities in the advanced manufacturing, construction and wholesale trade industries will generally require smaller lots than traditional manufacturing, seek opportunities to form clusters of similar activity, and seek locations close to main road networks, activity centres and other supporting services.

Overall, it is expected that industrial land in Knox will be most sought after in locations in proximity to Eastlink; within or near major employment land areas, major anchor businesses and activity centres; in proximity to established industry connections and markets; and in areas that offer smaller lots in higher amenity business environments compared with traditional larger lots in many established industrial areas. The Scoresby-Rowville-Knoxfield area and Bayswater Business Precinct are expected to be in relatively high demand for such industrial businesses.

OFFICE USES

There is expected to be significant demand for additional office floorspace over the next 20 years in Knox. Employment growth in industry sectors which typically require office floorspace is expected to generate demand for an additional 115,000 sqm by 2036. In addition, some businesses in the growing health sector will also require office space.

The land area required to accommodate office floorspace will depend on the type of developments that take place over the next 20 years, particularly the balance between large scale multi-level offices (for example in Caribbean Park and other employment land areas) and smaller scale activity centre developments (which are often combined with retail and other business uses). Although Knox does not currently accommodate many stand-alone 'headquarter' office buildings, the recent construction of multi-level office space in Caribbean Park indicates

that some larger scale office floorplates are becoming feasible. Although this type of office development is expected to continue in Caribbean Park over the planning period, it is expected that a significant proportion of office demand will continue to be from micro, small and medium businesses requiring small to medium office premises in close proximity to activity centres, residential areas and transport options.

The Employment Growth Model projects demand for 37ha of land to support growth in industry sectors using office floorspace. It is expected that this land area will not be required in full, given the likelihood that new offices will be constructed at greater site coverages than the current situation, primarily due to many office spaces likely to be constructed at upper levels within activity centres.

Land will primarily be required in the Commercial 1 Zone; however, the Commercial 2 Zone can also accommodate a significant proportion of office space, especially in Caribbean Park. Recent development have also resulted in a number of office buildings in the Industrial 1 Zone. Given that there is very limited vacant land within the Commercial 1 Zone, it is likely that some land within the Commercial 2 Zone and Industrial 1 Zone will continue to be incrementally converted to office uses over time, particularly if there is limited/no policy or zone controls to direct or limit office floorspace.

Office uses have higher employment densities than industrial and other commercial uses, and businesses generally seek higher amenity locations proximate to services. Accordingly, it is appropriate that the majority of office floorspace is accommodated in areas within or near activity centres and along public transport routes.

Council has the option of introducing a cap on office floorspace in the industrial zones. This approach may be appropriate to investigate for 'core' employment land areas zoned Industrial 1 Zone to differentiate between areas designated for industrial use and other areas that are appropriate for a mix of employment uses. Office floorspace caps for non-ancillary office development in appropriate locations will direct business development investment to areas that are well served by public transport, retail and community services, thereby supporting accessibility and amenity for workers and visitors, while ensuring that sufficient opportunities remain for larger industrial businesses within designated industrial precincts with appropriate buffers to residential areas. Clusters of 'local' industrial businesses may also benefit by limiting office development to that of ancillary office.

Areas that may be appropriate for consideration for office floorspace caps or policy include:

- Bayswater (Central) E-01;
- Knoxfield (E-05), except for sites fronting Stud Road;
- Rowville North Industrial (E-11), except for sites fronting Stud Road;
- Mountain Gate Industrial Estate (E-04); and
- Edina Rd Industrial Estate (E-12).

For Bayswater (Central) E-01 which is part of the Bayswater Business Precinct, consideration on this approach would need to take into account the direction for the whole Precinct across the three Councils and whether this is consistent.

Monitoring of office floorspace development (extent and location) over the next few years will assist in determining whether office floor caps may be appropriate for further investigation for specific Industrial 1 Zone locations.

RETAIL FLOORSAPCE

Retail expenditure projections indicate that there will be demand for up to 91,000 sqm of additional retail floorspace in the City over the next 20 years. The majority of this floorspace will require land in the Commercial 1 Zone within existing and new activity centres, with secondary allowances for restricted retail to locate within the Commercial 2 Zone and convenience retail to locate in the Industrial 1 Zone. Approximately 20,000sqm of additional bulky goods floorspace will be required to meet demand from Knox residents. Some of this demand can be met through re-occupation of the presently vacant large format Masters store in Knoxfield.

The Westfield Knox expansion in the Knox Central Activity Centre will result in significant floorspace growth (30,000sqm in Stage 1) within existing zoned land through increased site utilisation and equates to one third of the demand in take-up. The balance of additional retail floorspace will be delivered across the municipality.

Given the lack of vacant land in the Commercial 1 Zone (total of 2.9ha), and the expected strong competition from office and residential uses for land in activity centres, it will be important for Council to identify strategic opportunities to support additional retail floorspace growth and encourage efficient use of land within existing activity centres. Bayswater, Boronia and Rowville Activity Centres will need to accommodate ongoing increases in retail floorspace. Retail floorspace will also be required in proximity to key employment growth areas, such as the Wantirna Health Precinct.

In Neighbourhood Centres, incremental growth in retail floorspace should be supported. In the Dandenong Foothills, there is likely to be demand for tourism and hospitality uses, for example in the Upper Ferntree Gully and Ferntree Gully Village Neighbourhood Centres. It is important that incremental increases in retail floorspace are delivered within Activity Centres and Neighbourhood Centres as part of new developments. Mixed use developments should be encouraged wherever possible to provide new retail floorspace at ground level to ensure that retail floorspace keeps pace with population growth and is not solely reliant on major retail developments.

HEALTH

Significant employment growth is projected in the Health Care and Social Assistance sector, led by population growth (primarily in the west of the municipality and around existing activity centres), ageing of the existing population (municipal-wide) and investment in existing health facilities (particularly in the Wantirna Health Precinct including the Knox Private Hospital).

Projected employment growth will require an estimated 31,000 sqm of floorspace required over the next 20 years within business zones, in addition to the employment growth that could be accommodated within hospitals and other non-business zones. The floorspace is expected to be required within the following premise types: medical centres, allied health clusters, child care centres and smaller businesses located within general office and retail shopfronts. Businesses will often seek proximity to existing and new population concentrations and public transport routes, as well co-locating with other medical centres and hospitals. The Wantirna Health Precinct, and to a lesser extent the Angliss Hospital in Upper Ferntree Gully, present particularly strong opportunities to facilitate health clusters. It is important that sufficient land is available within suitable business zones (both Commercial 1 Zone and Commercial 2 Zone) near hospitals and along public transport routes.

The local policy introduced by Amendment C150 Planning Scheme Rewrite relating to non-residential uses in residential areas is aligned with encouraging health uses in close proximity to public transport and existing hospital and aged care facilities.

5.3. COMPARING LAND REQUIREMENTS WITH LAND AVAILABILITY

Table 10 shows a comparison of land requirements against vacant land supply. Overall, future employment and business growth will generate significant demand for additional business land up to a total in the order of 107ha.

Major sites have the following indicative capacities:

- Caribbean Park: 200,000 sqm office floorspace, 4ha industrial land and 5,000 sqm retail;
- Knox Central: 30,000 sqm retail;
- The Orchards: 5,000 sqm retail plus ancillary commercial;
- Vacant Masters store: 10,000 sqm bulky goods retail.

The balance of land demand would need to be met across the municipality in existing Employment Land areas and Activity Centres. At present, there is a total of 37.5ha of vacant land available in Land for Business areas (outside the major sites identified), indicating that there is likely to be a significant overall shortfall of business land within the next 20 years in the City of Knox unless additional land is zoned for business purposes and existing business land is developed and used differently. The circumstances for each land use group are as follows:

- It is apparent that there could be significant land shortages for office, retail, health and education uses. These uses generally require land in the Commercial 1 and Commercial 2 Zones, however there is only 6.9ha available outside Caribbean Park, indicating a shortage of land for these uses. There is a particular lack of vacant land in the Commercial 1 Zone (only 2.9ha available), which is the primary zone to accommodate office and retail uses;
- There is likely to be sufficient land in the Industrial 1 Zone to accommodate projected demand from businesses requiring industrial land assuming that 4ha of the remaining land in the Caribbean Park is available for industrial use (within the section of the site currently designated for industrial use). However as mentioned earlier, there is expected to be a significant transition in the types of industrial businesses operating in the municipality with a decrease in manufacturing employment and an increase in other industrial sectors. It is important that existing industrial land is retained to enable this transition to occur, and, where relevant, policy introduced to reinforce the importance of industrial land to underpin the Knox economy.

TABLE 10 COMPARISON OF BUSINESS LAND REQUIREMENTS AND AVAILABILITY

Land Use	Demand 2016-36			Major sites (floorspace capacity)				Balance to be accommodated		Balance vacant supply available		
	Floorspace (sqm)	Ave Site coverage	Land area (ha)	Caribbean Park	Knox Central Stage 1	The Orchards	Masters	Floorspace (sqm)	Land area (ha)	IN1Z	C1Z	C2Z
Industrial	109,500	38%	28.8	15,000				94,500	24.9	30.6		4.0
Office	115,000	31%	37.1	200,000				57,500 ¹	18.5 ¹		2.9	
Core retail	71,000	34%	20.9	5,000	30,000	5,000		31,000	9.1			
Bulky goods retail	20,000	34%	5.9				10,000	10,000	2.9			
Health and Education	45,000	32%	14.1					45,000	14.1			
Total	360,500		106.7					238,000	69.5	30.6	2.9	4.0

Source: Urban Enterprise, 2016. 1. Adjusted from Background Report based on submission from land owner. Noted that new office space proposed to be constructed in Caribbean Park is primarily large floorplate, high quality space generally most suitable to large businesses and headquarter premises. Although some medium and smaller businesses may ultimately occupy space, this type and location of office floorspace will not serve the entire office market. For this assessment, it is assumed that up to 50% of the office demand will need to be met elsewhere, primarily in smaller offices located within and near activity centres.

In quantitative terms, there is likely to be a significant shortfall of business land within the next 20 years in the City of Knox based on the quantity of vacant zoned land available and the current densities. Particularly critical land shortages for office, retail and health and education uses are expected - these uses generally require land in the Commercial 1 Zone and Commercial 2 Zone. Demand for land within activity

centres is expected to be particularly strong, given interest in the land for residential apartment development and ongoing increases in demand for retail, office and food floorspace.

Potential responses to these challenges include:

- Identifying and rezoning additional land for business purposes;
- Encouraging / facilitating greater intensity and density of business land use, including through the redevelopment of underutilised land and turnover of employment land to create opportunities for new premises; and
- Using existing business land for alternative business types that have higher employment and land use densities.

Given the lack of broad-hectare land for business, much of the increase in employment and economic activity will need to be met through greater utilisation of existing land and the adoption of innovative approaches by both Council and the private sector. It is important that core industrial and employment land is available for industrial, office and related uses and is not compromised by competition for sites from non-employing or non-industrial uses that do not support the primary purpose of these locations.

Given the prospect for strong competition for employment land in the future and the recent changes to planning zones which applied the broad Commercial 2 to many areas primarily focused on industrial use, it will be important to ensure that sufficient land is retained for industrial uses over the medium to long term in Knox to support a suitably diversified economy and respond to the attractive location for high value industrial uses based on proximity to the freeway network, a large consumer and labour market and business and research nodes in eastern Melbourne.

In addition to better utilisation and protection of existing business zoned land, new business land opportunities need to be considered when examining strategic sites in the planning stages. For example, the Boral Quarry, adjacent to Eastlink, could make a contribution to increasing the amount of land designated for business purposes based on its considerable land area and proximity to Eastlink. Depending on the ultimate layout of the developable area, this area could provide suitable land for business uses which complement existing assets in the area (such as active open space facilities, transfer station) in addition to retail and commercial businesses required to meet the needs of the planned residential development.

For an established municipality such as Knox, it will be important to focus on utilising existing business land more effectively and limiting existing business land being converted to other uses.

FLOORSPACE PROJECTIONS

Floorspace growth projections are included in the Background Report which seek to allocate floorspace growth by land use to locations which have capacity and planning support to accommodate the relevant land uses. These projections have been prepared based on the analysis outlined in this section, the Background Report and Technical Reports, and are designed to be used as a guide to the likely scale and location of growth over the foreseeable future. The projections should be regularly reviewed and updated to reflect economic conditions and land availability. If decisions are taken based on this report to change planning zones and controls, the assumptions should be reviewed in response.

5.4. KEY FINDINGS

- Overall, future employment and business growth will generate significant demand for additional business land up to a total in the order of 106.7ha. There is a total of 70ha of vacant business land in the municipality.
- There is approximately 39.7 ha of underutilised business land.
- There is likely to be a significant overall shortfall of business land within the next 20 years in the City of Knox unless additional land is zoned for business purposes and existing business land is developed and used differently.
- Particularly critical land shortages for office, retail and health and education uses are expected - these uses generally require land in the Commercial 1 Zone and Commercial 2 Zone.
- Demand for land within activity centres is expected to be particularly strong, given interest in the land for residential apartment development and ongoing increases in demand for retail, office and food floorspace.
- There is likely to be sufficient land in the Industrial 1 Zone to accommodate projected demand from businesses requiring industrial land, however land is likely to become scarce during the planning period. There is expected to be a significant transition in the types of industrial businesses operating in the municipality and strong competition for employment land across all land use types. It is important that existing industrial land is retained to enable this transition to occur, and, where relevant, rezoning of some land from C2Z to IN1Z to reinforce the importance of industrial land to underpin the Knox economy.
- Given the lack of broad-hectare land for business, much of the increase in employment and economic activity will need to be met through greater utilisation of existing land and the adoption of innovative approaches by both Council and the private sector.
- In addition to better utilisation and protection of existing business zoned land, new business land opportunities need to be considered when examining strategic sites in the planning stages.

6. OPPORTUNITIES AND DIRECTIONS

6.1. INTRODUCTION

This section summarises the key opportunities and challenges aligned to the provision of land for business in order to support economic activity and growth within Knox over the next 20 years, and the ways in which land for business can be positioned to meet future needs. These issues are used to inform the directions and actions outlined in Section 7.

6.2. KEY OPPORTUNITIES

COMPETITIVE ADVANTAGES

The Knox economy is growing and diversifying – this is expected to continue over the next 20 years, with steady increases in employment and output projected within industries requiring office and retail floorspace.

Knox is located within an area which contains one of Australia's highest skilled workforces. There is a clear opportunity for the business land in Knox to service this region and to continue to accommodate businesses seeking proximity to this significant labour catchment.

Much of the municipality is well positioned in relation to the freeway network, including the Monash Freeway (M1), with accessibility to Eastlink (M3). This has attracted investment from a range of industrial and commercial businesses and is expected to underpin ongoing business attraction where appropriate land is available, particularly in Caribbean Park.

The concentration of a number of businesses in the advanced manufacturing field presents the opportunity to further strengthen clusters of businesses in this industry which is identified as a propulsive sector for Knox. Other propulsive sectors for Knox, such as health, education and professional services, are sectors in which the broader Melbourne economy is expected to grow significantly over the next 20 years, meaning that Knox is well positioned to accommodate a diversifying economy which is relevant to the broader metropolitan opportunities with the opportunity to continue to grow and add value.

Knox's ongoing competitive advantages will lie in the proximity to a skilled labour force within Knox and the broader east of Melbourne, major health assets, and the ongoing provision of employment land areas with relatively high amenity.

A TRANSITIONING INDUSTRIAL SECTOR

The industrial sector is expected to continue to be the major driver of exports and employment, however changes in the types of businesses that will seek to locate in Knox will lead to changing land requirements, particularly demand for smaller premises, businesses seeking proximity to the road transport network and those making greater use of technology.

The recent examples of some larger manufacturing businesses reducing operations within Knox and/or moving to other municipalities is expected to continue due to cheaper rent and access to land, creating opportunities for subdivision/development within established business areas which will lead to attraction of new businesses and greater employment densities. There is the opportunity to encourage collaboration clustering of businesses associated with propulsive industries of health, professional services, wholesale trade, construction and advanced manufacturing, many of which can utilise land in the industrial zones.

The scarcity of industrial and other business land in Knox is expected to lead to strong land value growth and drive opportunities for greater intensity of land use. In the short to medium term, this is expected to be realised through greater site coverage utilisation, subdivision and business park developments, including greater amounts of offices at upper levels. In the long term, demand and value growth may lead to

opportunities for industrial development at upper levels, especially in the fields of technical, mechanical and digital manufacturing which generally do not require heavy machinery or large format outdoor areas.

HEALTH AND EDUCATION DEMAND

Melbourne's economy is expected to experience significant growth in the Health Care and Education sectors – Knox has the opportunity to leverage existing infrastructure which supports these sectors, especially in relation to the Wantirna Health Precinct, Angliss Hospital and Swinburne University.

POPULATION GROWTH AND CHANGE

Population growth is projected near and within existing Activity Centres in Knox – this will consolidate demand for retail and commercial space in these areas and drive opportunities for new anchor retailers and redevelopment of sites for multi-level mixed use developments.

Population growth across the municipality and the adjacent labour market will drive demand for both local jobs and local economic activity. This growth will support the diversification of the economy and lead to the establishment of new businesses in Knox, particularly small businesses in the service and professional industries.

REGIONAL OPPORTUNITIES

Knox's proximity to both the Monash and Dandenong National Employment and Innovation Clusters, together with being part of the regional employment location of the Bayswater Business Precinct, provides opportunities for Knox businesses to connect with businesses in these locations.

6.3. KEY CHALLENGES

Council's role to date in influencing the location and type of investment and economic activity has been focussed generally to land zoning, planning policy, economic development, place-based improvements and business support activities. Other realistic opportunities also available include investment attraction and development facilitation which Council also undertakes. Ultimately however, the market will continue to determine most economic location for development and decisions taken by individual land owners, developers and businesses.

In Activity Centres, the highest and best use of land may often be medium and high-density residential, particularly given ongoing population growth and dwelling price growth. These circumstances will lead to strong competition for development opportunities in Activity Centres, many of which will be secured by residential developers. The primary role of Activity Centres is to provide a variety of employment, commercial and community services to serve a residential catchment. Planning policy encourages higher residential densities within and near activity centres in order to maximise accessibility to these services, however it is important to ensure that floorspace growth for retail, office and other employment uses is facilitated in each centre to maintain the level and variety of services available and the opportunity for local employment. In response to these circumstances, it is important that planning policy clearly recognises the need for business floorspace and employment opportunities in activity centres, including by discouraging residential development at lower levels in these locations.

Improvements to the public transport network and access to land for business is important for a strong local economy. Current accessibility to most business land areas by public transport is a key limitation which could limit medium to long term growth in industries such as professional services, health and education. Similarly, population growth throughout the municipality is likely to lead to greater congestion on the road network if no improvements to the public transport network are made, which could constrain the operational efficiency and competitiveness of businesses in the transport and distribution, wholesale trade and manufacturing sectors. Ensuring good freight access from employment areas to the freeway network via Eastlink is important.

Within industrial zones, non-employment land uses have been frequently proposed and approved in recent years, particularly indoor recreation facilities and places of worship. In some Industrial zones areas, such as areas in close proximity to activity centres and residential areas, these uses are appropriate and add to the local services available to residents. In core employment land areas, however, ongoing land use transition towards these types of low employment uses that are not directly servicing the area it is located could have the effect of reducing land available for commercial and industrial uses that generate greater employment and economic activity.

The expected concentration of population growth to the north, west and south-east of the municipality and within existing activity centres will lead to increased competition for land within activity centres and will increase pressure on existing infrastructure assets in these areas which currently support business uses, particularly roads.

In many employment land areas, low intensity uses such as car sales are occupying significant land areas, often in high profile locations. Ways to encourage redevelopment of such sites should be considered.

As employment areas and business types change over time, it is important that urban design standards are maintained and improved. This is especially important in the context of the broad transition towards knowledge-based industries which often results in greater employment and development densities and greater need for high quality design, public realm and supporting infrastructure and services. It is also important that a range of lot and building sizes are catered for to enable transition of business areas and the attraction of new business types and sizes.

The current suite of Commercial and Industrial Zones (which allow many uses without the need for a planning permit) together with existing local policy has provided limited opportunity or mixed influence for Council to direct desired employment outcomes – this is a major challenge to implementing change in the current business zones. As such, a range of planning and non-planning actions will be required to ensure that land for business is appropriate and responds to the economic opportunities identified in this project.

