

21.10 LOCAL AREAS

25/01/2018
C170

This clause provides local content to support Clauses 11 to 19 of the State Planning Policy Framework and Clauses 21.02 to 21.09 of the Municipal Strategic Statement. It implements the integrated place-based approach to specific local areas. Each section relates to a particular local area, providing more detail of the key planning issues, vision, objectives, strategies and local area implementation.

21.10-1 Dandenong Foothills

14/12/2017
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The Dandenong Foothills provide the scenic landscape backdrop to Knox and the outer eastern region of Melbourne. They are a major defining element of Knox's character and identity. The Dandenong Foothills include the treed slopes and rural areas of Lysterfield Valley, the rural landscapes of The Basin, and parts of the suburbs of Boronia, Sassafra, Ferntree Gully (excluding the Ferntree Gully Village Neighbourhood Centre), Upper Ferntree Gully (excluding the Upper Ferntree Gully Activity Centre), Rowville and Lysterfield.

The environmental and landscape qualities of the Dandenong Foothills are recognised as having high environmental and social values of metropolitan significance. Pressure for residential development and urban consolidation objectives must not outweigh the environmental and landscape objectives for the Foothills.

Key issues for the Dandenong Foothills include:

- The need to protect life, property and the environment from the high level of bushfire risk within parts of the Foothills.
- Protecting the heavily treed canopy and landscape significance of the Dandenong Foothills.
- Significant views to the Dandenong Foothills at risk from inappropriate and poorly sited development.
- The limited capacity of the Foothills to accommodate new development due to landscape significance, topography, flora and fauna values and risk of bushfire.
- The need to protect the unique character of the Foothills.

Vision

The metropolitan landscape significance of the Dandenong Foothills will be protected and enhanced. Uninterrupted view lines of the Foothills from within the municipality and around metropolitan Melbourne will be maintained by ensuring retention of canopy trees and buildings and works are sensitively designed and sited to sit below the dominant tree canopy height.

Objective 1

To maintain and improve the continuous closed tree canopy of the Foothills.

Strategies

- 1.1 Provide sufficient open space within development to ensure that existing canopy vegetation can be retained and that new canopy vegetation can establish.

Objective 2

To maintain the low density residential character of the Foothills by ensuring that existing subdivision patterns and lot sizes are retained.

Strategies

- 2.1 Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation.
- 2.2 Reinforce the existing subdivision pattern and lot sizes.

- 2.3 Avoid the subdivision and rezoning of land for urban purposes in areas of high bushfire risk.

Objective 3

To protect and enhance the aesthetic, environmental and metropolitan landscape significance of the Dandenong Foothills.

Strategies

- 3.1 Maintain uninterrupted viewlines of the Dandenong Foothills by requiring all buildings and works to be sensitively designed and sited to sit below the dominant tree canopy height.
- 3.2 Facilitate development in accordance with the direction for each precinct, as shown on Figure 1 to this clause.

Precinct 1 – Lysterfield Valley and Lysterfield Hills Rural Landscape

- 3.3 Support development that is sited to ensure that the rural landscape character is maintained and enhanced.
- 3.4 Protect and support rural land uses.
- 3.5 Protect indigenous trees and understorey vegetation.
- 3.6 Require 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous.

Precinct 2 – Dandenong Foothills: Lower Slope and Valley Area

- 3.7 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.8 Support development that is sited to protect and enhance the visual dominance of vegetation, including canopy trees and native understorey plants and:
- Require a continuous vegetation canopy across residential lots and roads.
 - Require development to blend with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.
 - Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.
- 3.9 Protect indigenous trees and understorey vegetation.
- 3.10 Require 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous.
- 3.11 Require built form to not exceed a height of 7.5 metres (with the exception of land within The Basin Neighbourhood Activity Centre and Alchester Village Activity Centre.)

Precinct 3 – Dandenong Foothills: Foothills Backdrop and Ridgeline Area

- 3.12 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.13 Support development that is sited to protect and enhance the visual dominance of vegetation, including canopy trees and native understorey plants and:
- Require a continuous vegetation canopy across residential lots and roads.
 - Require development to blend with vegetation on the hillsides to maintain and enhance the appearance of the area as an extension of the Dandenong Ranges National Park.
 - Require effective screening of development and use of suitable colours and materials to maintain distant views and the appearance of a heavily vegetated natural hillside.

- Require development to remain below the tree canopy height to maintain the significant landscape character of the area and near and distant view lines.
 - Protect and enhance the significant landscape character of the area by retaining existing vegetation and planting indigenous canopy and understorey vegetation.
 - Require buildings and works located on sites at high points and along ridges are designed, finished and sited so that they are not highly visible from the valley area below.
- 3.14 Protect indigenous trees and understorey vegetation.
- 3.15 Require 80 per cent of all new vegetation (both canopy trees and understorey) to be indigenous.
- 3.16 Require built form to not exceed a height of 7.5 metres (with the exception of land within The Basin Neighbourhood Activity Centre and Alchester Village Activity Centre.)

Precinct 4 – The Basin Rural Landscape

- 3.17 Maintain rural land use outside the urban growth boundary.
- 3.18 Limit development and subdivision to maintain land for rural uses and protect rural landscape qualities.
- 3.19 Support buildings and works that are sited and designed to protect and enhance rural landscape qualities.
- 3.20 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.21 Protect indigenous trees and understorey vegetation.

Precinct 5 – Lysterfield Urban/Rural Transition and Lysterfield Valley Contributory Area

- 3.22 Provide roads that are aligned to facilitate an edge to the urban area and provide public access to reserves, parkland and views.
- 3.23 Provide streets that connect with adjoining development and incorporate informal street treatments supporting indigenous vegetation and rollover kerbing.
- 3.24 Require built form to not exceed a height of 7.5 metres.
- 3.25 Support development that is sited and designed to minimise the threat associated with bushfire.
- 3.26 Protect indigenous trees and understorey vegetation.

Objective 4

To protect the rural environments of The Basin and the Lysterfield Valley and Lysterfield Hills.

Strategies

- 4.1 Protect the rural landscape and environment within Precinct 1 and Precinct 4.

Objective 5

To require new buildings, works and landscaping in The Basin and the Lysterfield Valley and Lysterfield Hills to protect the physical and visual amenity of the open pastoral setting.

Strategies

- 5.1 Protect the physical and visual amenity of the open pastoral setting.

Application requirements

Applications for buildings and works should be accompanied by:

- A site analysis.
- A design response.

The site analysis should include a detailed site plan, photographs or other techniques and should accurately describe, as appropriate:

- The built form, scale, design and use of surrounding development.
- Solar access to the site and surrounding properties.
- Identified areas of environmental significance.
- Open space.
- Views to and from the site.
- Location of significant trees and vegetation.
- Drainage.
- Street frontage features such as poles, street trees and kerb crossovers.
- Any contaminated soils and filled areas, where known.
- Any other notable features or characteristics of the site.

The design response should explain how the proposed design:

- Derives from and responds to the site analysis; and
- Meets the objectives, strategies and requirements of this clause.

The design response should include correctly proportioned street elevations or photographs showing the development in the context of surrounding buildings and landscape.

