

21.01 MUNICIPAL PROFILE

28/03/2018
VC145

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.

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 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 double between 2011 and 2031. This will see an increase in the number of smaller household types, with 'lone person' and 'couple only' households making up just over half of all households in Knox within 20 years.

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

Knox is a high employment generator. The Scoresby-Rowville Employment Precinct serves a national and local business catchment. The Bayswater Industrial Precinct is regionally and locally important. The Wantirna Health Precinct will contribute towards an employment centre and provider of health, community and education services of State significance. The Knox workforce operates across a diverse range of industry sectors with the highest employment industry sectors being manufacturing, retail trade, wholesale trade and healthcare and social assistance.

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 for investment and change in retail, office, service and housing provision for the Knox community.

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 Key issues and influences

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The following key planning issues and influences form the basis for the subsequent objectives, strategies and means of implementation 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.

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.

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.
- 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)

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