EVIDENCE BASE

Council will have a role in keeping up to date with the extent and details of how Knox's land for business is being used and developed, in addition to how the Knox economy is performing and evolving. This understanding will be important for determining the longer-term future directions and actions for supporting a strong local economy.

6.4. SIGNIFICANT BUSINESS LOCATIONS

The five Significant Business Locations are expected to play a major role in delivering a strong economy and employment opportunities within Knox over the next 20 years, including:

- Bayswater Business Precinct/Bayswater Activity Centre;
- Scoresby-Rowville-Knoxfield;
- Wantirna Health Precinct;
- Knox Central; and
- Burwood Highway East Corridor.

These significant locations are considered the next iteration of Knox's key employment location clusters, where strategic planning, economic development and investment focus and priority is warranted. These locations are quite different in how they operate and the challenges and opportunities they face as outlined below.

BAYSWATER BUSINESS PRECINCT/BAYSWATER ACTIVITY CENTRE

The Bayswater Business Precinct is a major regional employment location across Knox, Maroondah and Yarra Ranges recognised with the strategic need to improve its economic and employment performance, physical design and function as a key business hub. In line with this a partnership project has been formed of which Knox City Council is a partner.

Recommendations for the Knox component of the Bayswater Business Precinct will need to be considered in the context of the partnership and this regional precinct.

The Precinct has long been a major industrial location for the municipality, however in recent years there has been a significant amount of transition in land use, with larger manufacturers being replaced by multi-lot subdivisions housing smaller warehouse, office and light industrial uses. The industrial area has a significant role to play in supporting ongoing economic activity in the municipality, however the ongoing transition of uses and lot sizes should be encouraged. Larger strategic sites present the opportunity for significant employment growth.

The ongoing core industrial / employment role of this area should be protected from non-employment uses, and investment to support increased densities and better integration with the Bayswater Activity Centre should be undertaken.

The close proximity of the Bayswater Activity Centre presents an opportunity to better integrate the Activity Centre and Industrial Area, particularly through redevelopment of the 'triangle' to the east of the rail-line. The recent grade separation at Mountain Highway will support integration of sites to the east and west of the train line.

It is noted that there is a small area of residential land bounded by arterial roads and industrial land near the intersection of Dorset Road and Mountain Highway. Depending on how this area develops, it might in the long-term present as an opportunity for new business land.

SCORESBY-ROWVILLE-KNOXFIELD

Part of this location is presently known as the Scoresby-Rowville Employment Precinct (SREP) and is referred to in various Council documents, including the Knox Planning Scheme Local Policy. The Scoresby-Rowville-Knoxfield Significant Business Location is considered a more accurate description of the area, which is important from a business and employment perspective and should be recognised and given priority when appropriate.

The existing Scoresby-Rowville Employment Precinct (SREP) Planning Policy will need overhauling in order to be relevant with the reformed zones and to support directions and actions of this Plan.

The availability of land for business in Knox will rely heavily on the release of land and the provision of supporting infrastructure within the Caribbean Park, the only greenfield land for business in the municipality. Much of the remaining land in Caribbean Park will be used for multi-storey offices, with a longer-term opportunity for a specialised retail-based neighbourhood centre.

The vision for large format office space in a high amenity environment for Caribbean Park aligns well with the economic opportunities for Knox – supporting infrastructure and services, including a neighbourhood retail and business support centre, will be required over the medium to long term. It is essential for Council to continue to work with the landowner to provide ongoing high-quality land for employment, and to ensure supporting infrastructure and services are provided to this area, including transport connections.

Directions and actions specific to the Caribbean Park are proposed to ensure that this area continues to evolve into a high-quality employment destination that is well supported by infrastructure, retail, accommodation and food.

Scoresby-Rowville-Knoxfield and its proximity to Eastlink provides businesses in this area with the most direct link to the National Employment Innovation Clusters of Monash and Dandenong.

WANTIRNA HEALTH PRECINCT

Wantirna Health Precinct is a recognised state significant health precinct with a number of sites suitable for the expansion of health care. To facilitate this, Council is working with the state government and relevant stakeholders. This precinct should also assist with neighbourhood centre floorspace growth, so that the Neighbourhood Centre can ultimately be integrated with and complement the role of the hospitals and proposed urban renewal west of the Mountain Highway.

The significant State government investment that is likely to be undertaken in this precinct should be leveraged by Council through the encouragement of complimentary uses, including allied health, retail, accommodation and office floorspace in this area.

KNOX CENTRAL

Along with Caribbean Park, Knox Central is a major strategic opportunity for employment growth, economic diversification and clustering of high value businesses that draw on the range of services and other businesses located in the area. In order to remain competitive with other regional centres, it is essential that Knox Central is supported to increase the range of business types and retail offering available, along with supporting uses such as accommodation, entertainment and community uses.

Knox Central is accessible by car, but is not located on a fixed rail public transport network, a significant disadvantage compared with competing regional shopping centres such as Eastland. A number of large redevelopment opportunities exist to the south of the Burwood Highway, and government land to the east of the employment land area represents a significant opportunity to provide new business land on the Burwood Highway frontage if the land is rezoned for development.

The close proximity of the Employment Land to the Activity Centre is likely to attract a range of employment, recreation and other uses seeking proximity to the significant anchor retailers and employment concentrations within the Activity Centre. An ongoing transition of the business land area towards a mix of uses – rather than a typical industrial area – should be encouraged, particularly where new businesses in professional services and health care can be accommodated in line with the identified propulsive sectors for the municipality. Non-employment uses, such as recreation and place of assembly, should not be discouraged in this area so as to enable a diverse activity, employment, civic and community centre over time. This mix of uses is important to ensure that the economic role of the centre remains relevant and competitive in relation to other competing centres such as Ringwood and Glen Waverley.

It is noted that the new Structure Plan introduced by Amendment C149 and associated planning scheme changes for the Knox Central area are consistent with the above.

BURWOOD HIGHWAY EAST

This area performs a somewhat more localised role compared with other Significant Business Locations and the fragmented zone profile results in an inconsistent land use mix. Burwood Highway East is a strategic opportunity for redevelopment. Unlike other Significant Business Locations, there is no existing strategic plan for this area. This location would benefit from strategic investigation that considered such matters as:

- Transportation;
- Mountain Gate identification as an Activity Centre in Plan Melbourne;
- Mountain Gate Triangle identification as a Strategic Investigation Site;
- Dorset Road extension – timing and opportunities;
- Employment;
- Business development;
- Investment;

- Land development and site utilisation.

A number of sites are underutilised in this area, particularly in proximity to the proposed Dorset Road Extension reservation. Future strategic planning and infrastructure investment can support redevelopment and greater land use intensity in this area.

6.5. OTHER ROLES FOR KNOX BUSINESS LAND

Broad business land areas and land types will have different roles in delivering the required land/space for business. Some areas are expected to transition in their role, whereas others are recommended to remain under their current controls and economic role.

Importantly, opportunities for new land and/or ways of using land for business should be sought wherever possible to counter the lack of greenfield land and the low levels of land vacancies across the municipality.

NEW BUSINESS LAND

Some opportunities for new business land may exist in areas not currently zoned for commercial or industrial purposes, including the Boral Quarry, land near the Waverley Golf Course and State government land on the corner of Burwood Highway and Scoresby Road, along with land recently rezoned to the Commercial 1 Zone to facilitate development of a Neighbourhood Centre as part of the Orchards development. There will also be greater opportunity for appropriate businesses to locate in residential zones near activity centres following changes brought in by Amendment C150. In considering all rezoning proposals, consideration should be given to whether business/employment uses would be appropriate for the site.

CORE EMPLOYMENT LAND AREAS

Two 'core employment land areas' exist in the City: Scoresby-Rowville-Knoxfield and Bayswater Business Precinct. These are major concentrations of employment and economic activity that should be protected from encroachment from other uses given their strategic and economic value to the local and regional economy.

Directions and actions are proposed to maintain the important role of businesses in these areas, as well as facilitating a degree of transition from larger format sites to a mix of site sizes, including smaller industrial and business park uses to support changes in the local economic role and increases in employment density.

LOCAL EMPLOYMENT AREAS

A number of 'local employment areas' (industrial areas) provide important services to Knox residents and businesses, including within the Dandenong Foothills area – the availability of land to support smaller industrial businesses, provide services to the local communities and provide local business opportunities. Directions and actions are proposed to protect these areas from rezoning to alternative zones, manage interfaces with nearby uses, and encourage an ongoing mix of employment uses.

ACTIVITY CENTRES AND NEIGHBOURHOOD CENTRES

Existing Activity Centres will remain highly important as both employment nodes and as service centres for the Knox community. Given that there is very little vacant land available in the Commercial 1 Zone across the municipality, existing Activity Centres (and Neighbourhood Centres which experience population growth in the local catchment) will need to accommodate a significant share of retail and office floorspace growth through redevelopment of key sites and investigation of opportunities for activity centre boundary expansion where appropriate if sufficient growth cannot be accommodated over the medium term.

Structure Plans should be regularly reviewed to ensure that new mixed use development opportunities are identified and taken up, and that planning controls both encourage higher density development and ensure retail and commercial floorspace is actively supported and provided.

In some locations (particularly Knox Central and Bayswater) there is the opportunity to better integrate employment land areas (IN1Z and C2Z) with activity centres to encourage a mix of employment types, improvements in amenity and reinvestment in commercial and industrial floorspace.

Other neighbourhood centres will have a role in supporting incremental growth in retail and commercial floorspace. Surrounding residential areas are important opportunities to accommodate some employment and business growth in proximity to local residential catchments, particularly medical, professional and childcare uses that are compatible with the residential locale it is located.

THE DANDENONG FOOTHILLS

The Dandenong Ranges foothills (Dandenong Foothills) area has different characteristics to much of the balance of the municipality: this area is projected to have low population growth, ageing population and limited opportunities for housing diversity within residential areas. As a result, mixed use developments are likely to take place within Neighbourhood Centres over the next 20 years in the absence of other residential opportunities in these areas, resulting in increasing competition for land in commercial zones (such as Ferntree Gully Village) and likely to result in redevelopment of older business premises for mixed use developments. It is important that new retail and commercial space is incorporated into these developments. In some cases, low intensity industrial and commercial uses within Neighbourhood Centres (such as car sales) are likely to be replaced by higher value business and residential uses that can support growth in local employment, small businesses and specific industries such as health care and tourism.

7. FUTURE DIRECTIONS AND ACTIONS

7.1. INTRODUCTION

The future directions and actions identified in this section are drawn from the findings and opportunities outlined in this report and are designed to ensure that the City provides the appropriate quantum, type and mix of land to accommodate economic activity and growth over the next 20 years.

Eight directions are identified, each supported by a range of planning and economic development actions. Actions are grouped into short term actions (0-3 years) and medium term (4-10 years). Actions for the period 10-20 years should be identified at the time this plan is reviewed (within the next 10 years).

7.2. DIRECTIONS

Understanding and Monitoring the Knox Economy

1. Establish and maintain an ongoing evidence base to support economic and strategic planning/decision making
2. Prepare and maintain a 'Knox Economy Futures Statement' and associated implementation plan

Protecting and Strengthening the City's 'Land for Business'

3. Identify, retain and strengthen existing 'Significant Business Locations', including their core employment land areas
4. Consolidate and diversify the role of existing activity and neighbourhood centres
5. Accommodate projected employment and retail floorspace growth in strategic locations
6. Maintain an ongoing supply of 'local' employment land (Industrial 1 Zone and Commercial 2 Zone)
7. Update local content of Knox Planning Scheme to reflect the Directions Plan

Strategic Investment and Partnerships with Key Industries

8. Encourage growth in propulsive industries and in industries which leverage local opportunities and advantages

7.3. ACTIONS

UNDERSTANDING AND MONITORING THE KNOX ECONOMY

DIRECTION 1 Establish and maintain an ongoing evidence base to support economic and strategic planning/decision making

Action	Description	Tool	Priority / timing
1.1	Update economic and demographic analysis once all appropriate 2016 Census data is available.	Further technical work	Short (2017/18)
1.2	Establish a Land for Business Monitoring and Reporting Framework. This will include data on: vacant land, subdivision activity, development permits, change of use permits and business entries and exits (including within 100m of employment zones).	Ongoing strategic work	Short (set up) Recurrent action
1.3	Prepare a tool to align business locations (ABR) with individual properties (Council GIS) to report on business growth and change by small area and by industry class.	Further technical work	Short
1.4	Monitor demand for bulky goods retail within Commercial 2 Zone (including take up of Knoxfield Masters site) and periodically review the need for additional land in this zone for this purpose.	Further technical work	Medium
1.5	Review Directions Plan and local policies within 8 years to identify actions for the period 10-20 years.	Further strategic work	Medium

DIRECTION 2 Prepare and maintain a 'Knox Economy Futures Statement' and associated implementation plan

Action	Description	Tool	Priority / timing
2.1	Articulate and maintain biennially an 'Economy Futures Statement' and associated Implementation Plan'. This will cover Knox's investment, business and jobs future directions that reflect the Community and Council Plan and which takes into account the Land for Business evidence base and strategic directions. This Statement should be broader than the 'land' focussed Land for Business project, but will support the directions of the Directions Plan.	Research and analysis. Strategic Work	Short (set up) Recurrent action

PROTECTING AND STRENGTHENING THE CITY'S 'LAND FOR BUSINESS'

DIRECTION 3 Identify, retain and strengthen existing 'Significant Business Locations', including their core employment land areas

Action	Description	Tool	Priority / timing
3.1	Identify the Significant Business Locations and Core Employment Land Areas (mapped Figure 10) in the Knox Planning Scheme and other relevant strategic documents of Council as important areas for Knox's ongoing business opportunities. These Significant Business Locations areas include: Bayswater Business Precinct/Bayswater Activity Centre, Scoresby-Rowville-Knoxfield, Burwood Highway East Corridor, Wantirna Health Precinct and Knox Central.	Local Planning Policy Framework (LPPF) and other Council documents as appropriate	Short
3.2	Prioritise as appropriate Council's business support to Significant Business Locations, as well as existing activity centres at Knox Central, Boronia, Bayswater and Rowville.	Economic development initiatives	Ongoing
3.3	Prioritise as appropriate Council's place investment initiatives to Significant Business Locations, as well as existing activity centres at Knox Central, Boronia, Bayswater and Rowville.	Council Policy	Ongoing
3.4	Prepare, as appropriate, Investment and Action Plan/s for the Significant Business Locations, including local, State and private investment and action required to facilitate long term prosperity taking into account existing strategic plans.	Further analysis/investigation/work	Medium (plan) Ongoing (investment)
3.5	Continue to advocate for public transport investment - including bus services, the Burwood Highway tram extension and rail to Rowville – to enhance business and employment opportunities within Knox.	Advocacy	Ongoing
3.6	<i>Bayswater Activity Centre, Burwood Highway East Corridor & Wantirna Health Precinct</i> Acknowledge that the following sites listed in the Knox Housing Strategy should principally provide a business land focus: - Wantirna Health Precinct (706, 750-750A and 760 Boronia Road, and 251 Mountain Highway, Wantirna - Bayswater Triangle (bounded by Scoresby Road, Mountain Highway and Station Street) - Mountain Gate Triangle	LPPF	Short
3.7	<i>Bayswater Business Precinct & Scoresby-Rowville-Knoxfield</i> Strongly discourage non-employment and low economic output uses within 'Core Employment Land Areas' (mapped Figure 10), that do not directly support the Area it is located in, in order to retain opportunities for value-adding businesses.	LPPF	Short
3.8	<i>Bayswater Business Precinct & Scoresby-Rowville-Knoxfield</i> Monitor ongoing office floorspace development in Core Employment Land Areas to determine whether further investigation/actions are needed in relation to the introduction of policy direction and/or office floorspace caps for Core Employment Land Areas zoned Industrial (mapped Figure 10), with the exception of land with frontage to the public transport network. For the Bayswater Business Precinct, this would take into consideration any directions proposed for the broader precinct across the 3 Councils and the views of the partner Councils.	Monitoring and analysis	Medium
3.9	<i>Scoresby-Rowville-Knoxfield</i> Review and replace the Scoresby Rowville Employment Precinct Local Policy and associated content in the Knox Planning Scheme, with new policy as appropriate, to address the reformed zone provisions and various directions of this Directions Plan.	LPPF	Short
3.10	<i>Scoresby-Rowville-Knoxfield</i> Investigate rezoning part of Assessment Area E-07, being the Scoresby Industrial component, from Commercial 2 to Industrial 1 Zone to ensure its ongoing industrial role.	Zoning	Short

Action	Description	Tool	Priority / timing
3.11	Scoresby-Rowville-Knoxfield Advocate for public and active transport investment, with first priority being to better integrate Caribbean Park and potential future office precinct and Neighbourhood Centre with broader movement networks to increase local amenity, support and encourage increases in employment density and variety of employment types	Advocacy	Ongoing
3.12	Scoresby-Rowville-Knoxfield Facilitate the development of Caribbean Park as a high amenity, connected employment hub: <ul style="list-style-type: none"> - Support preparation of an Investment Plan to identify state, local, and private investment required to improve connectivity (including public transport), amenity and the required infrastructure to service office businesses - Subject to demonstration of demand, support the development of a specialised Neighbourhood Centre designed to serve business needs, including potential uses such as accommodation, open space and community uses as detailed in the Development Plan for the land. 	Advocacy	Short-Medium
3.13	Burwood Highway East Corridor Undertake strategic investigation for the Burwood Highway East Corridor Significant Business Location with a focus on employment, business development, investment and transport. The investigation should include consideration of ways to increase potential for development and site utilisation as well as investigate status and opportunities relating to the Dorset Road extension	Further strategic work	Medium
3.14	Knox Central Maintain and enhance the role of Knox Central as a major regional centre by: <ul style="list-style-type: none"> - Support the ongoing and incremental expansion of the retail and community role of Knox Central in order to remain competitive at the metropolitan level and maintain market share - Encourage a range of supporting business uses within the Activity Centre - Investigate rezoning or local policy changes for the Employment Assessment Area (E-03 Knox Central Employment) to encourage ongoing transition towards a mix of business uses, including office, technology focussed industrial and commercial. 	Amendment C149	Short
3.15	Wantirna Health Precinct Continue with the Wantirna Health Precinct work being undertaken with state government and stakeholders to facilitate ongoing development of this precinct, including the development of a Precinct Investment Plan.	Strategic work in partnership with VPA	Short

DIRECTION 4 Consolidate and diversify the role of existing activity centres and neighbourhood centres

Action	Description	Tool	Priority / timing
4.1	Retain policy support for core retail floorspace to be directed to existing Activity Centres and Neighbourhood Centres and encourage ongoing mix of retail and other commercial floorspace in these centres.	LPPF	Short
4.2	Encourage retail and/or commercial floorspace to form part of all developments within activity centres and neighbourhood activity centres and encourage high density residential development on appropriate sites above ground level to enable mixed use developments which incorporate retail, commercial and other uses.	LPPF	Short
4.3	Discourage anchor retailers and new retail centres outside existing activity centres and neighbourhood centres through local policy.	LPPF	Short
4.4	Encourage incremental increases in mixed use developments within Neighbourhood Centres in the Dandenong Foothills, including provision for retail and commercial space to meet demand for medical, retail and small business premises.	LPPF	Medium

DIRECTION 5 Accommodate projected employment and retail floorspace growth in strategic locations