Local Area Implementation

Application of zones and overlays

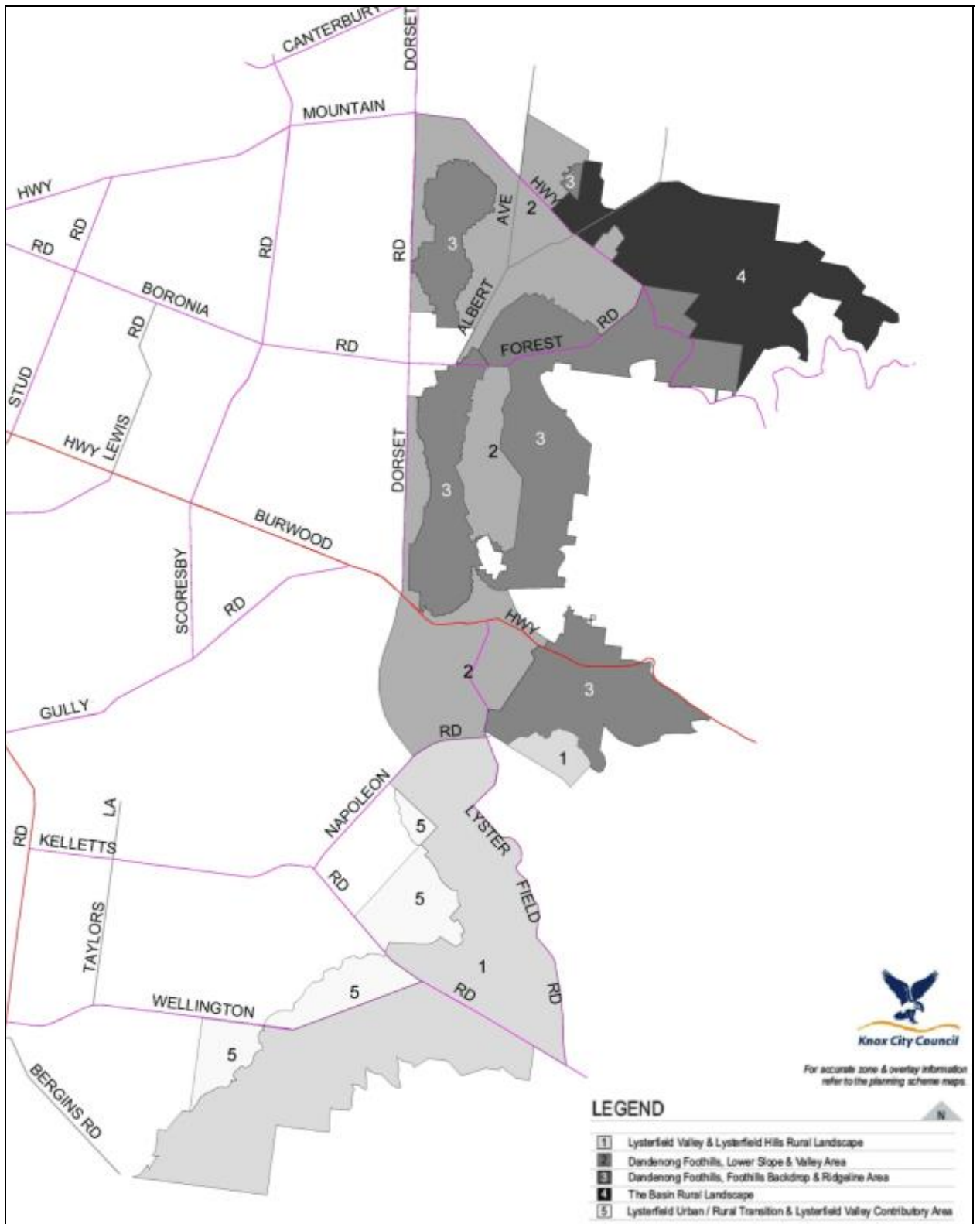
- Apply the Neighbourhood Residential Zone - Schedule 1 to the Bush Suburban – Dandenong Foothills Area to ensure development protects and enhances Knox's distinctive environmental and landscape values.
- Apply the Environmental Significance Overlay - Schedule 3 to the Dandenong Ranges buffer area to protect areas of environmental significance.
- Apply the Design and Development Overlay - Schedules 1 and 5 and the Significant Landscape Overlay – Schedule 2 to the Foothills Backdrop and Ridgeline Area to ensure development respects the landscape significance of those areas.
- Apply the Design and Development Overlay - Schedule 2 and Significant Landscape Overlay – Schedule 3 to the Lower Slope and Valley Area to ensure development respects the landscape significance of the area.
- Apply the Design and Development Overlay - Schedule 5 and the Significant Landscape Overlay – Schedule 5 to the Lysterfield Urban/Rural Transition and Lysterfield Valley Contributory Area to ensure development respects the landscape significance of those areas.
- Apply the Significant Landscape Overlay - Schedule 1 to the Lysterfield Valley and Lysterfield Hills Rural Landscape Area to ensure development respects the landscape significance of those areas.
- Apply the Significant Landscape Overlay - Schedule 4 to The Basin Rural Landscape Area to ensure development respects the landscape significance of the area.

Reference documents

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

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

Figure 1 – Dandenong Foothills Precincts



21.10-2 Knox Central Activity Centre

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The Knox Central Activity Centre provides a regional retail, commercial and entertainment precinct for the municipality and the outer east with significant opportunities for mixed use and residential development.

Key issues for the Knox Central Activity Centre (shown at **Figure 2** to this clause) include:

- Significant opportunities for increasing intensity of development, including a greater role in achieving housing diversity objectives for Knox.
- Lack of a coherent and integrated sense of place.
- Disjointed land uses and built form.
- Opportunities to improve interfaces with open space and the public realm.
- Opportunities to strengthen the civic and community presence in the precinct.
- Managing change associated with increased densities and built form.
- The lack of public transport options to, from and through the centre.
- The dominance of open frontage car parking, low site coverage and poor presentation of built form along Burwood Highway.

Vision

Knox Central will be a sustainable and accessible activity centre which forms the premier commercial, community, civic entertainment, leisure and employment focal point of the municipality and region.

Objective 1

To achieve a high intensity of activity throughout the area that creates the critical mass needed to support the widest possible range of higher order commercial, community and other uses.

Strategies

- 1.1 Support the intensification of the level of activity throughout the area and provide opportunities for people to live and work in and close to the centre.
- 1.2 Support the diversification of the mix of activities in the area, with a particular focus on achieving high density residential and employment uses on land adjacent to the Westfield Knox Shopping Centre.
- 1.3 Facilitate a civic, local government and community presence as a core element of the activity centre.
- 1.4 Support the expansion of retail at the Westfield Knox Shopping Centre to retain its role as a regional shopping destination.
- 1.5 Support the diversification of business and employment opportunities in existing industrial areas.
- 1.6 Support taller buildings within the activity centre.
- 1.7 Support the replacement of areas of ground level car parking and open-decked car parks with activity generating uses and conceal car parking behind active frontages to the street and internal road network.

Objective 2

To achieve development that provides high standards in urban design and landscape architecture that contributes positively to the urban environment.

Strategies

- 2.1 Support land use and development that provides an active and attractive interface to Lewis Park and the Blind Creek Corridor.
- 2.2 Support the development of underutilised land such as the Horticultural Research Station Site for a mix of compatible medium to higher density institutional, employment and residential land uses.
- 2.3 Support built form that integrates with the surrounding environment, particularly to Lewis Park, Blind Creek and the Bush Boulevards.
- 2.4 Require built form that creates active pedestrian-friendly streets.

- 2.5 Support a high quality landscaped setting for development that contributes to the area's existing character, building on elements such as Lewis Park, the Blind Creek corridor, the Bush Boulevards, and the Dandenong Ranges backdrop.
- 2.6 Facilitate the establishment of a Civic Way as a major landscape and urban design feature, extending from the Rembrandts site, through the civic precinct and continuing through to Lewis Park.
- 2.7 Support built form that respects the character and amenity of existing residential areas where development occurs adjacent to residential areas.
- 2.8 Support development that realises opportunities for feature buildings where they define corner sites, topographical high points and gateways to and within the precinct.

Objective 3

To improve access to and throughout the activity centre, and improve legibility for all forms of transport, including pedestrians.

Strategies

- 3.1 Facilitate public transport access to the area.
- 3.2 Improve accessibility throughout the area for pedestrians, cyclists and public transport.
- 3.3 Improve road access between precincts.

Local Area Implementation

Policy Guidelines

- Facilitate development in the Knox Central Activity Centre in accordance with the *Knox Central Urban Design Framework*, Knox City Council, 2005.

Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Priority Development Zone 1 to the Rembrandts Triangle Site and Stud Road West to provide for the use and development of this regionally significant land.
- Apply the Residential Growth Zone to residential areas within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Industrial 1 Zone to industrial areas within the centre or Industrial 3 Zone where adjacent to residential areas.
- Apply the Development Plan Overlay to the Knox City / Towerpoint Shopping Centre to provide for the integrated and orderly development of Knox Central.

Reference documents

Knox Central Urban Design Framework, Knox City Council, 2005

Expiry

The provisions of Clause 21.10-2 will expire on 30 January 2019.