Action	Description	Tool	Priority / timing
5.1	Amend local policy and maps under the Knox Housing Strategy and Knox Planning Scheme to confirm the appropriateness of the Boral Quarry (191 George Street, Wantirna) 'Strategic Investigation Site' including a business land component in suitable areas and the Waverley Golf Club (and adjoining sites on Stud Rd) 'Strategic Investigation Site' potentially having a business land component along Stud Rd.	New / amended local policy and maps	Short
5.2	Boral Quarry (191 George Street, Wantirna) - investigate the extent and type of business land considered appropriate to assist with any future rezoning request, considering opportunities for some business land in proximity to existing active open space facilities, transfer station and Eastlink in addition to employment opportunities associated with local retail and commercial service needs.	Further strategic work	Short
5.3	Identify: <ul style="list-style-type: none"> - Underutilised properties potentially available for redevelopment opportunities, and - Strategic business land opportunity sites which have capacity to accommodate business/employment growth and facilitate the investigation of these sites suitability with relevant land/business owner.	Collation of information (from Technical Report B in first instance) and creation of internal database	Short
5.4	Support increased utilisation of existing business land through planning policy and planning controls, including: <ul style="list-style-type: none"> - Subdivision of some of the larger industrial sites in areas that are highly accessible, but retention of larger sites in internal areas with significant buffers to sensitive uses; - Ensure policy and controls allow and encourage industrial development at upper levels; - Innovative responses to car parking requirements to enable greater site coverage; - A review of local policy relating to industrial area urban design; and - Development of design guidelines for new development in the Industrial Zones and Commercial 2 Zone. 	Local policy review Subdivision and parking requirements review. Design guidelines	Short
5.5	Limit rezoning of existing land for business away from zones that principally support employment and business.	Local policy	
5.6	Support the development of new and/or expanded Neighbourhood Centres or 'Business' Neighbourhood Centres as appropriate in areas expected to experience significant residential and/or employment growth, including: <ul style="list-style-type: none"> - Wantirna Mall (Wantirna Health Precinct) - medium term; and - Caribbean Park (Scoresby-Rowville-Knoxfield) -long term. 	Local policy	Ongoing
5.7	Support approach proposed under Amendment C150 which strengthens policy support for suitable businesses to locate in residential areas near Activity Centres and Neighbourhood Centres, and which specifically encourages non-residential uses in proximity to public transport routes and hospitals	Amendment C150 – Clause 22.03	Short
5.8	Continue the delivery of existing business development and support programs to support appropriate employment and business activity, including home based business activity.	Economic development program	Short and Medium

DIRECTION 6 Maintain an ongoing supply of 'local' employment land (Industrial 1 Zone and Commercial 2 Zone)

Action	Description	Tool	Priority / timing
6.1	Limit rezoning of local industrial areas away from zones that principally support employment and business.	Local policy	Short

DIRECTION 7 Update local content of the Knox Planning Scheme to reflect the Directions Plan

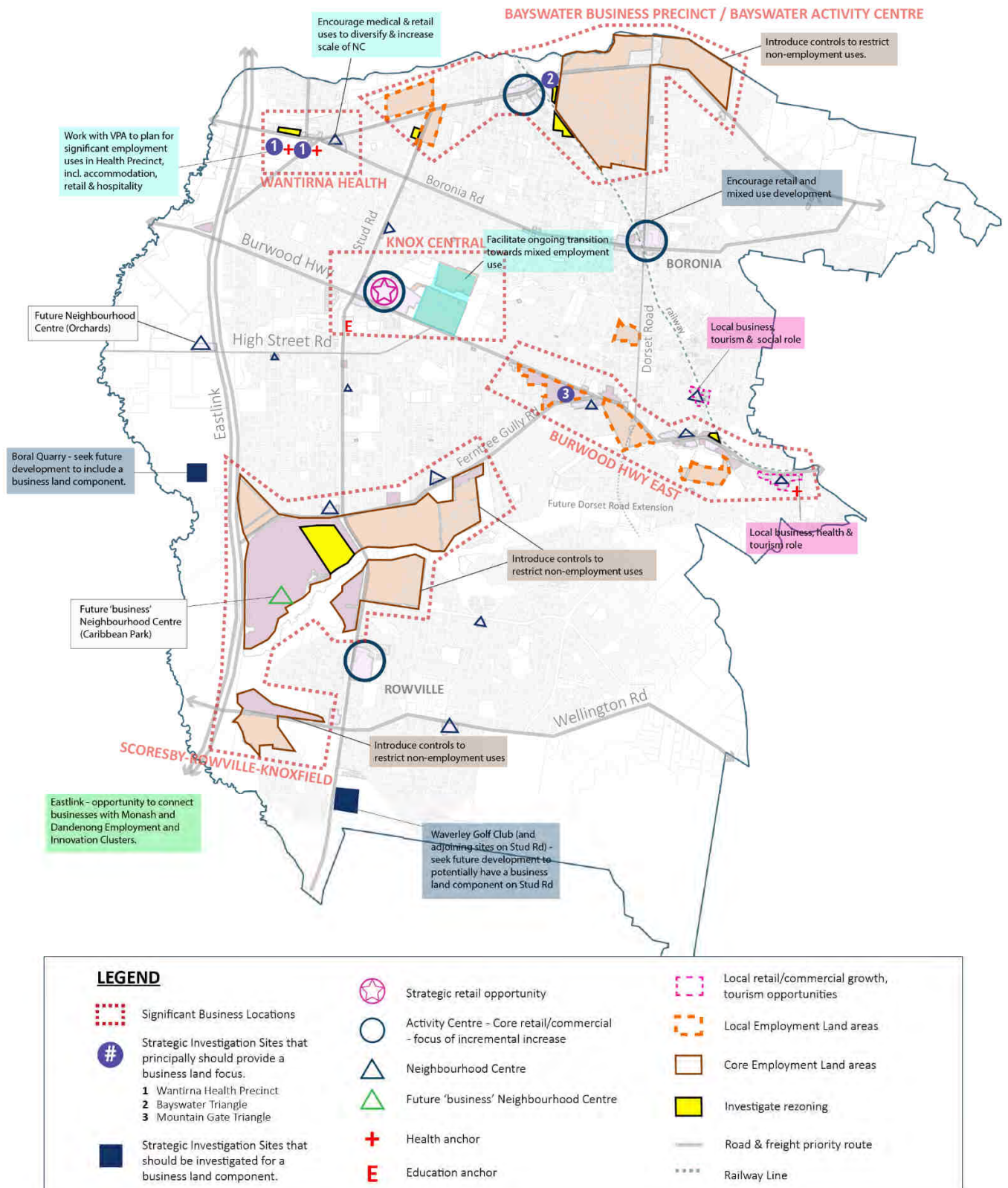
Action	Description	Tool	Priority / timing
7.1	<p>Consider the use of the Industrial 3 Zone to selected industrial / residential interfaces to ensure that the impact of any changes of use and redevelopment on surrounding areas can be appropriately managed. This should only apply where existing uses will not generate non-conforming uses rights. Sites / Assessment Areas for investigation include:</p> <ul style="list-style-type: none"> - Land being rezoned to Industrial from other zones - Bayswater Employment Assessment Area, west of Scoresby Road and south of the rail line; - The southern interface of the Bayswater Employment Assessment Area along Holloway Drive and Glenann Court; - Northern interface of the Knox Central Employment Assessment Area; - Fitzgerald Street Ferntree Gully; and - All residential interfaces of E-02 Bayswater. 	Further strategic assessment, Planning zone changes (PSA)	Short
7.2	<p>Investigate potential rezoning of former Business 5 Zone sites that have been fully developed for residential purposes or not considered appropriate sites for the Commercial 1 Zone. Sites to examine include:</p> <ul style="list-style-type: none"> - 1135 Burwood Highway Road, Ferntree Gully; - 42 and 52 Stud Road, Wantirna; 	Further strategic assessment, Planning zone changes (PSA)	Short

STRATEGIC INVESTMENT AND PARTNERSHIPS WITH KEY INDUSTRIES

DIRECTION 8 Encourage growth in propulsive industries and in industries which leverage local opportunities and advantages

Action	Description	Tool	Priority / timing
8.1	Establish targeted economic development initiatives to encourage clustering of propulsive industries including health care, advanced manufacturing, construction, wholesale trade and professional services.	Economic development initiative	Short
8.2	Scoresby-Rowville-Knoxfield Encourage advanced manufacturing businesses to locate in the Scoresby-Rowville-Knoxfield Significant Business Location given relative proximity to the Monash and Dandenong National Employment and Innovation Clusters and current major businesses in this field.	Economic development initiative Local policy	Short
8.3	Investigate rezoning Assessment Area 7b (Scoresby Industrial) from Commercial 2 to Industrial 1 Zone to better support the ongoing use of this area for advanced manufacturing, excluding land with arterial road frontage.	Planning zone change	Short
8.4	Encourage health related businesses to locate within and near the Upper Gully Neighbourhood Centre to leverage from proximity to the Angliss Hospital. Work with Angliss Hospital / Eastern Health to identify key opportunities and business types seeking co-location.	Economic development initiative	Medium
8.5	Encourage retail and hospitality uses that will meet the needs of residents and tourists in the Foothills neighbourhood centres, particularly Upper Ferntree Gully.	Upper Gully Strategic Plan	Short
8.6	Encourage growth in professional services in the following key areas which have experienced recent growth in this sector and have potential to accommodate further growth: <ul style="list-style-type: none"> - Knox Central Employment Assessment Area; - Caribbean Park; and - Rowville, Bayswater and Boronia Activity Centres. 	Economic development initiative	Short
8.7	Encourage higher density employment types (services, health, education) to locate in business areas with access to public transport and to facilitate knowledge clusters near education (i.e. Swinburne), hospitals and activity centres.	LPPF	Short

FIGURE 10 SPATIAL DIRECTIONS



Source: Urban Enterprise, 2016.

Submission No.	Submission Source	Address	Key Issues	Submission Summary	Submission Discussion and Officer's Response
				<p>7. EPA suggested the draft Melton Industrial Guidelines (Melton Amendment C164) as a good example of guidelines that deals with interface issues, good design and built form character.</p> <p>8. EPA would be please to support Council through future phases of the project.</p> <p>9. Boral Quarry site is covered by EPA licence #900. EPA would need to be involved in any decisions regarding the future of this site.</p>	
018	Country Fire Authority	-	<p><u>Directions Plan and Amendment C164</u></p> <p>Generally supports Directions Plan and Amendment C164.</p> <p>Bushfire risk.</p>	<p>1. CFA notes the SPPF statement to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.</p> <p>2. Acknowledges that the amendment is focused on increasing economic and business opportunities in 'generally' urban areas with little to no bushfire risk, however consideration of bushfire risk needs to occur in business /commercial areas in the interface areas of (The Basin, Upper Ferntree Gully).</p> <p>3. Reinforces the importance of structural fire safety considerations.</p>	<p>1. <i>Noted, no change to Amendment.</i></p> <p>2. <i>Noted, no change to Amendment.</i></p> <p>3. <i>Noted, no change to Amendment.</i> The CFA will be included as part of future structure planning, and will be notified as part of any future planning applications.</p> <p>Recommendation: No change to Amendment</p>

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21.01 MUNICIPAL PROFILE

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21.01-1 Snapshot of Knox

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

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

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

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

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

[In 2016 the estimated resident population of Knox was 160,665 people \(ABS 2016\). From 2016 to 2036 the population of Knox is expected to grow by 24,156 persons to a population of 184,821 with the number of new dwellings forecast to increase by 12,658 \(id, November 2017\).](#)

[In 2015 the resident population of Knox was over 155,681 people \(Id Consulting\). From 2011 to 2031 the population of Knox is expected to grow by 24,575 persons to a population of 179,198 with the number of new dwellings forecast to increase by 14,179 \(Victoria in Future, Department of Environment, Land, Water and Planning, 2015\).](#)

The Knox community is diversifying and ageing. Knox's dominant household type remains families with children, with the number of children (and their parents) forecast to increase over the next 20 years. However, the number of people at post-retirement age is growing quickly and forecast to [nearly](#) double between ~~2011~~ [2016](#) and ~~2031~~ [2036](#). This will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households making up just over half of all households in Knox within 20 years.

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

Knox is a high employment generator. [In 2016 55,800 people worked in Knox. Over the next twenty years approximately another 15,000 new jobs are anticipated having regard to recent trends in employment and economic activity, population and demographic projections, technology changes and various drivers of employment growth. Over two-thirds of employment is located with Knox's employment land locations \(Industrial Zone and Commercial 2 Zone\) and activity centres, with the largest clusters being the five 'Significant Business Locations' of Scoresby-Rowville-Knoxfield; Bayswater Business Precinct/Bayswater Activity Centre, Knox Central, Burwood Highway East Corridor and Wantirna Health Precinct. The Scoresby-Rowville-Knoxfield cluster ~~Employment Precinct~~ serves a ~~national~~ regional and local business catchment. The Bayswater ~~Industrial Business~~ Precinct is regionally and locally ~~important~~ significant and spans across three municipalities. The Wantirna Health Precinct ~~will~~ \[is\]\(#\) contributing ~~towards~~ \[as\]\(#\) an employment centre and provider of health, community and education services of State significance.](#)

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

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

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

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

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

21.01-2
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[C164](#)

Key issues and influences

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

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

Environment and landscape values

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

Environmental risk

- Risk to life and property from bushfire.
- Increasing climate change effects including urban heat island, flooding and the increased severity of weather events.
- ~~Residential encroachment of key industrial areas, former landfills, quarries, materials recycling and transfer stations.~~ [Conflict between incompatible land uses as new development occurs, with encroachment of sensitive land uses on key industrial areas, former landfills, quarries, materials recycling and transfer stations, leading to risks to human health and amenity.](#)

Commented [RR1]: Post exhibition change in response to EPA Submission #17

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Built environment and heritage

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

Housing

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

Economic development

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

Community development

- Enhancing the liveability of Knox.
- Providing a range of community facilities, infrastructure and open space to meet the needs of an increasing and ageing population and to support health and wellbeing.

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- Continued development of the Wantirna Health Precinct as a State significant health precinct that will serve a growing and ageing population.
- Minimising harmful social impacts from gaming and licensed premises.

Transport and Infrastructure

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

References

Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)

Knox City Plan (incorporating the Council Plan) 2013-17, Knox City Council, 2013 (or as amended)

Knox Vision: Our City, Our Future 2013-17, Knox City Council, 2013 (or as amended)

[Knox Community and Council Plan 2017-2021](#), Knox City Council (or as amended)

[Knox Land for Business Directions Plan](#), Knox City Council, Urban Enterprise, July 2018

State of Knox Report, Knox City Council, 2016 (or as amended)

Commented [RR2]: Updated reference to adopted reference document

KNOX PLANNING SCHEME

21.02 VISIONProposed
C164

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

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

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

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

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- Increase and strengthen local opportunities for lifelong learning, formal education pathways and skills development to improve economic capacity of the community.
- We are healthy, happy and well:
 - Mitigate lifestyle risks such as smoking, risky alcohol consumption and drug use, obesity, lack of physical activity and poor nutrition.
 - Support the community to enable positive physical and mental health.
- We are inclusive, feel a sense of belonging and value our identity:
 - Protect and preserve our local cultural heritage.
 - Celebrate our diverse community.
 - Strengthen community connections.
 - Promote and celebrate the contribution of our volunteers.
- We have confidence in decision making:
 - Build, strengthen and promote good governance practices across government and community organisations.
 - Enable the community to participate in a wide range of engagement activities.

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

21.02-1 Strategic Framework Plan

Proposed
C164

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

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

References

Knox Community and Council Plan 2017-2021, Knox City Council, 2017 (or as amended)

Knox Land for Business Directions Plan, Knox City Council, July ~~2017~~ 2018, Urban Enterprise, 2017

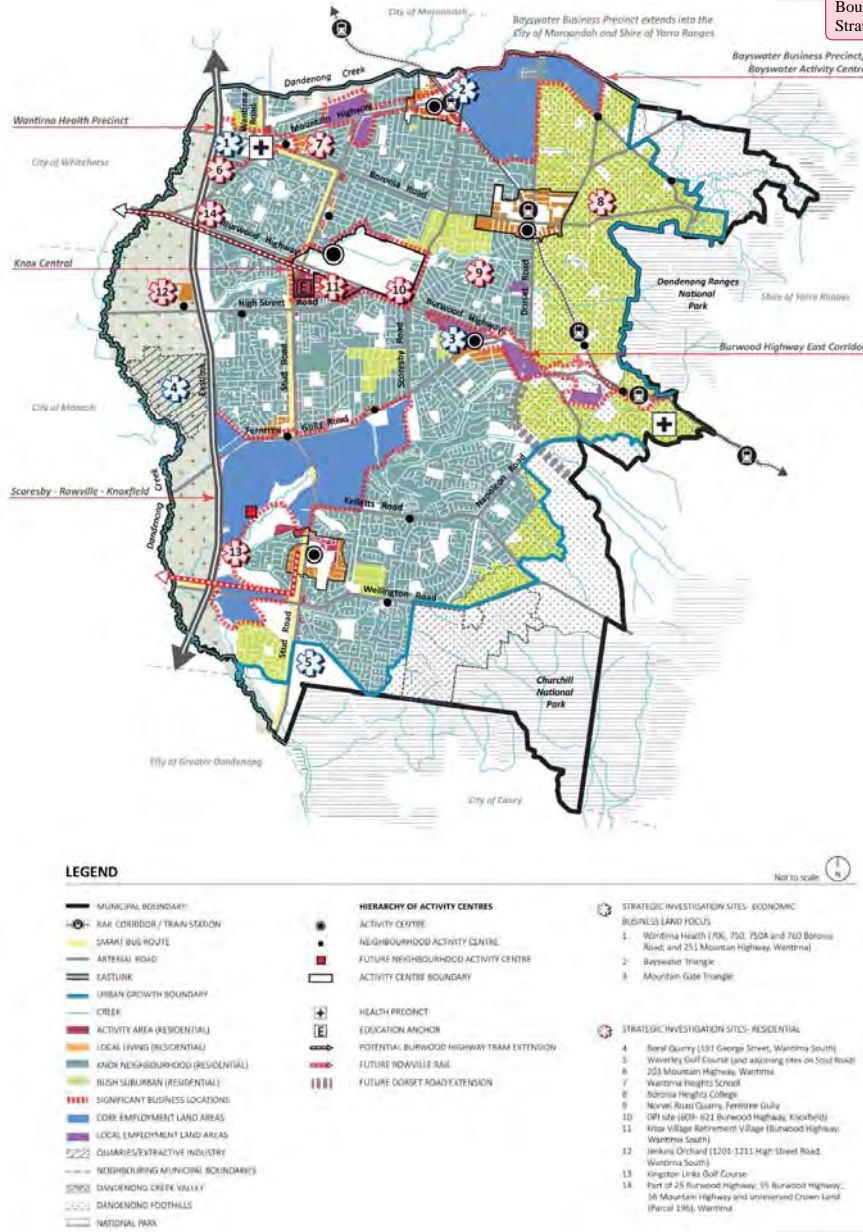
State of Knox Report, Knox City Council, 2016 (or as amended)

Commented [RR1]: Post Exhibition Change Updated reference to reference document

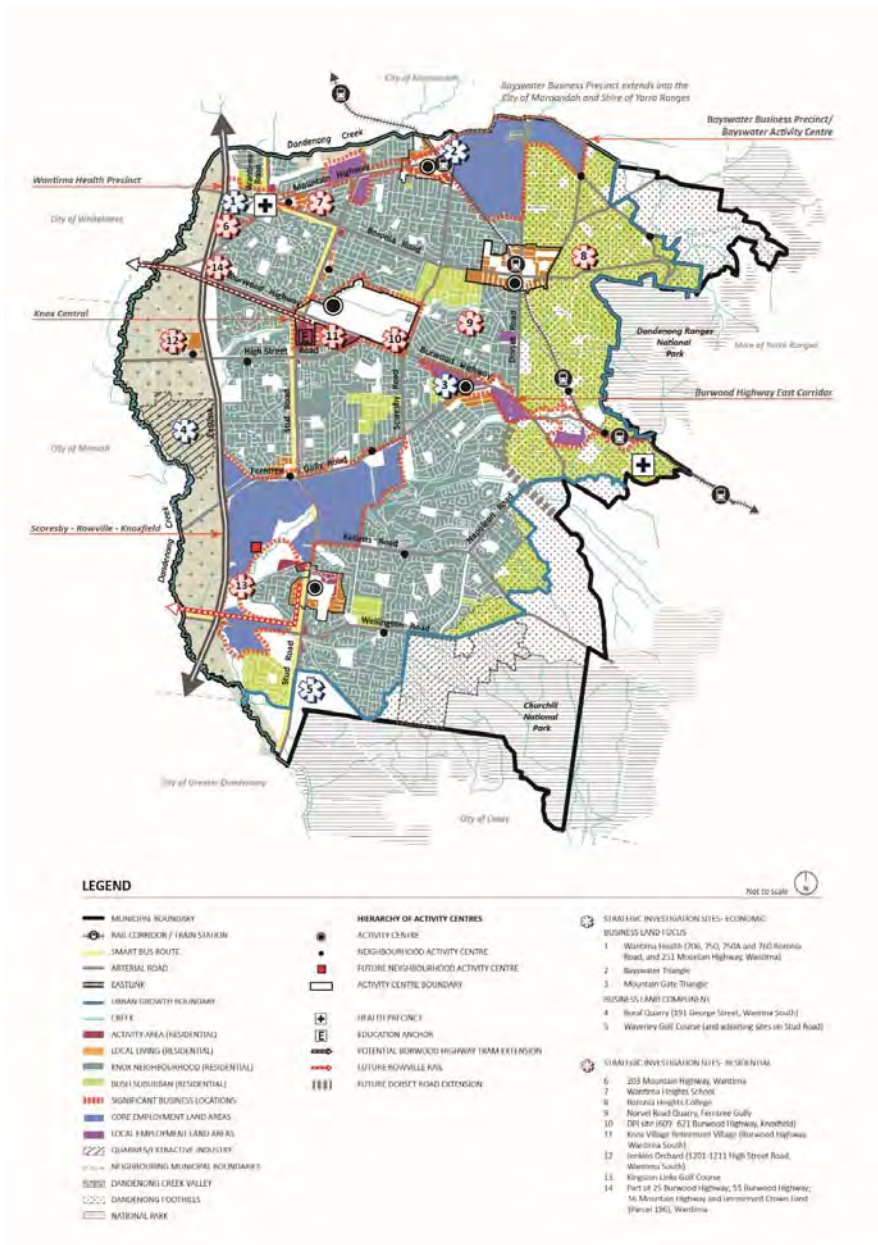
KNOX PLANNING SCHEME

Figure 1: Strategic Framework Plan

Commented [RR2]: Post exhibition change – updated map to correct boundary of Bayswater Business Precinct/Activity Centre Boundary. Updated status of Boral and Waverley Golf Course Strategic Site.



KNOX PLANNING SCHEME



21.03 ENVIRONMENTAL AND LANDSCAPE VALUES

24/05/2018
C449
Proposed
C164

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

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

21.03-1 A treed city

14/12/2017
C450
Proposed
C164

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

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

The ~~*Knox City Plan (incorporating the Council Plan) 2013-17 and Integrated City Strategy and Implementation Plan 2015-17*~~ *Knox Community and Council Plan 2017-2021*

recognises the role of the natural environment with its many values and benefits, and seeks to protect and enhance all natural areas in Knox. Preventing the loss of vegetation and enhancing the green and leafy image of Knox is central to its overall vision, reflecting its healthy, liveable communities and its local identity and character.

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

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

Key issues:

- Maintaining and strengthening Knox's 'green and leafy' image and its identifiable landscape character, despite development pressures.
- Recognising the importance of retaining canopy trees as the single most important factor in retaining Knox's landscape character and its natural environment.

- Improving overall understanding within the planning system of the value of trees in improving the liveability of Knox's communities, mitigating climate change impacts and providing a range of other health and wellbeing benefits.
- Habitat fragmentation.

Objective 1

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

Strategies

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

21.03-2 Biodiversity and native vegetation

14/12/2017
C150

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

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

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

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

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

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

Key issues

- Loss of habitat and loss of biodiversity.
- Protecting and enhancing natural environments and native vegetation for all their natural values, particularly in Sites of Biological Significance.
- Minimising any further reduction in indigenous vegetation that is occurring from land use fragmentation and development pressure.
- Controlling and managing pest plants.

Objective 2

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

Strategies

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

Objective 3

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

Strategies

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

Objective 4

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

Strategies

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

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

21.03-3 Natural corridors

14/12/2017
C150

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

Key issues

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

Objective 5

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

Strategies

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

21.03-4 Significant landscapes

14/12/2017
C150

The most significant landscape characteristic of Knox is its appearance as a suburban area set in a larger natural and rural landscape. Rural and green wedge land in Knox contributes

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

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

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

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

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

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

Key issues

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

Objective 6

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

Strategies

- 6.1 Maintain an urban edge that reflects the significance, on a metropolitan level, of the Dandenong Foothills, rural valleys, and natural landscapes along the eastern and western edges of Knox.
- 6.2 Protect and enhance the views of the Dandenong Foothills as vegetated hillsides.
- 6.3 Protect and enhance the views of the Lysterfield Valley as a pastoral landscape.

- 6.4 Protect the rural views along the floodplain of the Dandenong Creek that identify the remnant grazing and horticultural landscapes that once separated Melbourne from the Dandenong Ranges.
- 6.5 Protect and enhance the landscape quality and role of the Dandenong Creek Valley as a wide, green pastoral break separating Knox from the suburban character of the balance of the eastern suburbs of Melbourne.
- 6.6 Limit development within the Dandenong Foothills, Lysterfield Valley and Dandenong Creek Valley that may compromise their landscape and environmental significance.

Objective 7

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

Strategies

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

21.03-5 Implementation

24/05/2018
C149
Proposed
C164

Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to applications for the display of advertising signs on Bush Boulevards to protect significant landscapes.
- Apply Clause 22.02 (~~Industrial and Restricted Retail Sales Areas~~ [Design Employment Land](#) local policy) to ~~applicitions~~ [applications for](#) land in an Industrial + Zone or Commercial 2 Zone to ensure development provides high quality landscaping and visual amenity ~~in industrial and restricted retail employment land~~ areas.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to facilitate more sustainable landscapes and natural habitats.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to facilitate residential development that contributes to the strong 'green and leafy' character of Knox.
- ~~Apply Clause 22.08 (Scoresby Rowville Employment Precinct local policy) to land within the high amenity employment precinct to ensure development responds positively to existing environmental and landscape features.~~
- Request applications for use or development in or adjoining parks and waterways to provide information on whether the proposal would impact vegetation, air, water and soil quality of the park or waterway, as appropriate.

Application of zones and overlays

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

Further strategic work

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

Reference documents

Dandenong Foothills Urban and Landscape Review, Hansen Partnership Pty Ltd for Knox City Council, 2006

Dandenong Valley Parkland Future Directions Plan, Parks Victoria, 2006

Genetic Integrity Policy, Knox City Council, 2015

~~*Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)*~~

Knox Central Structure Plan, Knox City Council, October 2017

~~*Knox City Plan (incorporating the Council Plan) 2013-17, Knox City Council, 2013 (or as amended)*~~ [*Knox Community and Council Plan 2017-2021, Knox City Council, 2017 \(or as amended\)*](#)

Knox Urban Design Framework 2020, Planisphere, 2003

National Trust Register No. 355 – Lysterfield Valley and Yarra Ranges Landscape

Sites of Biological Significance in Knox - 2nd Edition, G.S. Lorimer, 2010

Figure 1: Environmental and Landscape Values Map



LEGEND

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

Not to scale 

KNOX PLANNING SCHEME

21.04 ENVIRONMENTAL RISKS

14/12/2017
[C466](#)
[Proposed](#)
[C164](#)

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

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

21.04-1 Bushfire

14/12/2017
 C150

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

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

Key issues

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

Objective 1

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

Strategies

Where land is affected by a Bushfire Management Overlay:

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

Objective 2

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

Strategies

Where land is affected by a Bushfire Management Overlay:

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

21.04-2 Land use conflicts

14/12/2017
C150
Proposed
C164

Exports from the manufacturing and wholesale trade account for a large proportion of the total gross revenue in Knox. In ~~2013~~2015/16, manufacturing and wholesale trade made up ~~40-56~~ per cent of the \$19-20 billion of gross revenue from Knox industry. It is important to maintain the viability of ~~industrial-employment~~ land, particularly ~~core employment land areas~~, by protecting it from the encroachment of ~~commercial~~commercial, residential, ~~sensitive~~ and other ~~sensitive~~ uses ~~that do not give support to industry and a production economy~~. Conversely, in considering new industrial development, it is important to consider potential adverse impacts the development might have on surrounding sensitive uses, like noise and air emissions (odour and dust).

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

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

Key issues

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

Objective 3

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

Strategies

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

Commented [RR1]: Post exhibition change in response to EPA Submission #17

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impacts such as noise, vibration, air emissions, odours and land and water contamination.

- 3.3 Maintain the viability and purpose of Knox's industrial key industrial and production economy areas (core employment land areas) and by minimising encroachment from non-industrial and low employment generating uses that are not complementary to the primary industrial use purpose of the area.

Commented [RR2]: Post exhibition change in response to EPA Submission #17

21.04-3
14/12/2017
C150

Closed landfills

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

Key issues

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

Objective 4

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

Strategies

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

21.04-4

Climate change resilience

14/12/2017
C150

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

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

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

Key issues

- Adapting the built environment to mitigate the impacts of climate change.
- Increased temperatures in urban areas as a result of extensive hard surfaces.

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- Increased severity and frequency of extreme weather events as a result of climate change.

Objective 5

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

Strategies

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

21.04-5 Potentially contaminated land

14/12/2017
C150

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

Objective 6

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

Strategies

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

21.04-6 Implementation

14/12/2017
C150
[Proposed](#)
[C164](#)

Policy Guidelines

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

Application of zones and overlays

- Apply a Bushfire Management Overlay to areas of high bushfire risk.
- Apply the Environmental Audit Overlay to potentially contaminated land that is rezoned to allow for a sensitive use.
- Apply the Vegetation Protection Overlay and Environmental Significance Overlay to significant environments and vegetation to protect and enhance

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existing vegetation to minimise climate change effects including the heat island impact.

Further strategic work

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

Reference documents

[*Knox Council and Community Plan 2017-2021, Knox City Council, 2017 \(or as amended\)*](#)[*Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 \(or as amended\)*](#)

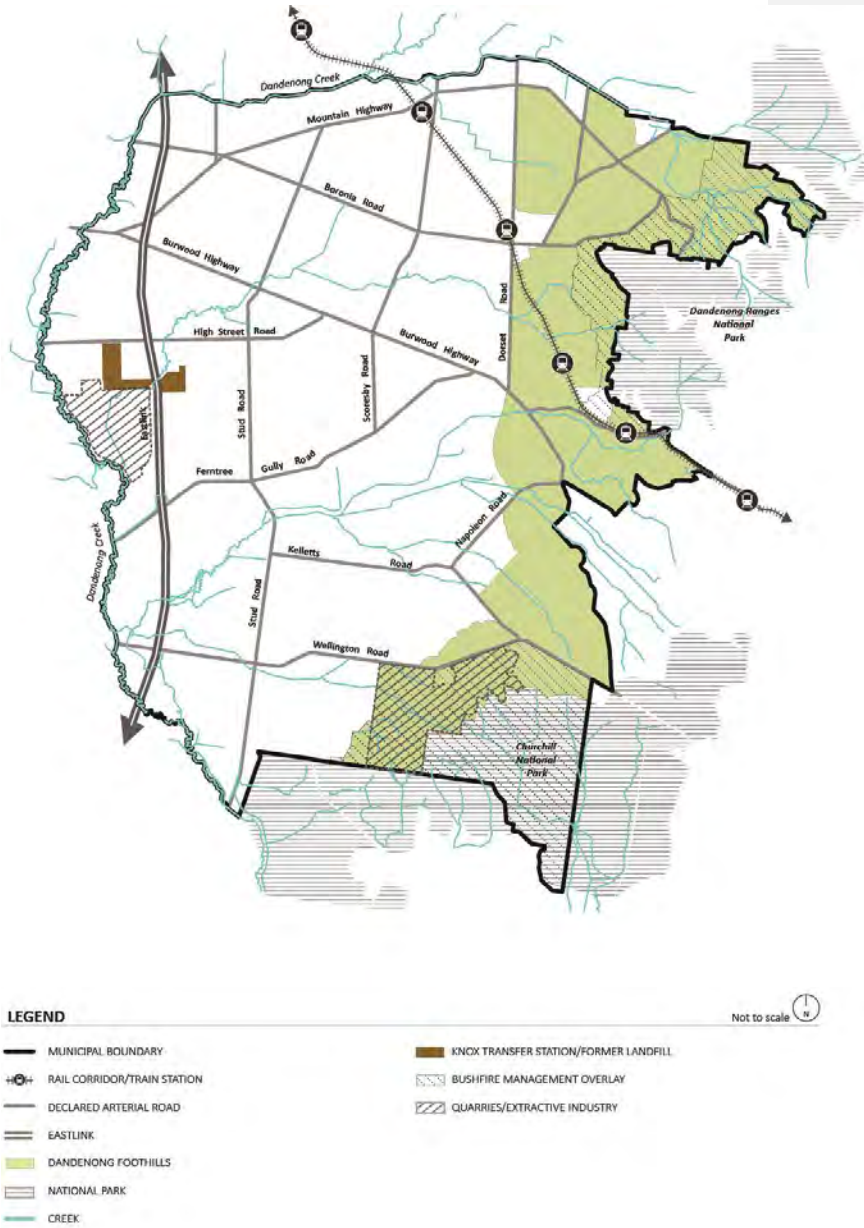
[*Knox City Plan \(incorporating the Council Plan\) 2013-17, Knox City Council, 2013 \(or as amended\)*](#)

Municipal Emergency Management Plan 2016-19, Knox City Council, 2016

Municipal Fire Management Plan 2015-18, Knox City Council, 2015

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Figure 1 - Environmental Risks Map



21.05 BUILT ENVIRONMENT AND HERITAGE

14/12/2017
C150
Proposed
C164

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

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

21.05-1 Local character, identity and sense of place

14/12/2017
C150

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

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

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

Key issues

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

Objective 1

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

Strategies

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

21.05-2 Urban design

14/12/2017
C150
Proposed
C164

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

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

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

Key issues

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

Objective 2

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

Strategies

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

Objective 3

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

Strategies

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

Objective 4

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

Strategies

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

21.05-3 Bush Boulevards and gateways

14/12/2017
C150

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

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

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

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

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

The two northern-most 'Tourist Gateways' located at The Basin and Upper Ferntree Gully neighbourhood activity centres are entry points to the Dandenong Ranges and provide convenience retail and other services, supporting tourism in the wider area. Opportunities

exist to strengthen the arrival experience at these gateways to capitalise on their Foothills setting and local character by integrating built form and landscape outcomes.

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

Key issues

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

Objective 5

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

Strategies

5.1 Along 'Bush Boulevards':

- Protect and enhance existing native vegetation within road reservations and minimise crossovers and impacts to street trees.
- Protect and emphasise views to the Dandenong Ranges.
- Outside of activity centres, require development to integrate with the surrounding landscape with substantial setbacks from the road planted with a natural arrangement of native canopy trees.
- Within activity centres, maintain a continuous setback that is planted with a native tree canopy and formal landscaping to reflect the role and context of the activity centre and to support active and pedestrian-friendly street frontages and public spaces.

5.2 Along 'Paths into the Hills':

- Support a built form that does not dominate landscape character.
- Protect and enhance existing native trees and understorey planting and minimise crossovers and impacts to street trees.
- Outside of activity centres and high bushfire risk areas require development to be setback and screened with a thick buffer of native vegetation and canopy trees, minimising visibility from the road.

5.3 Within 'Gateways':

- Create a sense of arrival and departure at 'Gateways' by integrating natural landscape treatments and public art.
- Protect view lines to significant landscapes.
- Protect and enhance existing native vegetation.
- Support planting of natural arrangements of trees and shrubs.

- 5.4 Within 'Dandenong Creek Valley Gateways', support lower-scale built form that does not dominate landscape character, is well setback and screened with canopy trees to maintain a sense of openness along the gateway corridor.
- 5.5 Within 'Tourist Gateways' located at The Basin and Upper Ferntree Gully, support lower-scale built form that respects the village character, Foothills setting and maintains public realm view lines to the Dandenong Ranges.

21.05-4
14/12/2017
C150

Design for safety

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

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

Key issues

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

Objective 6

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

Strategies

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

Objective 7

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

Strategies

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

21.05-5
14/12/2017
C150

Environmentally Sustainable Development

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

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

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

Key issues

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

Objective 8

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

Strategy

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

21.05-6
14/12/2017
C150

Heritage

Local heritage is an integral part of the evolution of land use in Knox and contributes to the diverse cultural heritage and identity of the City. The *City of Knox Heritage Study* (1993)

identifies many known heritage places in the municipality, however it is not a comprehensive record of all places of historic and cultural significance in Knox.

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

Two Aboriginal clans are recognised by Knox City Council as the Traditional Owners of land within Knox; the Boon Wurrung People and the Wurundjeri People of the Kulin Nation. Significant cultural places of historic significance known to exist include the Dandenong Police Paddocks in Rowville, Dandenong Creek and views towards Mount Corhanwarrabul, which are of spiritual significance. Many other places of Aboriginal cultural heritage are yet to be identified, and some may not be until new development is proposed. Areas of Aboriginal cultural heritage sensitivity are primarily located along waterways and around Lysterfield Park and are subject to requirements under the *Aboriginal Heritage Act 2006*.

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

Key issues

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

Objective 9

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

Strategies

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

Objective 10

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

Strategies

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

21.05-7 Advertising signs

14/12/2017
C450
Proposed
C164

Advertising signs provide important information relating to local businesses and services and support economic growth, however they can have detrimental impacts on the visual amenity of local areas. The challenge is to ensure that advertising signs are able to adequately and appropriately identify local businesses and services whilst taking into account their visual impact on the built form, streetscape and local amenity.

Key issues

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

Objective 11

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

Strategies

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

21.05-8 Implementation

14/12/2017
C450
Proposed
C164

Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to applications for the display of advertising signs to ensure advertising signs meet advertising needs of businesses on the land, without causing visual clutter or having detrimental streetscape or amenity impacts.
- Apply Clause 22.02 (~~Industrial and Restricted Retail Sales Area Design~~ Employment Land local policy) to applications for land in an Industrial + Zone or Commercial 2 Zone to ensure ~~the design of industrial and restricted retail sales~~ development maintains and enhances the appearance and amenity of ~~industrial and restricted retail~~ employment land areas.
- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential uses and development in residential areas to ensure the design is attractive and protects the residential character of the area.
- Apply Clause 22.04 (Environmentally Sustainable Development local policy) to relevant development applications to facilitate environmentally sustainable design outcomes.

- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to residential and mixed use development in the Commercial 1 Zone to ensure development has a high standard of visual appearance and is of an appropriate scale.
- Apply Clause 22.07 (Development in Residential Areas and Neighbourhood Character local policy) to development in residential zones to ensure the design of development responds to the preferred future character of residential areas.
- ~~Apply Clause 22.08 (Scoresby Rowville Employment Precinct local policy) to land in the precinct to ensure development maintains high design and amenity standards.~~
- Use Accessibility Guidelines to assist consideration of accessibility issues as part of the consideration of development proposals, as appropriate.