Figure 2 – Knox Central Activity Centre**21.10-3**14/12/2017
C150**Boronia Activity Centre**

Council has adopted the *Boronia Structure Plan* (2006) to guide land use and development within the Boronia Activity Centre.

Key issues for the Boronia Activity Centre include:

- The lack of variety in land uses, including a lack of variety of housing types and retail premises.
- The lack of investment in buildings within the commercial area and high vacancy rates, leading to considerable escape expenditure to other centres.
- Poor connectivity, with a separation of activity areas exacerbated by a dominance of vehicular movements and poor pedestrian connections.
- A need to provide community gathering places within the centre.
- Managing change associated with higher densities and ensuring quality urban design outcomes.
- Protecting the views to the Dandenong Ranges, the landscaped setting of the Foothills and the unique character of Boronia within this setting.

Vision

Boronia will be a destination and a gateway to the Dandenong Foothills, providing a great place to live, a thriving hub of activity for commerce and all aspects of community life. It will be a place that retains the distinct nestled aspect at the foot of, and with views towards, the Dandenong Ranges.

A series of diverse and confident retail and commercial precincts will provide a vibrant and complementary mix of businesses and services, characterised by a unified trader and commercial community.

The centre will attract high quality development, urban design and streetscape improvements which reference the unique foothills setting by incorporating indigenous vegetation, species and exotic horticultural values that are part of the local area. The unique heritage of the centre will be recognised, including buildings which are representative of significant periods of Boronia's development.

The activity centre will be a safe, pedestrian-oriented environment, well connected and easily accessible by walking, cycling, public transport and private vehicles. The centre will be environmentally sustainable and incorporate best practice ecologically sustainable design principles.

Objective 1

To enhance the Boronia Activity Centre as a destination and a gateway to the Dandenong Foothills.

Strategies

- 1.1 Facilitate active uses such as retail that address the street along the Principal Pedestrian Linkage between Dorset Square and Boronia Junction. Less active uses such as offices, residential and community facilities will be encouraged on upper floor levels that overlook the street.

Objective 2

To ensure that the centre is defined by a mix of complementary land uses providing a great place to live and a thriving hub of activity for commerce and all aspects of community life.

Strategies

- 2.1 Support land use and development that is consistent with the Land Use Framework shown at Figure 3, which forms part of this clause.
- 2.2 Support residential and mixed use activity within commercial areas, whilst discouraging further fragmentation of commercially zoned land.
- 2.3 Facilitate the establishment of a mixed use night-time activity precinct along Boronia Road, east of Dorset Road and the southern edge of Dorset Square and discourage adult entertainment uses from locating in this precinct as they are not welcoming for all members of the community.
- 2.4 Support medical and health related services area along Boronia Road, between Park and Pine Crescents.
- 2.5 Support the consolidation of core retail activities east of Erica Avenue and explore the possibility of a mixed-use –retail-residential development for Boronia Village.
- 2.6 Support new community facilities and institutional land uses within the existing facilities node around Progress Hall.
- 2.7 Facilitate growth and expenditure in Boronia by promoting the development of a bulky goods store and other homewares and ancillary stores, which will encourage linked trips to established core retail areas precinct and associated land uses to encourage growth in retail expenditure in Boronia.
- 2.8 Require residential development to reflect the Land Use Framework Plan at Figure 3 to this clause, as follows:
 - *Established Residential Environs* – new development within these locations must provide a positive contribution to the existing character of the local area.
 - *Dispersed Infill Residential* – new residential development within these locations is to facilitate increased residential densities and a greater diversity of housing types, sizes and affordability.
 - *Increased Residential Density* – new residential development within these locations is to facilitate increased residential densities within alternate housing types of outstanding architectural quality.
- 2.9 Require new residential development to provide for transitional built form between changes in building heights.

Objective 3

To define a series of identifiable precincts and promote land use and development in accordance with the preferred direction for each area, shown at Figure 4.

Strategies

Precinct 1: Dorset Road

- 3.1 Support mixed use development on VicTrack and vacant land to the north of Chandler Road that addresses the adjoining pedestrian pathways and provide passive surveillance of the station environs.
- 3.2 Support the redevelopment of arcades between Dorset Road and Dorset Square with active frontages and adequate lighting.
- 3.3 Facilitate the provision of a pedestrian overpass to connect Boronia Railway Station with Boronia Mall.
- 3.4 Support development where upper levels encroach over Lupton Way to provide an active frontage and passive surveillance of the station environs.

Precinct 2: Boronia Village

- 3.5 Support development that provides an active frontage and opportunities for passive surveillance of Tormore Reserve, as well as direct access to the reserve.
- 3.6 Support higher density residential development to the north side of Orchid Avenue. Building heights in this location must not obscure views to the Dandenong Ranges from Tormore Reserve.
- 3.7 Recognise the historic significance of the post-war former Safeway building.
- 3.8 Support mixed use retail/residential/commercial development that maximises views to the Dandenong Ranges in the precinct to the north and west of Boronia Village and within the upper levels of the Village car park areas.
- 3.9 Facilitate the provision of a 'village common' on the upper level car park to Boronia Village to provide space for community events such as farmers market and night market and outdoor eating.
- 3.10 Support development that addresses the laneway between Erica Avenue and the Village.

Precinct 3: Southern Terraces

- 3.11 Support the relocation of the service station on the corner of Dorset and Boronia Roads to a location on the approach to the commercial centre.
- 3.12 Support higher density development on Maryville Way (to the south of Zagames) that addresses to the rail corridor and provides passive surveillance of Boronia Park.
- 3.13 Support development over the railway line south east of Boronia Junction.

Precinct 4: Boronia Junction

- 3.14 Support development that provides active frontages to the station environs and interchange.
- 3.15 Support development that addresses the laneway between Erica Avenue and the Village.

Precinct 5: Dorset Square

- 3.16 Recognise the heritage aspects of the Mall, including the mural, in the design of any new development.
- 3.17 Support the redevelopment of arcades between Dorset Road and Dorset Square which provides active frontages and adequate lighting.
- 3.18 Support the use of the upper level of The Mall as a bulky goods retail precinct.
- 3.19 Provide a continuous path of travel for pedestrians through The Mall.
- 3.20 Support development that provides passive surveillance of Dorset Square from upper levels.

Precinct 6: Boronia Park

- 3.21 Support active tenancies in buildings that face The Progress Hall.

- 3.22 Facilitate the provision of a community hub or meeting place at the northern edge of the precinct.
- 3.23 Support mixed use peripheral commercial/upper level restricted development along the corner of Boronia Road and Dorset Road that provides an outlook over Boronia Park and views towards the Ranges.
- 3.24 Support higher density development that provides a heavily landscaped setting and overlooks Boronia Park to the south of Park Crescent.

Objective 4

To provide a safe and well connected pedestrian network.

Strategies

- 4.1 Support improved access between residential areas, the retail area and between recreational and community facilities.
- 4.2 Provide a safe and continuously accessible path of travel for pedestrians of all abilities in the design of new development by:
 - Designing pathways where pedestrian movement and orientation is guided by visual cues, drawing on views and vistas towards the Ranges and between identified precincts.
 - Incorporating innovative approaches to lighting to improve perceptions of safety within an evening environment.
- 4.3 Support the provision of facilities within new development to facilitate walking and cycling. All new developments within the commercial areas should offer bike storage and shower facilities for staff. In substantial residential development, convenient bike storage facilities should be provided.

Objective 5

To support sustainable travel behaviour, including public transport and pedestrian and bicycle movement.

Strategies

- 5.1 Provide a direct and clearly identifiable connection through commercial environs along the railway bike path.
- 5.2 Provide bike storage and shower facilities within new commercial development.
- 5.3 Provide conveniently accessible bike storage facilities within substantial residential development.
- 5.4 Improve the efficiency, amenity and operation of car parks by:
 - Providing spaces and aisle widths that ensure efficient operation and ease of movement.
 - Providing frequent and convenient locations for trolley bays throughout the extent of off-street car parks.
 - Undertaking substantial landscape treatment and canopy tree planting to improve amenity.
 - Providing a lift for access to the deck car park in Dorset Square.
- 5.5 Provide taxi ranks adjacent to pedestrian pathways and retail attractors including the station environs and core commercial attractors.
- 5.6 Provide loading zones for commercial operators.
- 5.7 Provide areas for community bus drop off and pick up.
- 5.8 Facilitate two storey buildings which occupy 100 per cent of the property area without the need to provide onsite car parking provided that the ground floor of the building is used as “Retail Premises” and the first floor is used solely as “Office, or both floors are used as “Office” in accordance with Figure 5 of this clause (*Boronia Special Rates Schemes 1967 and 1977*).