Application of zones and overlays

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

Further strategic work

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

Reference documents

City of Knox Heritage Study, McInnes, M, 1993

~~*Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)~~

Knox Arts and Cultural Plan 2012-22, Knox City Council, 2012

Knox City Council Mobility Study, Knox City Council, 2011

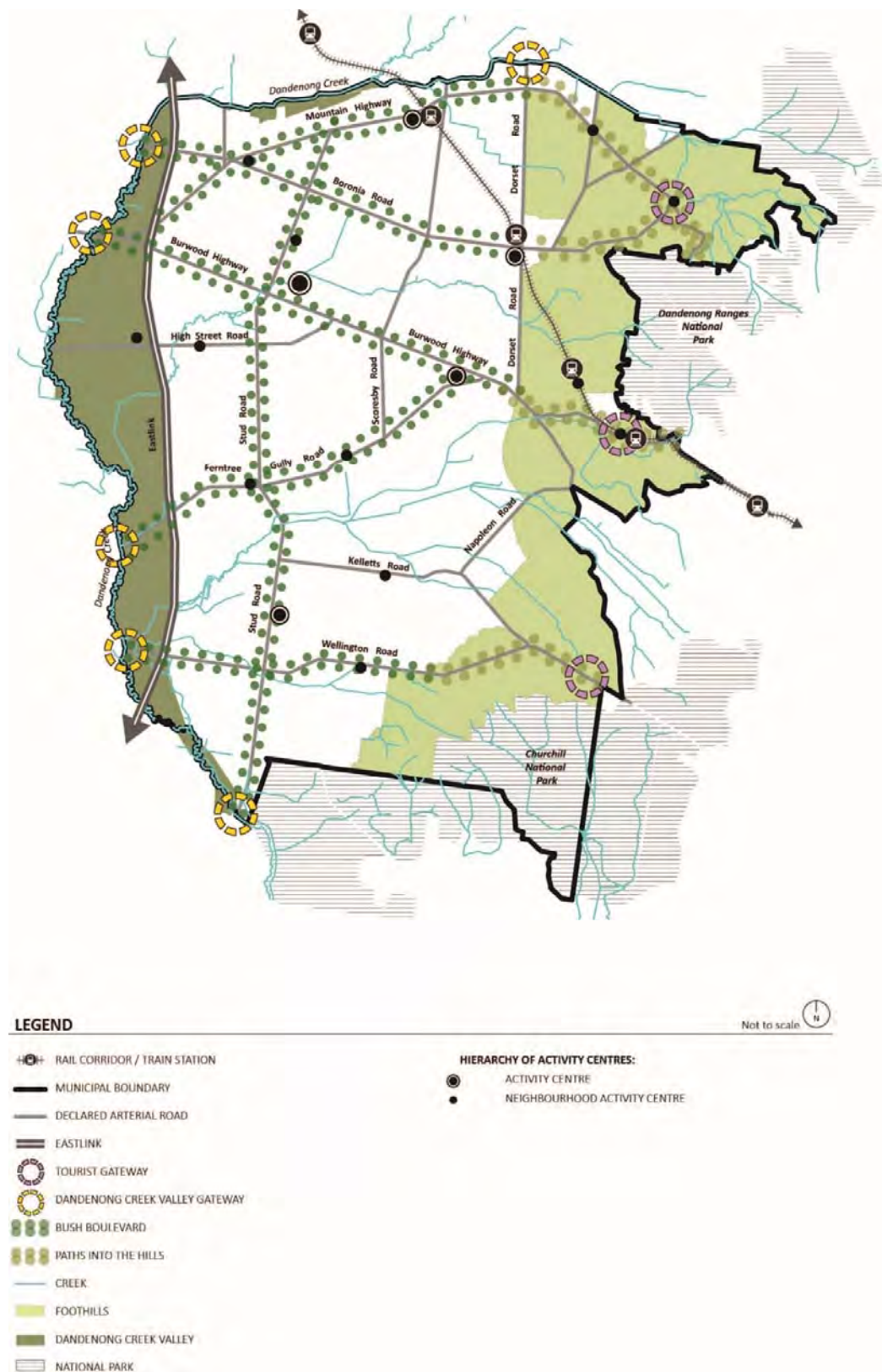
~~*Knox City Plan (incorporating the Council Plan) 2013-17*, Knox City Council, 2013~~ [Community and Council Plan 2017-2021](#), Knox City Council, 2017 (or as amended)

Knox Community Safety Plan 2013-2017, Knox City Council, 2013

Knox Liveable Streets Plan 2012 -2022, Knox City Council, 2012

Knox Urban Design Framework 2020, Planisphere, 2003

Figure 1 - Bush Boulevards and Gateways Map



KNOX PLANNING SCHEME

21.06 HOUSING

24/05/2018
 G149
 Proposed
 C164

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

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

21.06-1 Scaled approach to residential development

14/12/2017
 C150
 Proposed
 C164

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

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

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

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

Strategic Investigation Sites

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

Key Issues

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

Objective 1

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

Strategies

- 1.1 Support residential development that is consistent with preferred dwelling typologies for each area as shown in Figure 1 – Housing Framework Map.
- 1.2 Direct growth away from Bush Suburban and Knox Neighbourhood areas.

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- 1.3 Direct housing growth toward Local Living and Activity Areas.
- 1.4 Support residential development, where appropriate, on Strategic Investigation Sites (in whole or in part).
- 1.5 Support residential development and mixed use development with a residential component in the Commercial 1 Zone, consistent with the local policy at Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone).
- 1.6 Support residential development on large development sites located within a Design and Development Overlay or a Development Plan Overlay, consistent with the provisions of those overlays and the underlying zone that applies.
- 1.7 [Support residential development within the Wantirna Health Precinct which supports and complements the health, education and community and other employment generating activities of the precinct and provides accessible housing options not in conflict with or constraining to the strategic directions of the precinct as specified in Clause 21.07.](#)

21.06-2 Diversity of housing choice14/12/2017
C150

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

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

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

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

Key Issues

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

Objective 2

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

Strategies

- 2.1 Support a diverse range of housing, including smaller dwellings.

KNOX PLANNING SCHEME

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

Objective 3

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

Strategies

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

21.06-3 Design and character

14/12/2017
C150

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

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

Bush Suburban

Bush Suburban Areas include two distinct areas: the Dandenong Foothills and the Sites of Biological Significance. These areas have distinctive and significant biological values. Limited and low scale residential development is anticipated in these areas in order to protect the environmental and biological qualities that make these areas distinct.

Knox Neighbourhood Areas

Knox Neighbourhood Areas represent the majority of Knox's residential areas and have a sense of spaciousness within the public and private realm. These areas will continue to be low-scale neighbourhoods, characterised by detached dwellings with large backyards which contribute to the area's green and leafy character.

Local Living Areas

Local Living Areas are focused around the larger local villages of Wantirna Mall, Studfield, Scoresby Village and Mountain Gate. These areas are within walking distance of local shops and public transport. Medium scale residential development that contributes to the green and leafy character of the area is encouraged within these areas.

The Orchards in Wantirna South is also included in Local Living Areas, with its future character represented in Schedule 10 to the Development Plan Overlay.

KNOX PLANNING SCHEME

Activity Areas

Knox's Activity Centres contain a range of shops, services and employment and have good access to a range of public transport options. A greater range and increased densities of residential development are encouraged within these areas.

Key Issues

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

Objective 4

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

Strategies

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

21.06-4

14/12/2017
C150

Areas with significant landscape and environmental values

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

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

Key issues

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

Objective 5

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

Strategies

- 5.1 Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation in the Foothills.

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

Objective 6

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

Strategies

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

21.06-5 Non-residential uses in residential areas

14/12/2017
C150
Proposed
C164

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

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

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

Key issues

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

Objective 7

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

Strategies

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

KNOX PLANNING SCHEME

21.06-6 Implementation

24/05/2018
C149
Proposed
C164

Policy guidelines

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

Application of zones and overlays

- Apply residential zones to be consistent with the *Knox Housing Strategy 2015*.
- Apply the Neighbourhood Residential Zone – Schedule 1 to the Bush Suburban - Dandenong Foothills Area.
- Apply the General Residential Zone – Schedule 1, or other zone as appropriate, to Strategic Investigation Sites (Residential) and other large residential development sites located within a Design and Development Overlay or a Development Plan Overlay.
- Apply the General Residential Zone – Schedule 2 to Knox Neighbourhood Areas.
- Apply the General Residential Zone – Schedule 3 to Local Living Areas.
- Apply the General Residential Zone – Schedule 5 to the Other Bush Suburban Areas.
- Apply the Residential Growth Zone – Schedule 1 to Activity Areas, where no other guidance applies.
- Apply the General Residential Zone – Schedule 4 and the Residential Growth Zone – Schedule 2 to Bayswater and Boronia Major Activity Centres.
- Apply the Commercial 1 Zone within activity centres to encourage increased residential densities.
- Apply the Mixed Use Zone to allow for residential and commercial mixed use development in appropriate locations.
- Apply the Design and Development Overlay, as appropriate, to achieve specific design, built form and landscape outcomes for local areas, including activity centres and Strategic Investigation Sites.
- Apply the Development Plan Overlay, as appropriate, to provide for integrated and orderly development of larger sites (including Strategic Investigation Sites) and achieve appropriate lot size, density and layout outcomes.
- Apply the Design and Development Overlay, the Significant Landscape Overlay and the Environmental Significance Overlay to land in the Dandenong Foothills to ensure development and vegetation removal respects the environmental significance of the area.

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- Apply the Bushfire Management Overlay to areas identified as being of high bushfire risk.

Further strategic work

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

Reference documents

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

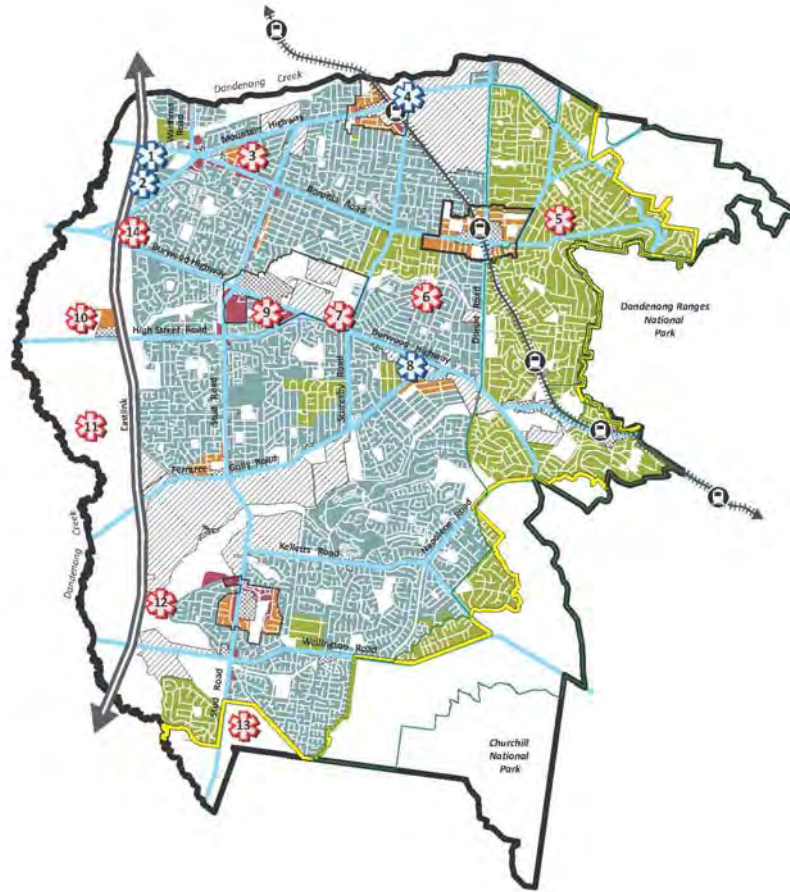
Knox Housing Strategy 2015, Knox City Council, 2015

[Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, 2017](#) July 2018

Commented [RR1]: Post exhibition updated reference to reference document

KNOX PLANNING SCHEME

Figure 1 – Housing Map



LEGEND

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

- STRATEGIC INVESTIGATION SITES - RESIDENTIAL
 - 3 Wantirna Heights School
 - 5 Boronia Heights College
 - 6 Norwell Road Quarry, Ferntree Gully
 - 7 DPI site, 509-521 Burwood Highway
 - 9 Knox Village Retirement Village (Burwood Highway)
 - 10 Jenkins Orchard (1205-1211 High Street Road, Wantirna South)
 - 11 191 George Street, Wantirna South (Boral Quarry)
 - 12 Kingston Links Golf Course
 - 13 Waverley Golf Course (land adjoining sites)
 - 14 Part of 25 Burwood Highway, 55 Burwood Highway, 56 Mountain Highway and unreserved Crown Land (Parcel 196), Wantirna

- STRATEGIC INVESTIGATION SITES - EMPLOYMENT/ COMMERCIAL/MIXED USE *
 - 1 & 2 Wantirna Health Precinct (750-750A Boronia Road and 203 Mountain Highway, Wantirna)
 - 4 Trayswater Triangle
 - 5 Mountain Gate Triangle

* See also Clause 21.07 Economic Development Framework Map

Not to scale

KNOX PLANNING SCHEME

21.07 ECONOMIC DEVELOPMENT

24/05/2018
C449
[Proposed](#)
[C164](#)

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

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

21.07-1 Economic growth and employment

14/12/2017
C460
[Proposed](#)
[C164](#)

~~Knox is a major contributor to the regional and broader Melbourne economies, with exports largely dependent on the manufacturing and wholesale trade sectors. Recent jobs growth in health care and social assistance and professional, scientific and technical services, with a small decline in manufacturing suggest a shift towards a knowledge based economy.~~

~~Knox enjoys a reputation as a high employment generator, with steady, higher than average levels of workplace participation and lower than average unemployment rates. The highest employment industry sectors are manufacturing, retail trade, wholesale trade and healthcare and social assistance.~~

~~Knox has a skilled workforce, which makes it an attractive place to locate for business. Knox has a range of significant employment precincts, as well as a network of smaller commercial and industrial hubs, as shown in Figure 1 to this clause. Both the Bayswater Industrial Precinct and the Scoresby-Rowville Employment Precinct have significant investment and employment opportunities. The Wantirna Health Precinct is recognised in *Plan Melbourne 2017-2050* as a State significant health precinct, and will also be a major employment centre for health, community and education services.~~

~~Knox has around 13,000 businesses operating within it, employing a workforce in excess of 55,000 people. Just over 9 per cent of land in Knox is specifically zoned for industrial or commercial purposes.~~

~~In Knox, 28 per cent of working residents are employed within the municipality and 56 per cent of businesses are registered as 'non-employing', which suggests home-based business is an important source of employment.~~

~~The supply of land for primary industry in Knox is mostly located outside the Urban Growth Boundary. Knox enjoys a reputation as a high employment generator, with steady, higher than average levels of workplace participation and lower than average unemployment rates.~~

~~Knox has a workforce in excess of 55,000 people employed by some 13,000 businesses that operate in the municipality. The majority (97%) of these businesses employ less than 20 people.~~

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

~~Knox is a major contributor to the regional and broader Melbourne economies, with exports largely dependent on the manufacturing and wholesale trade sectors.~~

~~While manufacturing is expected to remain a key industry in terms of employment and economic output, the development of other industries is diversifying the local economy to a more knowledge intensive economy. Recent economic output and value added growth between 2011 and 2016 has been in the industry sectors of: professional, scientific and technical services; construction; rental, hiring and real estate; and health care and social assistance.~~

~~The following terms of 'Propulsive Industry Sectors', 'Significant Business Locations', 'Core Employment Land Areas' and 'Local Employment Land Areas' have the same meanings as that used in the *Knox Land for Business Directions Plan, 2017* and the focus~~

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proposed for these sectors and locations implement land use and development directions and actions of the plan.

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

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

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

The Knox Land for Business Directions Plan 2017 anticipates that additional industrial, commercial and retail floorspace will be required over the next 20 years to meet future demand for employment and economic output generating land uses. This will be achieved through development of the small amount (approximately 7%) of vacant industrial and commercial zoned land, the creation of new industrial and commercial land opportunities as they may become available, and more efficient utilisation of existing land. The use of 'core employment land areas' for low level economic output and/or employment uses such as places of worship and recreation centres needs to be appropriately managed to ensure sufficient land is retained and available for core employment and production related uses that generate greater employment and economic activity.

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

Bayswater Business Precinct/Bayswater Activity Centre and Scoresby-Rowville-Knoxfield are Knox's largest 'Significant Business Locations' in terms of employment numbers, economic output and land. Within these employment locations there are two major land concentrations of employment and economic activity that should be protected from encroachment from other land uses given their strategic and economic value to the local and regional economy. These 'core employment land areas' are identified in Figure 1 to this Clause.

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

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

A number of 'local employment land areas' provide important services to Knox residents and businesses in relation to availability of land to support smaller industrial businesses, provides services to local communities and provide local business opportunities.

Considerations for these areas are managing interfaces with nearby uses and encouraging an ongoing mix of employment uses.

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

Many of Knox's employment land areas have a good standard of design and amenity which offers businesses, employees and visitors a high quality environment. However there are

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[some employment locations which require renewal or refurbishment in order to attract new business investment and employees.](#)

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

Key issues

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

Objective 1

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

Strategies

~~4.1 Support the development of local businesses with a focus on advanced and high value manufacturing, health, ageing and business services.~~

~~4.2 Support appropriate home-based business, having regard to local amenity considerations.~~

~~4.3 Support development that accommodates emerging business trends.~~

~~4.4 Support the formation of industry clusters and networks.~~

~~4.5 Support restricted retail development in highway locations and on the periphery of activity centres.~~

~~4.6 Avoid alternative use of economically viable primary industry sites.~~

~~4.7 Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.~~

~~4.8 Facilitate infill development of vacant commercial and industrial sites and innovative development of underutilised land to support new employment and achieve active frontages.~~

[1.1 Support the development of local businesses with a focus on Knox's propulsive industry sectors, including advanced and high value manufacturing, health care, construction, wholesale trade and professional services.](#)

[1.2 Support the formation of industry clusters and business networks which encourage collaboration, innovation and ideas sharing within the area and region.](#)

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- 1.3 Support a broad range of employment opportunities by catering for different types of business in association with the 'Significant Business Locations', 'core employment land areas', 'local employment land areas' and Activity Centres.
- 1.4 Support restricted retail development on main road locations in commercial zones within the Burwood Highway East Corridor 'Significant Business Location'.
- 1.5 Support complementary office opportunities on commercial and industrial land that promotes co-working, small business, collaboration and innovation.
- 1.6 Facilitate infill development of vacant commercial and industrial sites, improvements to public realm spaces and efficient development of underutilised land to support new and ongoing employment opportunities within Knox.
- 1.7 Support appropriate home-based business, having regard to local amenity considerations.
- 1.8 Avoid alternative use of economically viable extractive industry sites.
- 1.9 Support tourism opportunities for activity centres located at gateways to the Dandenong Ranges.
- 1.10 Support industry sectors associated with providing for an aging community

Objective 2

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

Strategies

- ~~2.1 Avoid non industrial uses on industrial land that will compromise the supply and viability of the land for industrial and productive economy related uses.~~
- ~~2.2 Facilitate site consolidation and redevelopment of under utilised sites in industrial areas.~~
- ~~2.3 Avoid fragmentation of industrial sites and buildings.~~
- ~~2.4 Support industrial development with compact internal arrangements that provide for efficient land use.~~
- 2.1 Support high generating employment and high economic output uses, including Knox's key propulsive industries in 'core employment land areas' as shown in Figure 1 to this Clause by only fostering uses in these areas which directly support the employment and production economy role of the Significant Business Location. Other uses can be considered for buildings fronting main roads taking into account existing uses and development and main road access and exposure requirements.
- 2.2 Facilitate a mix of employment and other land uses in 'local employment land areas' and in other employment locations outside 'core employment land areas' which are sited and designed to minimise negative impacts on the amenity of nearby sensitive land uses and to optimise amenity improvements, do not adversely affect the amenity of nearby land.
- 2.3 Facilitate site consolidation and redevelopment of under-utilised sites in industrial and commercial areas.
- 2.4 Support industrial development with internal arrangements that provide for efficient land use, including multi-storey development.
- 2.5 Support development of Strategic Investigation Sites as shown in Figure 1 to this Clause with a business land focus or business land component.
- 2.6 Encourage the location of restricted retail premises along Burwood Highway in the Burwood Highway East Corridor 'Significant Business Location'.

Objective 3

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

Commented [RR1]: Post exhibition change in response to EPA Submission #17.

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Strategies

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

Objective 4

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

~~To facilitate development and support the growth of key employment precincts, including the Scoresby-Rowville Employment Precinct, Bayswater Industrial Precinct and the Wantirna Health Precinct.~~

Strategies

- ~~4.1 Support a transition towards knowledge based industries in areas traditionally dominated by manufacturing, particularly in the Bayswater Industrial Precinct.~~
- ~~4.2 Facilitate development of the Scoresby-Rowville Employment Precinct as a regional employment and national and international business attractor for technologically advanced industry (including hi-tech and bio-tech industries) that provide high amenity and lifestyle options.~~
- ~~4.3 Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and community employment uses.~~
- ~~4.4 Support residential development within the Wantirna Health Precinct which supports and complements the health, education and community activities of the precinct and provides accessible housing options.~~
- ~~4.5 Support a collaborative approach to planning for the Bayswater Industrial Precinct across the Knox, Maroondah and Yarra Ranges Councils.~~
- 4.1 Support land use and development in ‘Significant Business Locations’ commensurate with their role, function and strategic directions outlined in Table 1 to this Clause.
- 4.2 Facilitate development and investment in the Scoresby-Rowville-Knoxfield ‘Significant Business Location’ as a high quality employment destination of state standing, providing high amenity and lifestyle options.
- 4.3 Support development and investment in Knox Central Activity Centre as a major commercial and employment focus for the municipality as part of a diverse precinct serving a regional base.
- 4.4 Support the diversification and attraction of innovative, adaptive and knowledge based businesses in ‘Significant Business Locations’ which are aligned with Knox’s and the region’s key propulsive industries, particularly in Scoresby-Rowville-Knoxfield, Bayswater Business Precinct and Wantirna Health Precinct.
- 4.5 Facilitate a collaborative approach to support planning, development and investment in the Bayswater Business Precinct across the Knox, Maroondah and Yarra Ranges Councils.