- 5.9 Facilitate single storey buildings which occupy 100 per cent of the property area without the need to provide onsite car parking, provided that the single floor of the building is used solely as “Retail Premises” in accordance with Figure 5 of this clause (*Boronia Special Rates Scheme 1967 and 1977*).
- 5.10 Provide a strengthened and improved level of amenity and safety of east-west and north-south pedestrian links across Dorset and Boronia Roads.

Local Area Implementation

Policy Guidelines

- Facilitate land use and development in accordance with the *Boronia Structure Plan*, Knox City Council, 2006 and its Addendum, March 2012.

Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Design and Development Overlay to the Boronia Activity Centre to achieve local built form outcomes.

Reference documents

Boronia Structure Plan, Knox City Council, 2006 and its Addendum, March 2012

Figure 3 - Boronia Activity Centre Land Use Framework Plan

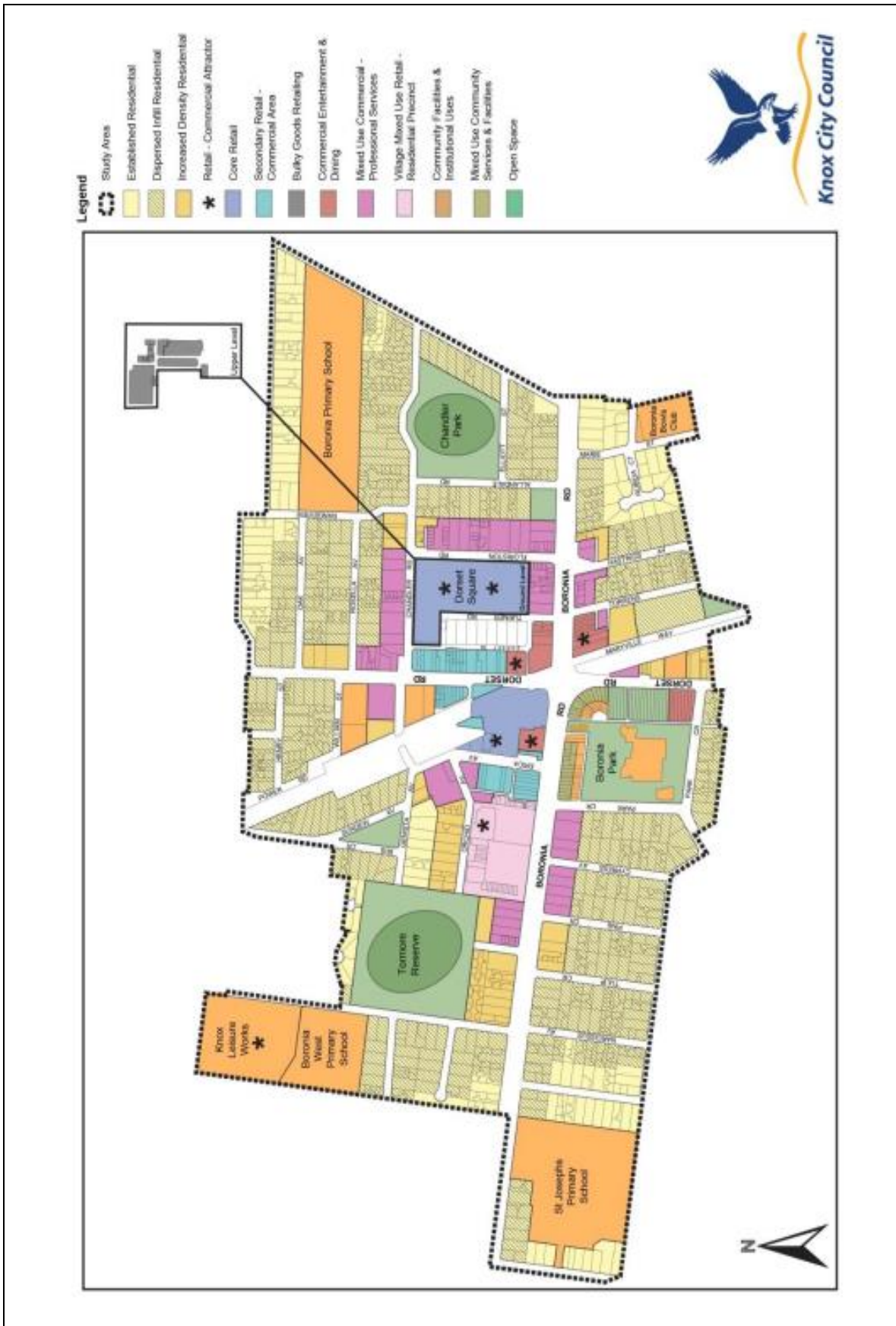


Figure 4 – Boronia Activity Centre Precinct Plan

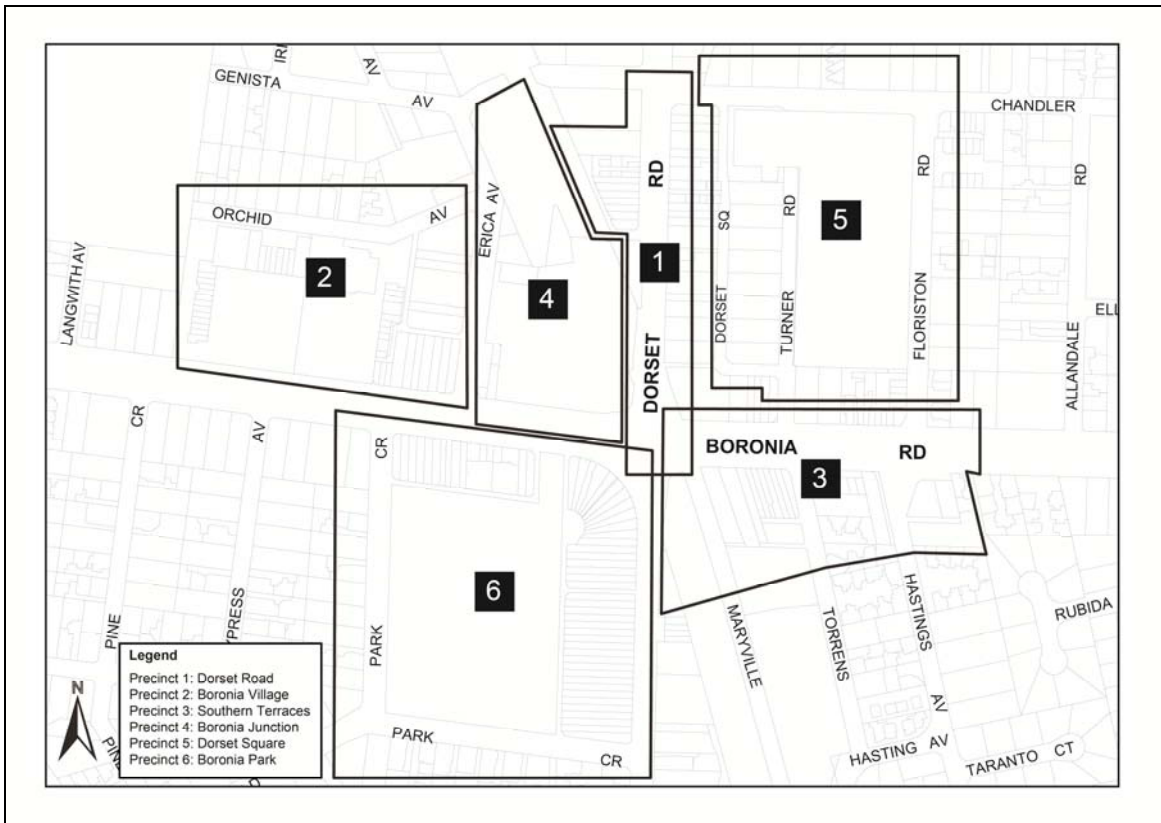
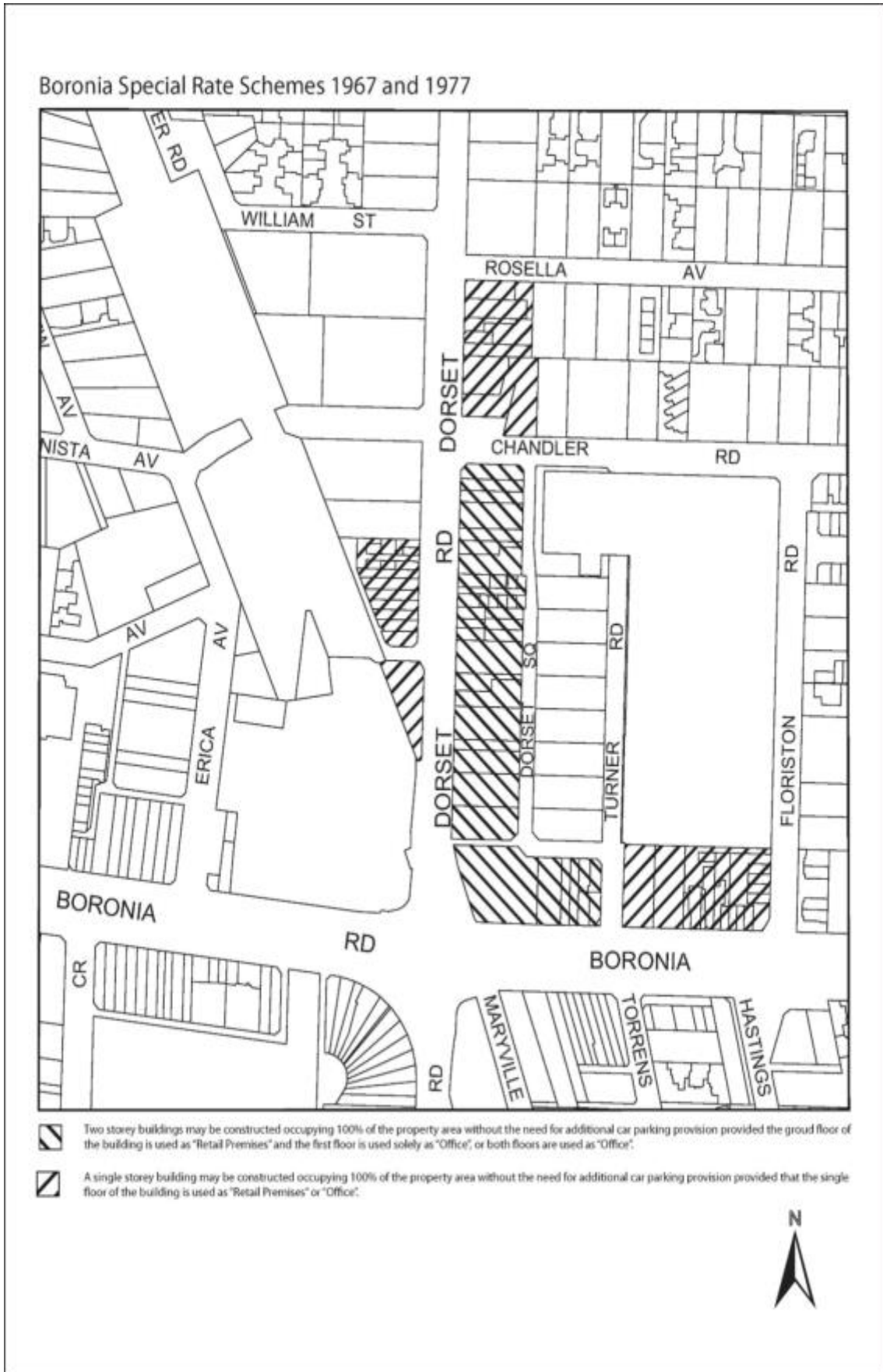


Figure 5 – Boronia Special Rates Schemes 1967 and 1977



21.10-4 Bayswater Activity Centre14/12/2017
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Council has adopted the *Bayswater 2020: Bayswater Structure Plan* (May 2005) and its *Addendum* (2012) to guide land use and development within the Bayswater Activity Centre.

Key issues for the Bayswater Activity Centre include:

- The core retail area lacks main road exposure to through traffic, but provides good access opportunities for walking, cycling and vehicles.
- Mountain Highway provides a physical barrier between the north and south side of the centre.
- Competition between the retail core area and uses located on Mountain Highway.
- Poor access is provided between land on the east side of the railway line and the rest of the centre.
- Land to the east of the railway line has been developed in a disjointed fashion and is underutilised.

Vision

A redeveloped Bayswater Activity Centre will create a positive public image. New development will incorporate innovative design principles, including Ecologically Sustainable Design and Crime Prevention through Environmental Design and provides a high quality of visual amenity.

The commercial core will provide goods and services that meet the needs of the local community and the centre will contain high quality public spaces that provide for community activity and offer distant views to the Dandenong Ranges and valley landscape.

Pedestrians, cyclists and public transport users will have priority over cars and movement to and within the centre by all modes of transport is convenient.

Objective 1

To encourage a land use mix that contributes to the revitalisation of the centre.

Strategies

- 1.1 Consolidate retail activity within the retail core.
- 1.2 Support office, showroom, entertainment and community uses on land outside the retail core.
- 1.3 Support food premises uses on land on the north side of Mountain Highway.
- 1.4 Support mixed use development west of High Street, with active uses at ground floor level and offices and residential uses located above.
- 1.5 Support large scale mixed use development along Mountain Highway, west of the retail core, with offices and showrooms at ground level and residential uses above.
- 1.6 Support community, entertainment, bulky goods and education uses on land to the east of the railway line.
- 1.7 Avoid industrial land uses locating within the activity centre.
- 1.8 Support land consolidation to create viable redevelopment sites.

Objective 2

To ensure there is a range of activities and opportunities for people to live, work or meet in Bayswater.

Strategies

- 2.1 Facilitate medium to high density residential development within and around the centre to increase the density and the level of activity, in accordance with the

Bayswater 2020: Bayswater Activity Centre Structure Plan, 2005 and its Addendum 2012.

- 2.2 Facilitate medium density housing in residential areas immediately surrounding commercially zoned land in a manner that responds to the area's neighbourhood and landscape character, including the Significance Ridgeline Area.
- 2.3 Support a range of uses and services within the centre to meet the needs of the community.

Objective 3

To improve access to and within the centre for all modes of transport, with priority placed on pedestrian movement and amenity.

Strategies

- 3.1 Improve pedestrian safety and access to Mountain Highway and the railway line.
- 3.2 Create a hierarchy of major and secondary pedestrian circulation links within the centre.
- 3.3 Improve linkages to and upgrade the transport interchange.
- 3.4 Improve linkages between the centre and the industrial estate to the east.
- 3.5 Improve cycling facilities and paths to and within the centre.
- 3.6 Support a shared traffic zone along laneways at the rear of the north side of Mountain Highway.
- 3.7 Support car parking to be provided at basement levels or at the rear of new development and encourage the redevelopment of underutilised at-grade car parks.

Objective 4

To promote an improved and vibrant public realm.

Strategies

- 4.1 Improve the public realm along Mountain Highway by widening the footpath and encouraging a range of activities such as walking, eating, trading and informal community meeting spaces.
- 4.2 Create a landscape/artwork gateway treatment along Mountain Highway.
- 4.3 Improve the appearance of the public transport interchange and recognise it as an important focal point and gateway.
- 4.4 Provide areas of open space to cater for increased workers, visitors and residents in the centre.
- 4.5 Improve access to linear open space.
- 4.6 Support the incorporation of public art in new development and public spaces.

Objective 5

To achieve a high quality built environment.

Strategies

- 5.1 Facilitate innovative, high quality architecture that incorporates Ecologically Sustainable Design, Crime Prevention through Environmental Design and Water Sensitive Urban Design.
- 5.2 Avoid the visual clutter of signage within the centre.

Objective 6

To increase the height and density of development in the Centre while protecting and capitalising on the views of the Dandenong Ranges.

Strategies

- 6.1 Support an increase in building heights while ensuring that the public views of the Dandenong Ranges are protected and enhanced.