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- 4.6 [Support improved integration and connection between the Bayswater Business Precinct and the Bayswater Activity Centre.](#)
- 4.7 [Facilitate and support development of the Wantirna Health Precinct with a focus on health, education and community and other complementary employment generating uses.](#)
- 4.8 [Support development and investment in the Burwood Highway East Corridor to strengthen its role as a Significant Business Location.](#)

Table 1 – Knox Significant Business Locations table

Scoresby-Rowville-Knoxfield	
<p><u>Role and function</u></p> <p>This location includes Industrial and Commercial 2 zoned land, as well as the Scoresby Village Neighbourhood Activity Centre.</p> <p>This location is important for investment and employment in Knox and is recognised as a regionally significant employment cluster. It contains the highest number of jobs within any 'Significant Business Location' in Knox.</p> <p>Part of the industrial zoned land forms one of two 'core employment land areas' in Knox, which need to be protected from encroachment from non-employment uses, given the strategic and economic value of this land to the local and regional economy.</p> <p>This location is expected to be in high demand for new business, given its locational advantages with good access to Eastlink and, by extension, to the National Employment Innovation Clusters of Monash and Dandenong, availability of greenfield sites, high levels of amenity and proximity to other established businesses.</p> <p>The location will need to provide flexible lot size options to accommodate broader changes in the industrial sector, by facilitating a transition away from large format manufacturing towards more technical and advanced forms of manufacturing. This includes the propulsive manufacturing industry subsectors of professional, scientific, computer and electronic equipment manufacturing, human pharmaceutical product manufacturing; and specialised and other machinery and equipment manufacturing.</p> <p>Public transport improvement opportunities include a future Rowville rail link.</p> <p>There is an opportunity for a new neighbourhood centre in Caribbean Park to service the needs of local businesses and employees in this business location. Restricted retail premises are to be discouraged in this centre.</p>	<p><u>Strategic directions</u></p> <p>Facilitate and support the development of this location as a high amenity key employment destination, of state standing.</p> <p>Support the transition from larger format sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors.</p> <p>Discourage non-employment uses within 'core employment land areas'.</p> <p>Discourage restricted retail use except in Commercial 1 Zone.</p> <p>Advocate for the future Rowville rail link, to improve accessibility to the location, improve sustainability and provide development opportunities for businesses.</p> <p>Support a centrally located neighbourhood centre to service the needs of businesses and employees in this location, and which responds positively to surrounding natural features.</p> <p>Support development which maintains high standards of built form and open space design and landscaping, and which enhances the high amenity standards of this location.</p> <p>Maximise opportunities to integrate development with surrounding open space and natural areas and ensure environmental and heritage character, views and vistas are maintained.</p> <ul style="list-style-type: none"> ▪ Support land use and development within this location to be consistent with: ▪ The strategic directions outlined in Table 2 to this Clause in relation to the Scoresby Village Activity Centre ▪ Clause 22.02 (Employment Land local policy) ▪ Clause 43.04 – Schedule 6 to the Development Plan Overlay (Scoresby-Rowville Employment Precinct) – also known as Caribbean Park and Enterprise Park (part of) employment land areas and Stamford Park parklands and homestead. ▪ Any other relevant local policy, zone, overlay and particular provisions.
Knox Central Activity Centre	
<p><u>Role and function</u></p> <p>The premier activity centre in Knox provides a major commercial and</p>	<p><u>Strategic directions</u></p>

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<p><u>employment focus for the municipality, as part of a diverse precinct serving a regional base.</u></p> <p><u>Significant residential opportunities for medium to high density housing throughout the activity centre will go hand in hand with the strengthened role of the centre as a business and employment location.</u></p> <p><u>The activity centre offers opportunities for redevelopment of existing sites over the short to medium term, which can improve diversity of employment generating uses, result in significant amenity improvements, improve site utilisation and facilitate reinvestment in existing businesses.</u></p> <p><u>There are significant opportunities to diversify existing industrial and commercial areas, and to improve integration of employment uses with nearby open space and with the retail core of the activity centre.</u></p>	<p><u>Support a diverse range of mixed uses within industrial, commercial and mixed use zones to reflect the regional role of the activity centre.</u></p> <p><u>Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the retail core of the activity centre.</u></p> <p><u>Advocate for the potential Burwood Highway tram extension, to improve accessibility for the location, improve sustainability and provide development opportunities for businesses.</u></p> <p><u>Support land use and development within the precinct to be consistent with:</u></p> <ul style="list-style-type: none"> ▪ <u>The strategic directions outlined in Table 2 to this Clause;</u> ▪ <u>Clause 21.10-2 (Local Areas – Knox Central Activity Centre);</u> ▪ <u>Clause 22.02 (Employment Land local policy)</u> ▪ <u>Clause 43.02 – Schedule 13 to the Design and Development Overlay (Knox Central Activity Centre);</u> ▪ <u>Clause 43.04 – Schedule 2 to the Development Plan Overlay (Knox Central Commercial Core Precinct Westfield Knox); and,</u> ▪ <u>Any other relevant local policy, zone, overlay and particular provisions.</u>
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<p><u>Bayswater Business Precinct/Bayswater Activity Centre</u></p>	
<p><u>Role and function</u></p> <p><u>This location includes a significant area of Industrial 1 zoned land, as well as the Bayswater Activity Centre.</u></p> <p><u>The broader Bayswater Business Precinct also includes industrial and commercial zoned land across the Shire of Yarra Ranges and City of Maroondah.</u></p> <p><u>It is the largest significant business location in Knox in terms of area of land, while the entire Bayswater Business Precinct covers an area of approximately 800 hectares.</u></p> <p><u>The Bayswater Business Precinct is important for investment and employment in Knox and the neighbouring municipalities and is recognised as a regionally significant employment cluster. In response to a significant amount of land use transition in recent years a strategic partnership project has been formed by the three Councils with Swinburne University and key industry groups to improve the precinct's economic and employment performance, physical design and function.</u></p> <p><u>The Bayswater Business Precinct will need to provide flexible lot size options to accommodate broader changes in the industrial sector, by facilitating a transition away from large format manufacturing towards a mix of formats and more technical and advanced forms of manufacturing. This includes the propulsive manufacturing industry subsectors of</u></p>	<p><u>Strategic directions</u></p> <p><u>Facilitate and support the development of this location as a key employment destination, of national significance.</u></p> <p><u>Support the transition from larger format employment land sites to a mix of site sizes, to accommodate broader changes in the industrial and manufacturing sectors.</u></p> <p><u>Support industrial uses within the Bayswater Business Precinct, reinforcing the importance of this precinct to the production economy in Knox.</u></p> <p><u>Discourage non- employment uses within 'core employment land areas'.</u></p> <p><u>Discourage restricted retail use except in Commercial 1 zoned land.</u></p> <p><u>Facilitate and support opportunities to improve integration of employment generating uses with residential uses, open space and the Bayswater Activity Centre.</u></p> <p><u>Support land use and development within the location to be consistent with:</u></p> <ul style="list-style-type: none"> ▪ <u>The strategic directions outlined in Table 2 to this Clause in relation to land within the Bayswater Activity Centre;</u> ▪ <u>Clause 21.10-4 (Local Areas – Bayswater Activity Centre)</u> ▪ <u>Clause 22.02 (Employment Land local policy)</u> ▪ <u>Clause 43.02 – Schedule 6 to the Design and Development Overlay (Bayswater Major Activity Centre); and,</u>

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<p>professional, scientific, computer and electronic equipment manufacturing; human pharmaceutical product manufacturing; and specialised and other machinery and equipment manufacturing.</p> <p>Vacant or underutilised land will provide redevelopment opportunities to improve site utilisation, increase floor area for employment generating uses, and facilitate reinvestment for businesses reinventing themselves.</p> <p>Part of the Bayswater Business Precinct forms one of two 'core employment land areas' identified for Knox, which need to be protected from encroachment from low employment and/or low economic output uses, given the strategic and economic value of this land to the local and regional economy.</p> <p>Grade separation of the railway lines and station upgrade in Bayswater Activity Centre has provided opportunities for improved accessibility and amenity outcomes, and new redevelopment opportunities for both the Activity Centre and the Bayswater Business Precinct.</p> <p>Opportunities exist to better integrate the Bayswater Business Precinct with the activity centre to encourage a mix of employment types, amenity improvements and reinvestment in commercial and industrial floorspace, including the Bayswater Triangle Strategic Investigation Site. Redevelopment of the Bayswater Triangle Site should be guided by the Bayswater Triangle Masterplan 2011 and the endorsed Option C and should principally provide a business land focus.</p>	<ul style="list-style-type: none"> ▪ Any other relevant local policy, zone, overlay and particular provisions.
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<p>Burwood Highway East Corridor</p>	
<p>Role and function</p> <p>This location consists of land in industrial and commercial zones which abut Burwood Highway, and includes the Mountain Gate Activity Centre.</p> <p>The precinct provides a range of employment opportunities in primarily small-medium sized businesses which serve the needs of the local community.</p> <p>The location offers opportunities for redevelopment of existing sites over the short to medium term, which can improve diversity of employment generating uses, result in significant amenity improvements, improve site utilisation and facilitate reinvestment in existing businesses.</p> <p>Development outcomes will benefit from strategic land use and design guidance for the precinct.</p> <p>Opportunities for the precinct include its proximity to the Anghiss Hospital precinct and the potential Dorset Road extension.</p>	<p>Strategic directions</p> <p>Support restricted retail uses along Burwood Highway.</p> <p>Support opportunities to improve integration of employment generating uses with open space, residential uses, the Mountain Gate Activity Centre and neighbourhood centres.</p> <p>Strengthen the strategic planning and urban design outcomes for the precinct in light of the future preferred character as a likely strategic business expansion area</p> <p>Advocate for the Dorset Road extension.</p> <p>Support land use and development within the location to be consistent with:</p> <ul style="list-style-type: none"> ▪ The strategic directions outlined in Table 2 to this Clause in relation to land within the Mountain Gate Activity Centre; ▪ Clause 22.02 (Employment Land local policy) ▪ Any other relevant local policy, zone, overlay and particular provisions.

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<p>Redevelopment of the Mountain Gate Triangle Site which consists of a number of sites in different ownership has potential for a mix of commercial uses, subject to a strategic master planning process.</p>	
Wantirna Health Precinct	
<p>Role and function</p> <p>This precinct is a health precinct of State significance, consisting of land in residential, commercial and public use zones.</p> <p>The precinct includes the Knox Private Hospital, Wantirna Health Hospital and the Wantirna Mall Activity Centre.</p> <p>This precinct is expected to be in high demand as a business and employment precinct, given its locational advantages with good access to Eastlink, location on a smart bus route, and proximity to existing major health providers.</p> <p>Anticipated high levels of land use change and investment opportunities in this precinct will stimulate further business and employment growth.</p> <p>The primary focus of the precinct will be to support and strengthen employment generating uses, primarily in the health, community and education sectors. This will include technology and research and development land uses to support existing and future business investment. There will also be significant opportunities for medium to high density housing as part of an integrated mixed use precinct.</p> <p>The Knox Housing Strategy 2015 identifies two Strategic Investigation Sites within the precinct, which have some residential development opportunities identified to support employment generating uses within the precinct.</p> <p>Some medical centres and allied health facilities non-residential uses are expected to be established in residential areas in and around the precinct to support the major health facilities.</p> <p>The precinct will require a collaborative approach to support and facilitate future structure planning and investment, with a range of government and private sector stakeholders.</p>	<p>Strategic directions</p> <p>Engender a collaborative approach to investment and strategic planning direction for the precinct to facilitate outcomes commensurate with its importance as a State significant health precinct.</p> <p>Focus on new employment generating uses which support and strengthen the health, education and community sectors.</p> <p>Consider employment- generating uses on all sites, as part of an integrated health-based precinct.</p> <p>Ensure residential opportunities support the employment generating land uses with high levels of complementary integration and accessible connections.</p> <p>Require new residential development to manage sensitive interfaces with existing and future employment generating uses, to avoid future amenity impacts affecting the economic viability and competitive strengths of the precinct.</p> <p>Support opportunities to improve integration of employment generating uses with open space, residential uses and the Wantirna Mall Neighbourhood Activity Centre.</p> <p>Allow for non-residential uses within residential areas which support the major health providers in the precinct, where location and amenity considerations are met.</p> <p>Support development which creates high standards of built form and landscaping design and amenity standards.</p> <p>Support land use and development within the precinct to be consistent with:</p> <ul style="list-style-type: none"> ▪ The strategic directions outlined in Table 2 to this Clause in relation to land within the Wantirna Mall Activity Centre; ▪ Clause 22.02 (Employment Land local policy); ▪ Clause 22.03 (Non-Residential uses in residential areas local policy); ▪ Clause 43.04 – Schedule 11 to the Development Plan Overlay (Knox Private Hospital Expansion); and ▪ Any other relevant local policy, zone, overlay and particular provisions.

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Activity centres

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

[The Knox Land for Business Directions Plan 2017 anticipates that Knox will generate demand for additional retail floorspace, the majority of this being within activity centres. Given competing demands from office and residential uses within activity centres, it is](#)

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[important to limit residential at the ground level in the Commercial 1 Zone to meet future retail demand and to maintain vibrancy of activity centres.](#)

~~The Integrated City Strategy Implementation Plan 2015-17 seeks to foster viable and accessible activity centres (commensurate with their role and function), in order to support business and employment growth.~~

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

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

Key Issues

- [Out of centre retail activity is weakening the role and the viability of existing and designated activity centres.](#)
- [Activity centres with low levels of activity and vitality.](#)
- ~~Avoiding inappropriate out-of-centre retail activity.~~
- ~~Revitalising activity centres by facilitating a mix of uses.~~
- Poor amenity, accessibility and connectivity to and within activity centres.
- An increasing demand for housing within activity centres is changing the traditional nature and role of activity centres.

Objective 5

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

Strategies

- 5.1 Facilitate land use and development in activity centres commensurate with their role, function and strategic directions outlined in the Table 1 to this clause.
- 5.2 Support business growth across activity centres to meet community needs.
- 5.3 Consolidate retail development into [existing and designated](#) activity centres, ~~close to railway stations and other transport nodes~~, and avoid out-of centre retail development.
- 5.4 Direct large entertainment and retail uses serving a regional catchment into Knox Central, Bayswater, Boronia, and Rowville activity centres.
- 5.5 Promote mixed uses and higher density housing in activity centres [generally above ground level](#) to increase local living opportunities and the vitality of centres, consistent with structure plans and the *Knox Housing Strategy 2015*.
- 5.6 Support appropriate non-residential uses in residential areas on the periphery of activity centres, where they can provide a buffer between business and residential uses [that minimise off site amenity impacts](#).
- 5.7 Discourage non-residential uses which operate until late at night in residential areas where late night commercial activity does not currently exist.
- ~~5.8 Support active ground floor employment uses in activity centres.~~
- ~~5.8~~ [Require active frontages of buildings in activity centres.](#)
- ~~5.9~~ [Avoid residential development at ground level in the Commercial 1 Zone.](#)
- ~~5.10~~ ~~9~~ Support grade separation of level crossings within activity centres, and facilitate new development and community outcomes as a result which will improve amenity, accessibility and economic viability of the centre.

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[5.11 Advocate for new and improved public transport infrastructure to improve the viability, sustainability and vitality of the activity centres.](#)

Table 1 – Knox activity centres hierarchy table

Knox Central Activity Centre	
<p>Role and function</p> <p>Knox Central serves as the civic, commercial, community, entertainment, leisure and employment focus for the municipality, with Westfield Knox Shopping Centre being a retail base for the outer eastern region of Melbourne.</p> <p>Knox Central has access to a major bus interchange, with multiple bus routes including a Smart Bus route along Stud Road.</p> <p>The potential exists for an extension of the tram network along Burwood Highway to the Knox Central Activity Centre.</p> <p>Housing opportunities comprise medium to high density residential development, including apartments and mixed use development.</p>	<p>Strategic directions</p> <p>Intensify the level of activity throughout the area, with a particular focus on achieving higher density residential and employment uses on land adjacent to the Westfield Knox Shopping Centre.</p> <p>Support the retail expansion of the Westfield Knox Shopping Centre to retain its role as a regional shopping destination.</p> <p>Support the diversification of business and employment opportunities in existing industrial areas.</p> <p>Support development of under-utilised land for a mix of medium to high density, institutional, employment and residential uses.</p> <p>Support development that activates the interface to the Lewis Park and Blind Creek Corridor.</p> <p>Support land use and development within the Knox Central Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> ▪ Clause 21.10-2 (Local Areas – Knox Central Activity Centre); ▪ Clause 43.02 – Schedule 13 to the Design and Development Overlay (Knox Central Activity Centre) ▪ Clause 43.04 – Schedule 2 to the Development Plan Overlay (Knox Central Commercial Core Precinct); and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
Boronia Activity Centre	
<p>Role and Function</p> <p>Boronia is a major centre with a broad range of retail, commercial, office and community uses that serve a large residential community. The centre is set amongst the foothills of the Dandenong Ranges.</p> <p>The centre has access to a public transport interchange including a train station and multiple bus routes.</p> <p>Housing opportunities include villa units, townhouses and apartments. Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p>Strategic Directions</p> <p>Increase the scale and level of activity, while ensuring development is well designed and respects Boronia's unique setting amongst the foothills of the Dandenong Ranges. This includes protecting views towards the Dandenong Ranges.</p> <p>Support a broad range of retail, commercial and community uses within the centre to service the local area, which respects its landscape setting and character including height.</p> <p>Provide opportunities for residential and mixed-use activity within the commercial environs.</p> <p>Support land use and development within the Boronia Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> ▪ Clause 21.10-3 (Local Areas – Boronia Activity Centre); ▪ Clause 43.02 – Schedule 7 to the Design and Development Overlay (Boronia Structure Plan Area); and,

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	<ul style="list-style-type: none"> Any other relevant local policy, zone, overlay and particular provisions.
Bayswater Activity Centre	
<p>Role and function</p> <p>Bayswater is a major centre that provides a broad range of retail and commercial activities, including Mountain High Shopping Centre, the Knox Community Arts Centre, offices and light industrial uses, serving a large residential and industrial community.</p> <p>The centre has access to a public transport interchange that includes a train station and multiple bus routes.</p> <p>Housing opportunities include villa units, townhouses with a number of sites suitable for apartments or mixed use development. Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p>Strategic directions</p> <p>Support a broad range of retail, commercial and community uses within the centre to service the local area.</p> <p>Support retail activity within the core and office, showroom, entertainment and community uses outside the retail core, with education and bulky goods uses east of the railway.</p> <p><u>Limit</u> Avoid industrial uses locating within the activity centre.</p> <p><u>Maximise the opportunities for integration and improved amenity provided by the railway level crossing removal at Bayswater Railway Station.</u></p> <p>Increase the building scale and level of activity within the centre, while ensuring views towards the Dandenong Ranges are protected.</p> <p>Support land use and development within the Bayswater Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> Clause 21.10-4 (Local Areas – Bayswater); Clause 43.02 – Schedule 6 to the Design and Development Overlay (Bayswater Major Activity Centre); and, Any other relevant local policy, zone, overlay and particular provisions.
Rowville Activity Centre	
<p>Role and function</p> <p>Rowville is a major centre that serves a large residential community.</p> <p>The commercial core of the activity centre includes the Stud Park Shopping Centre, a municipal centre, library, fast food restaurants, an office and retail building and a number of shops along the north side of Fulham Road.</p> <p>The centre has access to a bus interchange and multiple bus routes including a SmartBus route along Stud Road.</p> <p>Public transport improvement opportunities include a future Rowville rail link.</p> <p>Housing opportunities include villa units, townhouses with a number of sites suitable for apartments or mixed use development. Apartment opportunities also exist above active commercial ground floor uses within the centre.</p>	<p>Strategic directions</p> <p>Support a more diverse mix of activities, services, retail, dining and entertainment options and public spaces in the commercial core.</p> <p>Support a variety of shops, cafes and outdoor dining with high pedestrian amenity on Fulham Road.</p> <p>Improve opportunities for local jobs and life-long learning.</p> <p><u>Advocate for the extension of the Railway line to Rowville.</u></p> <p>Accommodate the changing service needs of an ageing population.</p> <p>Support land use and development within the Rowville Activity Centre to be consistent with:</p> <ul style="list-style-type: none"> Clause 21.10-5 (Local Areas Rowville Activity Centre); Clause 43.02 – Schedule 9 to the Design and Development Overlay (Rowville Commercial Core including Stud Park Shopping Centre); and, Any other relevant local policy, zone, overlay and particular provisions.
Mountain Gate Activity Centre	
Role and function	Strategic directions