Objective 7

To improve pedestrian amenity within the centre.

Strategies

- 7.1 Support new development that provides for the protection, comfort and enjoyment of adjoining public spaces and streets.
- 7.2 Require development adjacent to major pedestrian routes to provide active frontages, upper level surveillance and weather protection.

Objective 8

To facilitate the appropriate development of Key Redevelopment Sites (shown in Figure 6 to this clause) to act as a catalyst for attracting other new development and investment within the Bayswater Activity Centre.

Strategies

- 8.1 Support land use and development consistent with the direction for the Key Redevelopment Sites as shown on Figure 6 to this clause.

Key Redevelopment Site A – South of Mountain Highway (corner of High Street)

- 8.2 Support active uses such as cafes and shops to the Mountain Highway frontage.
- 8.3 Support office and shop top housing land uses at upper levels.

Key Redevelopment Site B – 700 Mountain Highway (south-west corner of Mountain Highway and High Street)

- 8.4 Support active uses such as cafes and shops at ground floor level.
- 8.5 Support office and residential land uses at upper levels.

Key Redevelopment Site C – Station Street (including railway land and car parks)

- 8.6 Support active uses such as cafes and shops at ground floor level.
- 8.7 Support office and residential land uses at upper levels.

Key Redevelopment Site D – Corner of Church Street and James Street

- 8.8 Support higher density (3-4 storeys) residential development that provides a range of housing sizes and types.
- 8.9 Support small scale office development.

Key Redevelopment Site E – King Street

- 8.10 Support higher density (3-4 storeys) residential development.

Key Redevelopment Site F – Land bounded by the railway line, Mountain Highway and Scoresby Road

- 8.11 Facilitate land use and development in accordance with any approved master plan or urban design framework.
- 8.12 Support community facilities, entertainment, bulky goods and education land uses.
- 8.13 Support a hotel or convention centre which can provide meeting facilities and accommodation for nearby commercial and industrial uses.
- 8.14 Support the development of a prominent gateway building at the intersection of Mountain Highway and Scoresby Road.
- 8.15 Require development to achieve passive surveillance of adjoining open spaces and railway land.
- 8.16 Improve linkages between the industrial estate to the east and other areas of the Bayswater Activity Centre on the western side of the railway line.

- 8.17 Improve pedestrian amenity and movement to and within the site.
- 8.18 Avoid the removal of remnant vegetation.

Local Area Implementation

Policy Guidelines

- Apply the Bayswater/Bayswater North Industrial Area Strategy (2003).
- Facilitate land use and development in accordance with *Bayswater 2020: Bayswater Activity Centre Structure Plan*, Knox City Council, 2005 and its Addendum, March 2012.

Application of zones and overlays

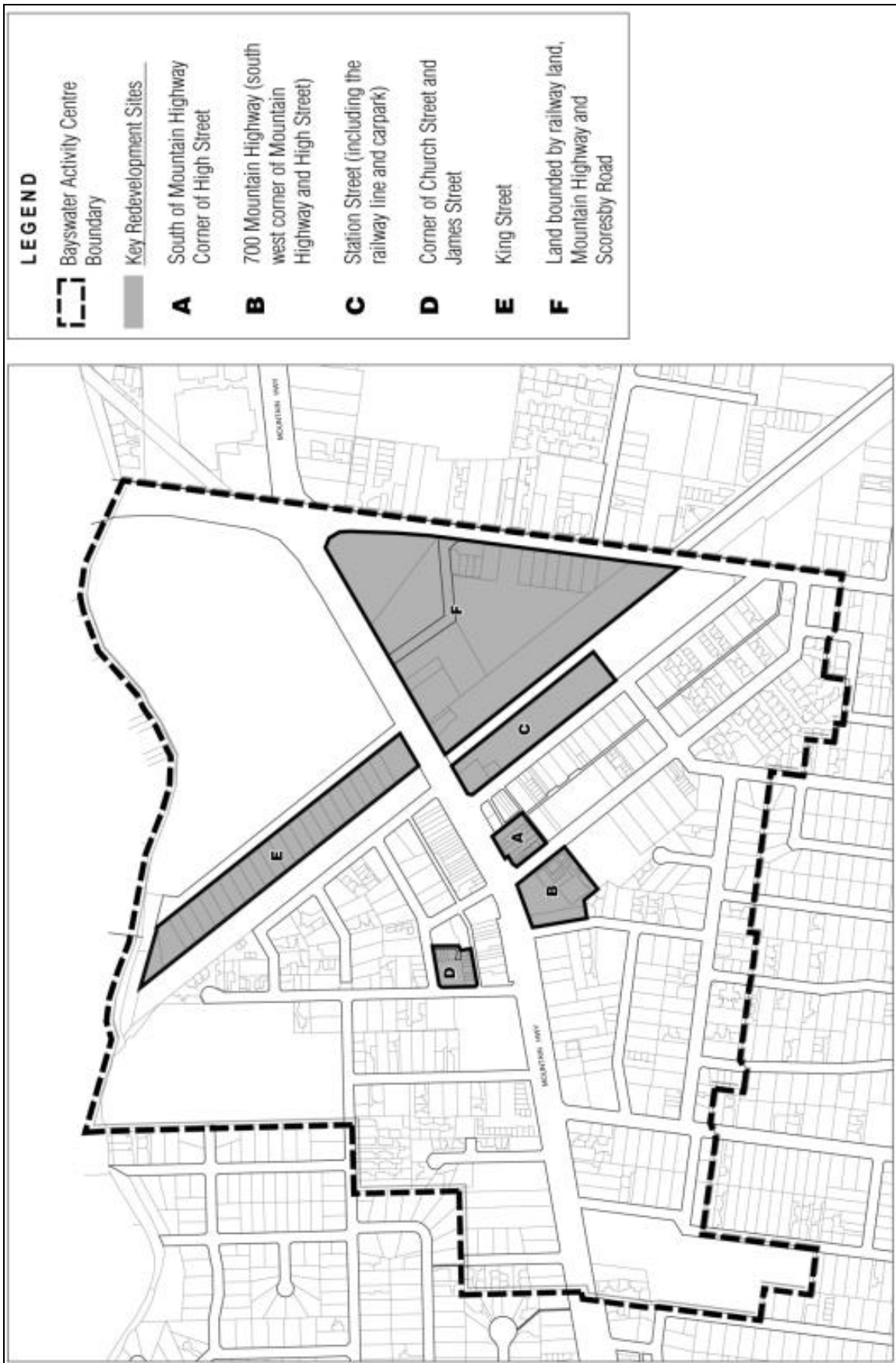
- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Design and Development Overlay to the Bayswater Activity Centre to achieve local built form outcomes.

Reference documents

Bayswater 2020: Bayswater Activity Centre Structure Plan, Knox City Council, 2005 and its Addendum, March 2012.

Bayswater/Bayswater North Industrial Area Strategy, Spiller Gibbins Swan Pty Ltd, 2003

Figure 6 – Bayswater Activity Centre Key Redevelopment Sites



21.10-5 Rowville Activity Centre

14/12/2017
C150

Council has adopted the *Rowville Plan* (2015) to guide land use and development within the Rowville Activity Centre.

Key issues for the Rowville Activity Centre include:

- Declining average household size and the need for dwelling diversity to meet demands for new and different types of housing.
- An ageing population, resulting in changes to the type of housing, education, health and other service needs of the local community.
- Declining housing affordability: Since 2001 the annual housing costs associated with median house prices in Rowville has been greater than 30 per cent of the median household income, suggesting that some households are experiencing housing stress.
- A shortage of social housing: At 2.1 per cent of all dwelling stock, the availability of social housing in Knox is lower than the regional average. Rowville has the largest shortfall of any suburb in Knox.
- A dependency on cars for movement and increasing traffic congestion due to the cul-de-sac street network, a lack of public transport options and disconnected pedestrian and cycle trails.
- A high incidence of health risk factors for obesity.

Vision

Rowville will be a lively, vibrant place that provides housing, amenities and services to meet the needs of both current and future residents. Rowville will be characterised by its strong neighbourhoods and opportunities to live, work and play locally.

Rowville will provide a diversity of housing in appropriate locations which exemplifies good building design that responds to existing local character.

Rowville will have a 'heart', offering a central area for people to gather that concentrates local retail, dining, activities, services and entertainment. Rowville will attract investment in business and infrastructure, with accessible opportunities for local employment and education ensuring skills for the future economy.

Protecting and preserving the natural environment will be highly valued by the Rowville community and businesses. Responding to the changing climate and mitigating the negative impacts will be a high priority for Rowville.

Diverse art, cultural and sporting activities will be available and accessible for all. Open spaces will be well designed, safe and accessible for a wide variety of uses.

Objective 1

To achieve an urban form where residents can 'live locally' with a wide variety of daily needs within convenient walking and cycling distance of home.

Strategies

- 1.1 Improve access to the Commercial Core from the Community Precinct and surrounding neighbourhoods.
- 1.2 Support a more diverse mix of activities, services, retail, dining and entertainment in the Commercial Core.
- 1.3 Support the development of Fulham Road as a 'Main Street' that accommodates a variety of street-front shops, cafes and outdoor dining that emphasises pedestrian activity, safety and amenity.
- 1.4 Support the expansion of the Stud Park Shopping Centre with additional floorspace.
- 1.5 Support flexible housing that provides access for people with limited mobility and can be adapted to support changes to intergenerational living arrangements.

1.6 Improve accessibility within the centre for people with limited mobility.

Objective 2

To provide viable choices of convenient and attractive public transport, that can help reduce Rowville's dependence on the automobile and slow the increase in congestion.

Strategies

- 2.1 Support a new and expanded bus interchange at Stud Park (delivered by the shopping centre owners as part of any future expansion), designed in consultation with Public Transport Victoria, to include provision for a future railway station.
- 2.2 Contribute to the improved viability of future rail services to Rowville (to encourage delivery of the Rowville Rail by the state government).

Objective 3

To increase the range of housing types and sizes within the Activity Centre to better meet the needs of Rowville's changing population.

Strategies

- 3.1 Support development that provides smaller dwellings with a mixture of 1 to 2 bedrooms.
- 3.2 Support the development of apartments within the Residential Growth Zone and the Commercial 1 Zone.
- 3.3 Support a mixture of medium density development in the General Residential Zone.
- 3.4 Advocate for the delivery of new social housing to bring the percentage of social housing in Rowville at least in line with the Knox average.

Objective 4

To extend ecological corridors that support a variety of native and indigenous wildlife to Rowville's neighbourhoods and open space.

Strategies

- 4.1 Support the planting of indigenous and native vegetation.
- 4.2 Require a landscaped front setback, with provision for canopy tree planting, for all development on land within a residential zone.

Objective 5

To make best use of existing community assets to support a range of educational, cultural and recreational opportunities.

Strategies

- 5.1 Provide expanded capacity for the Rowville Library.
- 5.2 Support the delivery of education and lifelong learning opportunities.
- 5.3 Support facilities and programs that seek to increase physical activity.
- 5.4 Support multipurpose use of recreational areas through upgrades of existing facilities.

Objective 6

To develop new public spaces.

Strategies

- 6.1 Provide new public spaces (including a Town Square) within the Stud Park Shopping Centre.
- 6.2 Support informal or temporary 'pop-up' spaces for arts and cultural activities.

Objective 7

To facilitate land use and development on Opportunity Sites that provide a range of housing types and sizes and support a more diverse and vibrant commercial core.

Strategies

- 7.1 Support land use and development consistent with the direction for the Opportunity Sites as shown on Figure 7 to this clause.
- 7.2 Facilitate a coordinated approach to development for sites fronting Fulham Road to provide a consistent presentation and continuous environment of active frontages, amenity, accessibility and walkability.
- 7.3 Facilitate a coordinated approach to development between the shopping centre and commercial land along Stud Road to ensure connectivity and legibility of interface treatments.
- 7.4 Consider alternative land uses for Opportunity Sites subject to the applicant demonstrating that it will achieve the objectives and strategies of this clause and Clause 21.07 (Economic Development).

Opportunity Site 1 – Former Pool and Spa Display Centre, 1060 Stud Road

- 7.5 Support higher density residential development that provides a range of dwelling sizes.
- 7.6 Support the provision of affordable housing (including low-cost and/or social housing).

Opportunity Site 2 – Australia for Christ Fellowship (ACF) Church, 1070 Stud Road

- 7.7 Support community uses to remain on this land.
- 7.8 Support higher density residential development that provides a range of dwelling types and sizes.
- 7.9 Provide a built form that is massed predominantly towards Stud Road, scaling down to a lower scale to sensitive residential interfaces and Stamford Park.
- 7.10 Support the provision of affordable housing (including low-cost and/or social housing).

Opportunity Site 3 – Peppertree Hill Retirement Village, 15 Fulham Road

- 7.11 Support intensifying the existing aged care facility and providing a range of aged care options and dwelling types to accommodate change needs in the aged care sector.
- 7.12 Provide a built form that is massed predominantly towards the Stud Road and Fulham Road and adopts a lower scale to sensitive residential interfaces to the north and east.
- 7.13 Support development that achieves good internal amenity, having regard to commercial land uses to the south.
- 7.14 Support development that complements the ‘main street’ theme envisaged for Fulham Road.

Opportunity Site 4 – Veterinary Clinic, 1103 Stud Road

- 7.15 Support higher density residential development that provides a range of dwelling sizes.
- 7.16 Support the provision of affordable housing (including low-cost and/or social housing).

Opportunity Site 5 – Fulham Road Commercial Precinct, 1-7 Fulham Road

- 7.17 Support mixed use development that provides active uses at ground floor level, with office and residential land uses at upper levels.
- 7.18 Require development to contribute to the ‘main street’ concept and incorporates active street frontages and a safe pedestrian environment and have regard to the residential amenity of the adjoining retirement village.

Opportunity Site 6 – Restaurants and Takeaways, 1085, 1087 & 1089 Stud Road

- 7.19 Support mixed use development which provides higher density residential, retail and commercial land uses.
- 7.20 Support the consolidation of sites to expand the range of development opportunities.
- 7.21 Require development to contribute to the Fulham Road ‘main street’ concept and integrate with the Stud Park Shopping Centre.
- 7.22 Support development that considers the residential amenity of the Retirement Village to the north and east.

Opportunity Site 7 – Commercial Building, 1091 Stud Road

- 7.23 Support commercial and office land uses.
- 7.24 Require development to integrate with the Stud Park Shopping Centre.

Opportunity Site 8 – Stud Park Shopping Centre, 1101 Stud Road

- 7.25 Facilitate a new public transport interchange in any redevelopment or future development. The interchange must have provision for a future railway station and be designed in consultation with Public Transport Victoria and Council.
- 7.26 Support mixed use development, including commercial, office, accommodation (including housing) and community uses.
- 7.27 Require development that contributes to the Fulham Road ‘main street’ concept.
- 7.28 Support development that provides a food and drink precinct at ground level along Fulham Road.
- 7.29 Facilitate development that incorporates active street frontages, a safe pedestrian environment and integrates with other development in the Commercial Core.
- 7.30 Protect adjoining residential amenity to the south in any future development.
- 7.31 Support development that provides an increase in height in the northern portion of the site.

Local Area Implementation

Policy Guidelines

- Facilitate land use and development in accordance with *Rowville Plan 2015*, Knox City Council, 2015.