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<p>Mountain Gate is an activity centre that includes Mountain Gate Shopping Centre, providing a diverse range of shops and services which meet the everyday needs of the local community.</p> <p>The centre also comprises a mix of highway bulky goods, restricted retail uses, small scale offices and light and service industry.</p> <p>Development at Mountain Gate will be limited due to poor access to public transport with the centre being only served by local bus routes.</p> <p>Housing opportunities within the activity centre include villa units and townhouses outside the Commercial 1 Zone. Apartments opportunities also exist above active ground floor uses, and apartments in the Commercial 1 Zone.</p>	<p>Support a broad range of retail activities, cafes, restaurants and community facilities to service the local area.</p> <p>Consolidate retail uses within the retail core of the centre.</p> <p>Support land use and development within the Mountain Gate Activity Centre to be consistent with any relevant local policy, zone, overlay and particular provisions.</p>
Wantirna Mall, Studfield and Scoresby Village Neighbourhood Activity Centres	
<p>Role and function</p> <p>The larger neighbourhood activity centres of Wantirna Mall, Studfield and Scoresby Village provide convenience retail and commercial activities, along with a variety of cafes and restaurants to serve the needs of the local community.</p> <p>These centres have access to a SmartBus Route and a number of local bus routes.</p> <p>Housing opportunities within the centres include villa units and townhouses, with a number of sites suitable for apartments or mixed use development along arterial roads, and apartments. Apartments opportunities also exist above active ground floor in the Commercial 1 Zone.</p>	<p>Strategic directions</p> <p>Support a broad range of retail activities, cafes, restaurants and community facilities to service the local area.</p> <p>Consolidate retail uses within the retail core of the centre.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with any relevant local policy, zone, overlay and particular provisions.</p>
Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield Neighbourhood Activity Centres	
<p>Role and function</p> <p>The neighbourhood activity centres of Wellington Village, Rowville Lakes, Knox Gardens and Knoxfield provide convenience retail and commercial activities that serve the daily needs of the local community.</p> <p>Most of these centres have access to at least one local bus route.</p> <p>Housing opportunities include dual occupancy, villa unit development, and apartments above active commercial uses in the Commercial 1 Zone.</p>	<p>Strategic directions</p> <p>Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.</p> <p>Support land use and development within these neighbourhood activity centres to be consistent with:</p> <ul style="list-style-type: none"> ▪ Clause 43.04 – Schedule 4 to the Development Plan Overlay (Wellington Village); and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
Neighbourhood Activity Centres in the Dandenong Foothills: Ferntree Gully Village, Upper Ferntree Gully, Alchester Village, The Basin, Dorset Road/Landscape Drive and Burwood Highway Corridor (east of Dorset Road between Newton Street & Forest Oak Drive),	
<p>Role and function</p> <p>These neighbourhood activity centres are located in the Dandenong Foothills where development will need to positively respond to the landscape and environmental sensitivities of the area, including bushfire risk.</p>	<p>Strategic directions</p> <p>Support appropriate, well designed development which respects landscape setting, environmental sensitivities and local character.</p> <p>Support a broad range of convenience retail and community facilities commensurate with the scale of the centre.</p>

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<p>Ferntree Gully Village and Upper Ferntree Gully have access to a train station and local bus routes. The other centres have access to at least one local bus route.</p> <p>Housing opportunities include dual occupancy development outside the Commercial 1 Zone and Mixed Use Zone and apartments in the Commercial 1 Zone and Mixed Use Zone, subject to landscape and environmental sensitivities and the interface with sensitive uses.</p>	<p>Support land use and development within these neighbourhood activity centres within the Dandenong Foothills to be consistent with:</p> <ul style="list-style-type: none"> ▪ Clause 21.10-1 (Local Areas – Dandenong Foothills); ▪ Clause 21.10-6 (Local Areas – Ferntree Gully Village); ▪ Clause 43.02 – Schedule 8 to the Design and Development Overlay (Ferntree Gully Village); ▪ Clause 43.02 – Schedule 10 to the Design and Development Overlay (Interim Neighbourhood Centre Height Control); ▪ Clause 43.02 – Schedule 11 to the Design and Development Overlay (The Basin and Alchester Village Neighbourhood Activity Centres); and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
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The Orchards (North-west corner of High Street Road and Eastlink) Wantirna South Neighbourhood Activity Centre

<p>Role and function</p> <p>This land was rezoned to enable a neighbourhood activity centre to be established in this location.</p> <p>The centre has access to local bus routes.</p>	<p>Strategic directions</p> <p>Development will need to provide a high quality and sustainable urban form in a landscape setting that complements its setting within the Dandenong Creek Valley and adjoining Dandenong Valley Parklands.</p> <p>Support land use and development within this neighbourhood activity centre to be consistent with:</p> <ul style="list-style-type: none"> ▪ Clause 43.04 – Schedule 10 to the Development Plan Overlay; and, ▪ Any other relevant local policy, zone, overlay and particular provisions.
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Other Neighbourhood Activity Centres: Anne Road/Kathryn Road, Boronia Road/ Scoresby Road, Burwood Highway (west of Dorset Road/east of Westley Street), Cavell Street/Armin Street, Glenfern Road/Mason Street, Manuka Drive/Loretto Avenue, Mountain Highway/ Kumala Road, Stud Bay (Stud Road, north of Leonard Street), Lewis Road/Coleman Road and Harcrest Boulevard

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

21.07-3 Implementation

24/05/2018
C149
[Proposed](#)
[C164](#)

Policy guidelines

- Apply Clause 22.01 (Advertising Signs local policy) to ensure applications for the display of advertising signs meet advertising needs of businesses on the land without causing visual clutter or having detrimental impacts.
- Apply Clause 22.02 ([Employment Land](#) ~~Industrial and Restricted Retail Sales Area Design~~-local policy) to land in an Industrial ~~1~~Zone or Commercial 2 Zone to ensure design and subdivision is functional to the needs of industry [and business](#).
- Apply Clause 22.03 (Non-Residential Uses in Residential Areas local policy) to non-residential use and development in residential areas to ensure development is appropriately located, well designed and protects residential amenity.
- Apply Clause 22.06 (Residential Land Use and Development within the Commercial 1 Zone local policy) to Commercial 1 Zone land to guide appropriate mixed-use development for commercial areas with no adopted Structure Plan or Urban Design Framework.
- ~~Apply Clause 22.08 (Scoresby-Rowville Employment Precinct local policy) to guide land use and development in the precinct and to facilitate a Neighbourhood Activity Centre to serve the precinct.~~

Application of zones and overlays

- Apply the Commercial 1 Zone within the core retail areas of activity centres to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Commercial 2 Zone to office areas and highway retail.
- ~~Apply the Industrial 1 Zone to industrial areas.~~
- [Apply the Industrial 1 Zone or Industrial 3 Zone to industrial areas, with the Industrial 3 Zone utilised as appropriate to protect the amenity of surround sensitive uses.](#)
- Apply the Mixed Use Zone to allow for residential and commercial mixed use development in appropriate locations.
- Apply the Design and Development Overlay, as appropriate, to achieve specific local design outcomes, including for activity centres.
- Apply the Development Plan Overlay, as appropriate, to provide for the integrated and orderly development of local areas, including for shopping centres and redevelopment sites.
- Apply the Development Plan Overlay to the Scoresby-Rowville Employment Precinct ([land also known as Caribbean Park and Enterprise Park \(part of employment land areas\)](#) to provide for the integrated and orderly development of the area, including a Neighbourhood Activity Centre to serve the ~~precinct~~ ['Significant Business Location'](#).
- Apply the Development Plan Overlay to the Wantirna Health Precinct to provide for the integrated and orderly expansion of the Knox Private Hospital to facilitate a State-significant health precinct.

Further strategic work

- [Investigate opportunities across the municipality suitable for commercial and industrial land uses to ensure sufficient land is available and appropriately zoned to meet ongoing employment and business land needs into the future.](#)
- ~~Prepare a Land for Business strategy which includes a review of employment, industrial and commercial needs and land requirements across Knox.~~

KNOX PLANNING SCHEME

- * ~~Investigate application of the Industrial 1 Zone to land known as Scoresby Industrial (not including land fronting Stud and Ferntree Gully Roads) in the Scoresby-Rowville-Knoxfield 'Significant Business Location' to ensure and support its ongoing industrial role.~~
- * ~~Investigate possible inclusion of adequate land for employment purposes as part of an integrated within any redevelopment of land at the 181 George Street, Wantirna South (Boral Quarry) Strategic Investigation Site to support Knox's ongoing land for business needs.~~
- ~~Investigate possible inclusion of land for employment purposes at the Stud Road frontage within any redevelopment of the Waverley Golf Club (and adjoining sites on Stud Road) Strategic Investigation Site to support Knox's ongoing land for business needs.~~
- ~~Investigate development and design guidelines to encourage appropriate mixed use developments of higher densities in activity centres and neighbourhood centres with commercial and retail and above ground residential.~~
- ~~Investigate opportunities to encourage and attract industries that are propulsive industries for Knox.~~
- ~~Investigate application of the Industrial 3 Zone to industrial areas to protect the amenity of surrounding sensitive uses, where appropriate.~~
- ~~Review rural and green wedge areas to provide strategic guidance for land use and development for land outside the urban growth boundary.~~
- ~~Develop and implement a Wantirna Health Precinct Structure Plan and other strategic planning and investment guidance, in collaboration with other key stakeholders.~~
- * ~~Prepare a local area plan for the Burwood Highway commercial corridor.~~
- ~~Prepare a local area plan for the Burwood Highway East Corridor 'Significant Business Location' to provide strategic guidance on its future development, investment and design.~~
- ~~Review the Boronia Activity Centre Structure Plan and associated planning controls to ensure that they are achieving their intended purpose and remain relevant to decision-making in this centre.~~
- ~~Review the Bayswater Activity Centre Structure Plan and associated planning controls to ensure that they are achieving their intended purpose and remain relevant to decision-making in this centre.~~
- ~~Investigate rezoning of land to support a business-focussed neighbourhood centre in Caribbean Park, including the appropriateness of applying Clause 22.02 Employment Land.~~

Commented [RR2]: Post exhibition removal in response to submission #10.

Commented [RR3]: Post exhibition change in response to submission #14.

Reference documents

~~Bayswater/Bayswater North Industrial Area Strategy, Spiller Gibbins Swan Pty Ltd, 2003~~
Bayswater 2020 - Bayswater Activity Centre Structure Plan, Knox City Council, 2005 and addendum dated March 2012
Boronia Structure Plan, Knox City Council, 2006 and addendum dated March 2012
Ferntree Gully Village Structure Plan, Planisphere, June 2014
~~Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)~~
~~[Knox Community and Council Plan 2017-2021, Knox City Council, 2017 \(or as amended\)](#)~~
~~Knox Central Structure Plan, Knox City Council, October 2017~~
~~Knox Housing Strategy 2015, Knox City Council, 2015~~
~~[Knox Land for Business Directions Plan, Knox City Council, 2017, Urban Enterprise, 2017](#)~~
~~Knox Urban Design Framework 2020, Planisphere, 2003~~

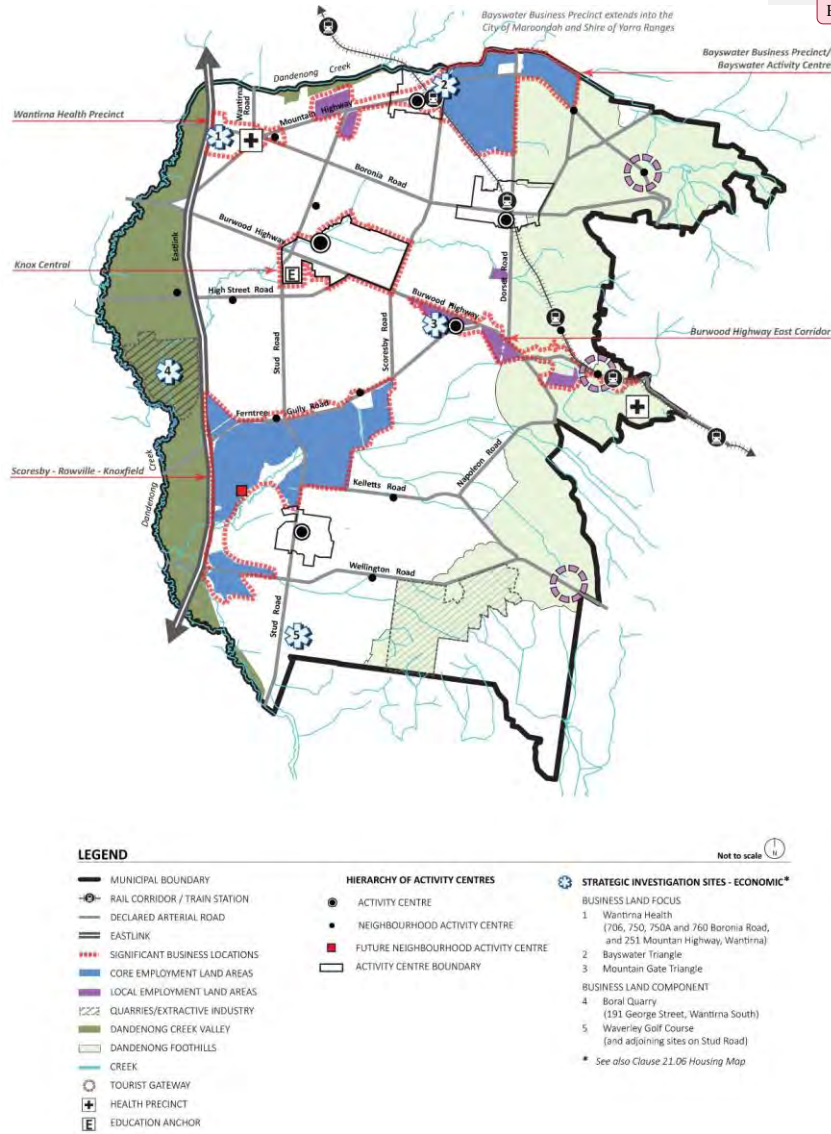
KNOX PLANNING SCHEME

~~Scoresby/Rowville Industrial Area Review, Spiller Gibbins Swan Pty Ltd, 2000~~
The Rowville Plan 2015, Knox City Council, 2015

KNOX PLANNING SCHEME

Figure 1: Economic Map

Commented [RR4]: Post exhibition change – updated map to correct boundary of Bayswater Business Precinct/Activity Centre Boundary.



KNOX PLANNING SCHEME



KNOX PLANNING SCHEME



LEGEND

Not to scale

<ul style="list-style-type: none"> MUNICIPAL BOUNDARY RAIL CORRIDOR / TRAIN STATION DECLARED ARTERIAL ROAD EASTLINK MAJOR EMPLOYMENT PRECINCT OTHER EMPLOYMENT PRECINCT HIGHWAY RETAIL DANDENONG CREEK VALLEY CREEK NATIONAL PARK DANDENONG FOOTHILLS TOURIST GATEWAY WANTIRNA HEALTH PRECINCT ACTIVITY CENTRE BOUNDARY 	<p>HIERARCHY OF ACTIVITY CENTRES</p> <ul style="list-style-type: none"> ACTIVITY CENTRE NEIGHBOURHOOD ACTIVITY CENTRE 	<p>STRATEGIC INVESTIGATION SITES*</p> <p> EMPLOYMENT/COMMERCIAL/MIXED USE</p> <ul style="list-style-type: none"> 1 & 2 Wantirna Health Precinct (706, 750-750A and 760 Boronia Road; 203 and 251 Mountain Highway, Wantirna) 4 Bayswater Triangle 8 Mountain Gate Triangle <p>* See also Clause 21.06 Housing Framework Map</p>
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21.08 COMMUNITY DEVELOPMENT

24/05/2018
C149
Proposed
C164

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

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

21.08-1 Liveability

14/12/2017
C150
Proposed
C164

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

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

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

Key issues

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

Objective 1

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

Strategies

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

- 1.4 Support development that is attractive, well landscaped, pedestrian friendly and promotes opportunities for social interaction, recreation and enjoyment of the arts.
- 1.5 Support opportunities for healthy food options, including the provision of private or shared garden space for healthy food production, in larger residential and mixed use developments and around health, education and community uses, including roof top and vertical gardens.

21.08-2 Open space and recreation

24/05/2018
C449
Proposed
C164

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

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

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

Key issues

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

Objective 2

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

Strategies

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

- 2.6 Require new subdivisions to contribute to the provision and/or improvement of public open space.
- 2.7 In partnership with Melbourne Water, develop a masterplan for Lewis Park and the Blind Creek corridor.

21.08-3 Community facilities

14/12/2017
C150

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

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

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

Key issues

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

Objective 3

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

Strategies

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

21.08-4 Health and education facilities

14/12/2017
C150

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

There are three hospitals in Knox. The Wantirna Health Precinct is a State significant precinct identified in Plan Melbourne which provides a significant opportunity for the

further clustering of not only health services, but also education and community services, to improve service availability and quality and convenience for users across the region.

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

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

Key issues

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

Objective 4

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

Strategies

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

21.08-5

14/12/2017
C150

Social impacts

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

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

Objective 5

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

Strategies

- 5.1 Require a social impact assessment for use or development proposals that meet one or more of the following criteria:

- Strategic Investigation Sites and larger residential development sites; or
- where requested by the responsible authority for land use and development where the form and scale has not been reasonably anticipated by the planning scheme.

21.08-6 Gaming

14/12/2017
C150

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

Key issues

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

Objective 6

To minimise harm associated with gaming.

Strategies

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

21.08-7 Licensed premises

14/12/2017
C150

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

Key issues

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

Objective 7

To minimise adverse social and amenity impacts from licensed premises.

Strategies

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

21.08-8 Implementation

14/12/2017
C150
Proposed
C164

Policy guidelines

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

Application of zones and overlays

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

Further strategic work:

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

Reference documents

Community Facilities Planning Policy, Knox City Council, 2016

Electronic Gaming Policy, Knox City Council, 2016

Gaming Policy Direction Paper, Knox City Council, 2016

~~*Integrated City Strategy and Implementation Plan 2015-17*, Knox City Council, 2015 (or as amended)~~

Knox City Council Mobility Study, Knox City Council, 2011

[*Knox Community and Council Plan 2017-2021*, Knox City Council, 2017 \(or as amended\)](#)

Knox Community Safety Plan 2013-2017, Knox City Council, 2013
Knox Leisure Plan 2014-2019, Knox City Council, 2014
Knox Liquor Licensing Accord 2015-2017, Knox City Council, 2015
Knox Open Space Plan 2012-2022, Knox City Council, 2012
Knox Play Space Plan 2013-2023, Knox City Council, 2013

21.09 TRANSPORT AND INFRASTRUCTURE

24/05/2018
C149
Proposed
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The clause provides local content to support Clause 11 (Settlement), Clause 13 (Environmental Risks), Clause 14 (Natural Resource Management), Clause 18 (Transport) and Clause 19 (Infrastructure) of the State Planning Policy Framework.

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

21.09-1 Integrated and sustainable transport

14/12/2017
C150
Proposed
C164

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

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

Future opportunities for significant public transport improvements exist with the expansion of the Dandenong train line to Rowville and the potential for an extension of the tram network along Burwood Highway to Knox Central Activity Centre (see Figure 1 below).

Key issues

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

Objective 1

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

Strategies

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

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

Objective 2

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

Strategies

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

21.09-2 Providing and maintaining infrastructure

14/12/2017
C150

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

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

Key issues

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

Objective 3

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

Strategies

- 3.1 Maintain the efficiency of existing infrastructure by requiring the upgrade and maintenance of infrastructure as a result of new development.
- 3.2 Facilitate an integrated approach to land use planning and infrastructure provision.
- 3.3 Require a contribution (where a need has been identified) towards infrastructure provision and upgrade through the implementation of Development Contributions Plans or Infrastructure Contributions Plans.

21.09-3 Integrated water management

14/12/2017
C150

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

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

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

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

Key issues

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

Objective 4

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

Strategies

- 4.1 Support innovative design approaches for the provision, use and management of water infrastructure, including water sensitive urban design and integrated water management.
- 4.2 Support the use of technologies and best practice that minimise water consumption, including the installation of water saving devices in new development.
- 4.3 Support development that harnesses and utilises stormwater as a resource, including the installation of water tanks plumbed directly to households in all new development.

- 4.4 Support development that recycles water, including on-site treatment and fit-for-purpose reuse of grey water or wastewater.

Objective 5

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

Strategies

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

Objective 6

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

Strategies

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

21.09-4

24/05/2018
C149
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C164

Implementation

Policy Guidelines

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

Applying zones and overlays

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

Further strategic work

- Identify future infrastructure needs for Knox as part of an Infrastructure Plan
- Investigate opportunities and develop a Development Contributions Plan and/or Infrastructure Contributions Plan to fund and upgrade infrastructure in accordance with the Infrastructure Plan.
- Develop precinct parking plans to support the implementation of the *Knox Integrated Transport Plan, A Transport Vision for Knox, 2015-2025*
- Develop a Principal Pedestrian Network Plan for the municipality.
- Review the current Knox Bicycle Plan and develop a new Cycling Plan.
- Develop guidelines on mobility for transport infrastructure.
- Develop a Green Travel Plan policy and accompanying planning framework for sustainably managing movement in and around high trip generating sites within Knox.
- Advocate to VicRoads for the extension of the Route 75 tram along Burwood Highway to Knox Central Activity Centre and transport interchanges at key locations.
- Work with the Country Fire Authority to determine and plan for the need for fire fighting infrastructure.
- Collaborate with Melbourne Water to update existing and apply new Special Building Overlays based on the results of Melbourne Water mapping and the Knox Flood Mapping and Modelling Project.
- Develop a strategic approach to managing High Value Catchment areas in Knox, including mapping, setting targets for water quantity and pollutant loads in stormwater runoff and determining an appropriate planning implementation response.
- Develop a strategic approach to managing directly connected impervious surfaces in Knox, including mapping and policy objectives and strategies.
- Work with Melbourne Water to develop comprehensive local and regional flood modelling and mapping, with the aim to identify appropriate flood overlay and supporting planning controls for flood affected areas.

Reference documents

Integrated City Strategy and Implementation Plan 2015-17, Knox City Council, 2015 (or as amended)

Knox Bicycle Plan Review, Knox City Council, 2008

Knox City Council Mobility Study, Knox City Council, 2011

[*Knox Community and Council Plan 2017-2021*, Knox City Council, 2017 \(or as amended\)](#)

Knox Integrated Transport Plan, A Transport Vision for Knox 2015-2025, Knox City Council, 2015 (or as amended)

[*Knox Land for Business Directions Plan*, Knox City Council, Urban Enterprise, 2017](#)

Knox Liveable Streets Plan 2012-2022, Knox City Council, 2012

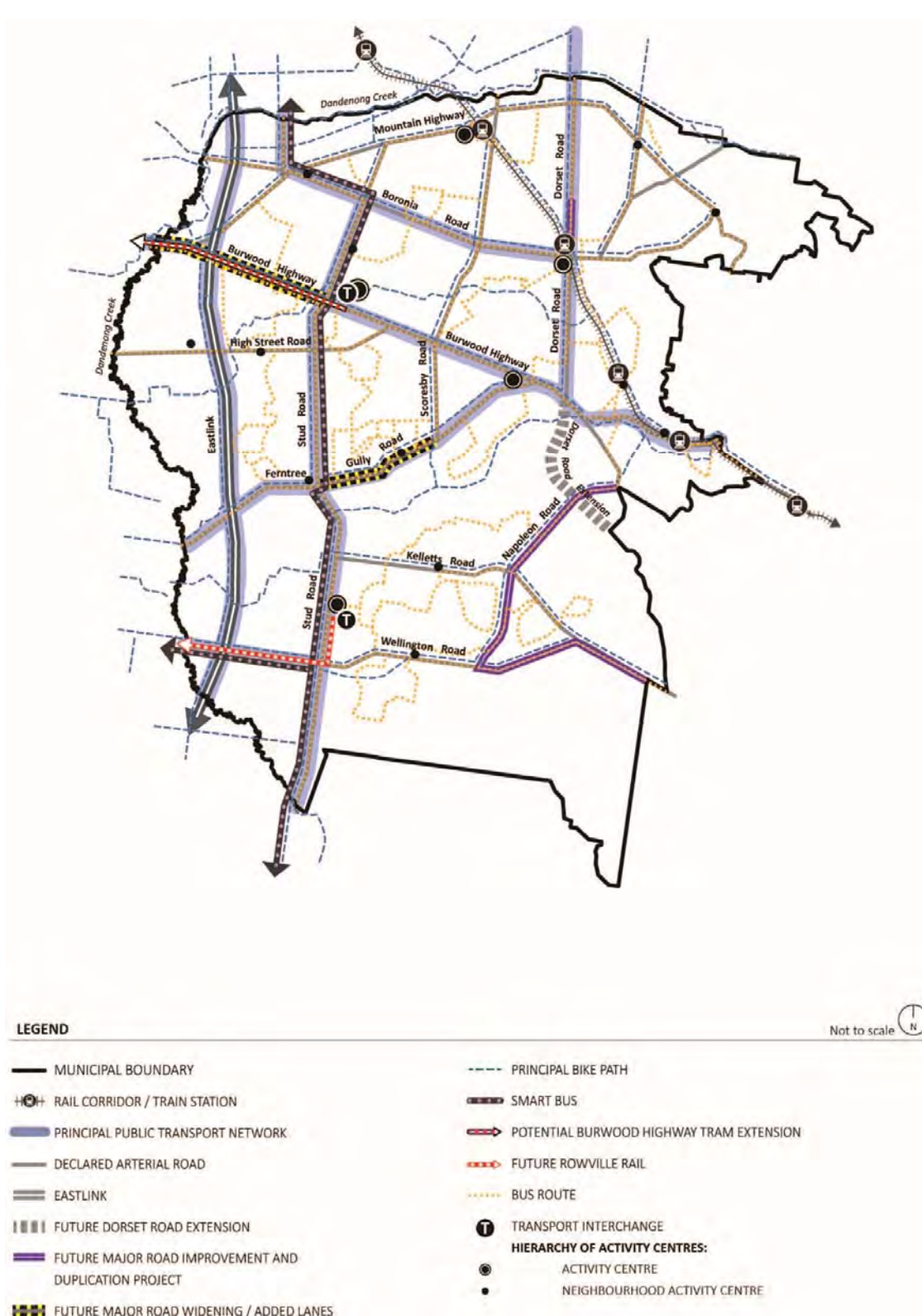
Urban Stormwater - Best Practice Environmental Management Guidelines, CSIRO, 2006

Water Sensitive Urban Design (WSUD) Policy, Knox City Council, 2015

Water Sensitive Urban Design (WSUD) Procedure, Knox City Council, 2012

Water Sensitive Urban Design & Stormwater Management Strategy, Knox City Council, 2010

Figure 1: Integrated Transport Map



22.02 EMPLOYMENT LAND

--/20--
Proposed
C164

This policy applies to all planning applications for land in an Industrial Zone or Commercial 2 Zone.

22.02-1 Policy basis

--/20--
Proposed
C164

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

Knox's propulsive industry sectors of construction, wholesale trade, manufacturing, other services and health care and social services will be the key drivers for the Knox economy and are encouraged within the employment land areas (Industrial and Commercial 2 Zone).

Knox's 'Significant Business Locations', together with local employment land areas are important for a strong economy and a range of employment opportunities. The 'core employment land areas' of the Bayswater Business Precinct and Scoresby-Rowville-Knoxfield 'Significant Business Locations' are particularly important for industry and employment generating uses, including propulsive industry sectors and supply chain links. It is appropriate to protect Knox's 'core employment land areas' from encroachment from other types of uses which will not contribute sufficiently to the strategic and economic value of these important areas. There are other employment land areas, outside of the 'core employment land areas', better suited to uses that have a lower employment or economic output.

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

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

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

22.02-2 Objectives

- To maintain 'core employment land areas' as identified in Figure 1 to this Clause for industry and employment generating uses, providing the clustering of supply chains.
- To attract business investment and facilitate growth in employment by ensuring that the design of industrial and commercial development maintains and enhances the appearance of employment land areas.
- To ensure that development in employment land areas improve the surrounding streetscape and landscape character, with particular attention to enhancing or complementing adjoining built form and protecting the amenity of nearby land.
- To promote built form and subdivision designs which are functional to the needs of business, integrate with the surrounding areas and are of high amenity, including landscaping, access and public open space.
- To encourage and support the diversification and attraction of innovative, adaptive and knowledge-based businesses within the 'Significant Business Locations' which are aligned with the key propulsive industries for Knox and

the region, in particular advanced manufacturing and related supply chain businesses.

- To facilitate the development of a business focussed neighbourhood activity centre that is sited centrally within Caribbean Park and incorporates commercial activities that complement and services the needs of business and employees in the Scoresby-Rowville-Knoxfield 'Significant Business Location'.

22.02-3 Policy

Proposed
C164

It is policy to:

Use

- Support high generating employment and high economic output land uses establishing in 'core employment land areas' as identified in Figure 1 to this Clause by only fostering uses in these areas which directly support the industrial and production economy role of the 'Significant Business Location' it is located. Other uses can only be considered in 'core employment land areas for buildings fronting main roads taking into account existing uses and development and main road access and exposure requirements.
- Support a range of uses outside 'core employment land areas' consistent with any strategic direction for the location.

Subdivision

- Support large lots on main road frontages to enable landscaping and sensitive building siting.
- Support smaller internal lots to those on the road frontages of the site providing there is a smooth transition in size from the larger lots along the road frontages.

Access and Connectivity

- Encourage integration and connectivity within and to employment land areas of road, pedestrian and bicycle access.

Siting

- Encourage buildings be set back from roads to enhance visual amenity.
- Facilitate the protection of amenity of nearby residential land or land used for open space purposes by siting industrial and commercial buildings appropriately.
- Locate carparking outside of the front setback to ensure this area is available for landscaping.
- Screen unsightly areas and works from external view.

Landscaping

- Ensure landscape plantings and treatment:
 - Promote the green and leafy character of Knox and softens and screens development from adjacent land.
 - Consist of high quality landscape treatments for road frontages (including road sideages) of the development.
 - Include landscaping along accessways to soften the appearance of paved surfaces where it is visible external of the site.
 - Include additional trees for the nature strip of adjoining road reserves.

- Retain existing vegetation where practical.
- Limit high fencing to unobtrusive areas of the site.
- Provide visually permeable low fences or no fencing along the main road frontage.
- Limit fencing to metal colour-coated materials (i.e. not exposed wire or uncoated timber).

Architectural quality

- Support external design treatment of large buildings that minimise the apparent visual bulk of the buildings.
- Support building design that incorporate design elements that add visual interest.
- Encourage office components of building to be set forward in relation to any warehousing and/or manufacturing.
- Encourage car parking to minimise the use of impervious surfaces, have integrated landscaping and provide safe pedestrian paths throughout.
- Support building design that is of a high quality that makes a positive contribution to the amenity of the employment land area.
- Encourage front facades of main buildings to face the main road frontage.

Neighbourhood Activity Centre – Caribbean Park

- Encourage the built form environment of the neighbourhood centre to have its own identity and respond positively to any existing natural features.
- Encourage and integrate urban art, sculpture and water fountains into the public realm design.
- Encourage the design and layout of buildings to face and reinforce the public realm as well as provide passive surveillance.
- Support buildings being designed to accommodate a range of uses that serve the needs of businesses and employees in the Scoresby-Rowville-Knoxfield Significant Business Location and are complementary to the Significant Business Location.
- Support the design of a safe pedestrian environment to complement business activity of the neighbourhood centre.

Public Space

- Public spaces to be designed to contribute to amenity of the location, serve the needs of employees, businesses and visitors and to maximise the safety of users.

22.02-4
Proposed
C164

Performance measures

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

Siting

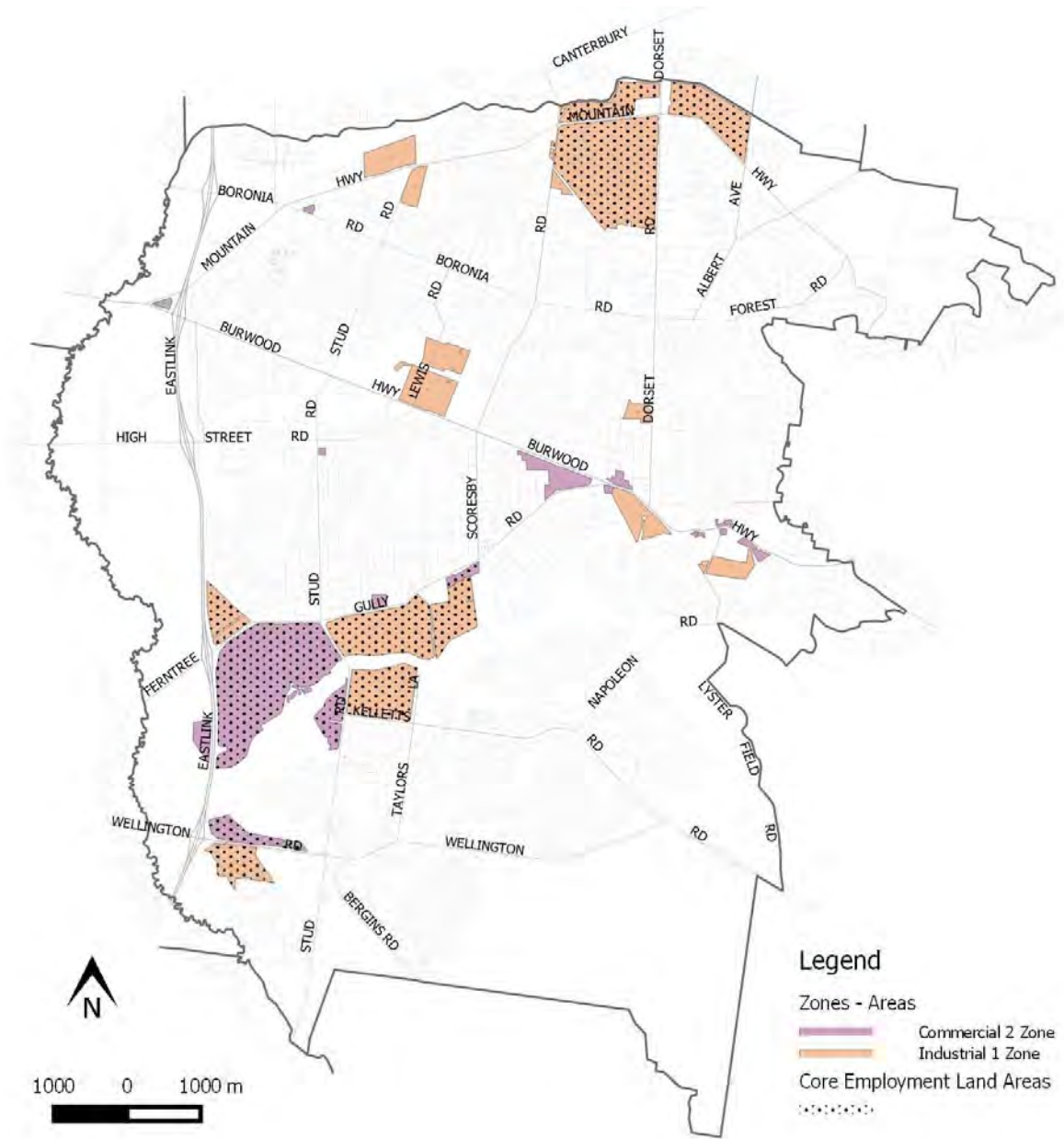
- Buildings and car parking areas are set back a minimum of 20 metres from all Category 1 Zoned Roads (and their service roads).
- Buildings and car parking areas are set back a minimum of 7.5 metres from a Category 2 Zoned Road or lower order road.
- Buildings and car parking areas are set back a minimum of 7.5 metres from the Public Acquisition Overlay for the proposed Dorset Road extension.

- Where a building is proposed adjoining a residential zone or a public use zone used for open space or recreation the building, including services and carparking, must be setback a minimum of 6 metres for the landscaping buffer.
- Unsightly storage areas are located to the rear of the site, away from public view.
- Waste bins are located away from public view, by using their siting, use of landscaping or fencing to screen.
- Buildings should be sited to locate reception areas and offices to the street frontage.

Landscaping

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

Figure 1: Core Employment Land Areas



22.03 NON-RESIDENTIAL USES IN RESIDENTIAL AREAS

14/12/2017
C150
Proposed
C164

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

22.03-1 Policy basis

14/12/2017
C150
Proposed
C164

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

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

22.03-2 Objectives

14/12/2017
C150

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

22.03-3 Policy

14/12/2017
C150

It is policy that:

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

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

- The non-residential use:
 - Will not unreasonably impact on traffic flow of adjacent streets.
 - Will not be hazardous to local pedestrian traffic.
 - Will not unreasonably reduce car parking available for local residents in the area through generating additional on-street parking demand.

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

22.03-4 Application requirements

14/12/2017
C150

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

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

22.03-5 Decision guidelines

14/12/2017
C150

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

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

22.06 RESIDENTIAL LAND USE AND DEVELOPMENT WITHIN THE COMMERCIAL 1 ZONE

14/12/2017
C150
[Proposed](#)
[C164](#)

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

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

22.06-1 Policy basis

14/12/2017
C150

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

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

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

22.06-2 Objectives

14/12/2017
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[Proposed](#)
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To facilitate residential land use and development within commercial centres that is complementary to the role and scale of the centre [and supports the commercial focus of the centre](#).

To facilitate new residential development within commercial centres that is designed and constructed to a high standard of visual appearance and makes a positive contribution to the public realm.

To support new residential development that is appropriate to the scale of nearby buildings, streets and public spaces.

To support new residential development that provides adequate car parking for residents and visitors.

To protect the amenity of surrounding residential areas from unreasonable impacts.

To protect the landscape character of the Dandenong Foothills.

[To maintain ground floor primarily for uses associated with business and community uses.](#)

22.06-3 Policy

14/12/2017
C150

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

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

22.06-4

14/12/2017
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Design guidelines

General

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

Streetscape activation

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

Building height

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

Car parking

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

Internal amenity and equitable development

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

Table 1 – Commercial Centres

Level of Centre Centres	Characteristics	Preferred Character Outcomes
Local Living Mountain Gate Scoresby Village Studfield Wantirna Mall	These centres contain a diverse range of shops and services, which meet the everyday needs of the local community, including supermarkets, medical centres and food and drink premises. These centres are located on the Principal Public Transport Network These centres offer a greater opportunity to provide housing at	3 storey built form

Level of Centre Centres	Characteristics	Preferred Character Outcomes
	increased densities within the Commercial 1 Zone.	
Knox Neighbourhood Anne Road/ Kathryn Road Boronia Road/ Scoresby Road Burwood Highway (west of Dorset Road/east of Westley Street) Cavell Street/ Armin Street Glenfern Road/ Mason Street Knox Gardens Knoxfield Manuka Drive/ Loretto Avenue Mountain Highway/ Kumala Road Rowville Lakes Stud Bay (Stud Road, north of Leonard Street) Lewis Road/ Coleman Road Wellington Village	These centres contain a limited range of shops and/or services which serve the convenience needs of the local community. These centres are serviced by local bus routes. These centres offer a limited opportunity for residential land use and development due to the smaller role and function of each centre and their interface with sensitive land uses.	2-3 storey built form
Dandenong Foothills Dorset Road/ Landscape Drive	Centres which are located within the Dandenong Foothills, generally east of Dorset Road. The physical context and location of these centres within the Dandenong Foothills means that these centres offer a limited opportunity for increased residential development.	1-2 storey built form

22.06-5

Reference documents

14/12/2017
C450
Proposed
C164

Knox Housing Strategy 2015, Knox City Council, 2015

[*Knox Land for Business Directions Plan, Knox City Council, Urban Enterprise, 2017*](#)