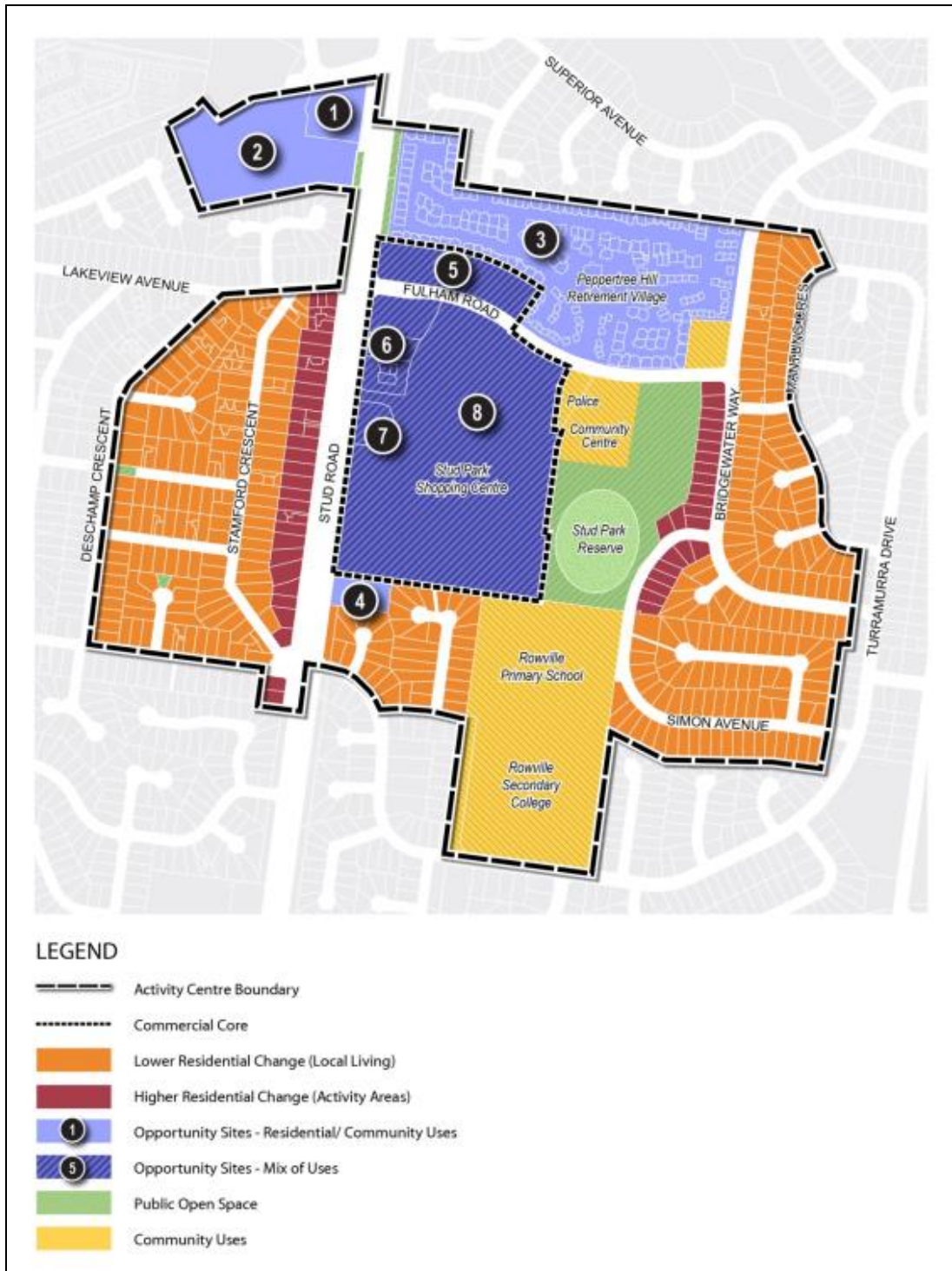
Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail and commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Residential Growth Zone to residential land within the boundaries of the centre to facilitate higher density and more diverse housing.
- Apply the Design and Development Overlay to residential opportunity sites to achieve local built form outcomes.
- Apply the Development Plan Overlay to the Rowville Commercial Core area, including Stud Park Shopping Centre to provide for the integrated and orderly development of the centre.

Reference documents

The Rowville Plan 2015, Knox City Council, January 2015.

Figure 7 – Rowville Activity Centre Boundary and location of Opportunity Sites



21.10-6 Ferntree Gully Village14/12/2017
C150

Council has adopted the *Ferntree Gully Village Structure Plan* (2014) to guide land use and development within the Ferntree Gully Village.

Key issues for the Ferntree Gully Village include:

- Fragmentation of the centre, created by the physical barrier of the railway line.
- The need to ensure development respects and protects the landscape significance of the Dandenong Foothills by maintaining uninterrupted viewlines towards the hills.
- Retaining and protecting the established tree canopy, which is of great significance to the Village and its 'small country town' character.
- Poor lighting in the public realm and the need to improve pedestrian walkability throughout the centre.
- A shortage of car parking supply within the centre, which is exacerbated by train commuters.
- Improving the presentation of many shopfronts.
- A lack of diversity and choice in retail and commercial uses.

Vision

Ferntree Gully Village will become a flourishing centre with a heart; a Village that services the needs of the local community, with a variety of independent quality retail, services and dining options. It will become a place with a strong identity shaped by its landscape setting, niche commercial offer, public art and community spirit. Local employment, innovation and individual wellbeing will be highly valued and the community services sector will be well placed to service the wider area.

The built environment will sensitively reflect the character of the surrounding landscape and contribute to providing housing and lifestyle choice in a way that is responsive to and complements the desired character of the Village. The 'green' will be put back into the Gully as the landscape character of the foothills by extending this character into the Village.

Ferntree Gully Village will be a place that celebrates its unique qualities while embracing diversity and creativity. Diverse leisure and recreational activities which cater to all ages will be available and accessible. Public open space will be well designed and well used for events and gatherings throughout the year. Public art will be valued and maintained.

The train station will become a thriving transport hub, accessible to all users with great walking and cycling connections and car parking to the surrounding residential areas and beyond.

Objective 1

To provide a mix of retail, commercial and community uses to meet the needs of the local community.

Strategies

- 1.1 Create a vibrant and compact retail core within the Commercial 1 Zone.
- 1.2 Encourage development of underutilised sites to create an improved urban environment.

Objective 2

To facilitate more opportunities for people to live in Ferntree Gully Village.

Strategies

- 2.1 Support the provision of well-designed residential uses above ground floor level throughout the Village.

Objective 3

To support and facilitate health, aged care and allied community services.

Strategies

- 3.1 Support the provision of health, aged care and allied community services within the Village.

Objective 4

To provide safe and direct connections within the centre for pedestrians, cyclists and people with limited mobility.

Strategies

- 4.1 Improve access to the railway station.
- 4.2 Improve key pedestrian and cyclist connections within the Village. This includes: the cycle path ‘missing link’ through the eastern side of the railway station car park; and pedestrian links over the railway line and through railway station car parking areas.
- 4.3 Improve linkages to existing green spaces at the periphery of the Village such as the open space area on Wyuna Street.
- 4.4 Improve the appearance and utilisation of car parks.
- 4.5 Restrict public access to the railway line to the south of The Avenue with boundary treatments such as fencing.
- 4.6 Avoid additional vehicle crossovers to private land in the Commercial 1 Zone and Mixed Use Zone land to maintain the continuity of footpaths.
- 4.7 Balance the provision of on-site car parking with the need to promote walking and other alternative transport methods. A reduction in car parking may be considered where:
- There is adequate off-site parking available in the surrounding area;
 - There is reduced demand for car parking due to available alternative travel methods to access the premises, such as public transport, walking and cycling;
 - The character and amenity of the site will be negatively affected by the provision of additional car parks (e.g. loss of open space, increased noise, disturbance to nearby residential dwellings, loss of pedestrian amenity).

Objective 5

To protect and enhance the village character and the landscape dominant setting of Ferntree Gully Village.

Strategies

- 5.1 Support development that is sited and designed to complement the landscape setting and topography of the Ferntree Gully Village and the Dandenong Foothills.
- 5.2 Require development to provide varied rooflines to reflect the landform of the Dandenong Ranges.
- 5.3 Avoid development with flat roof forms.
- 5.4 Maintain the low built form that retains the dominance of tree canopies as a backdrop to views across the Ferntree Gully Village.

Objective 6

To create attractive and vibrant streetscapes that are defined by innovative, sustainable and well-designed buildings of an appropriate scale and setback to their location.

Strategies

- 6.1 Create attractive and vibrant streetscapes defined by well-designed buildings of an appropriate scale and form.
- 6.2 Require development to provide active street frontages and upper level setbacks.

Objective 7

To protect the amenity of sensitive land uses such as residential areas and open spaces.

Strategies

- 7.1 Maintain the amenity of adjoining low-scale residential areas.

Local Area Implementation

Policy guidelines

- Facilitate land use and development in accordance with the *Ferntree Gully Village Structure Plan*, Planisphere, June 2014.

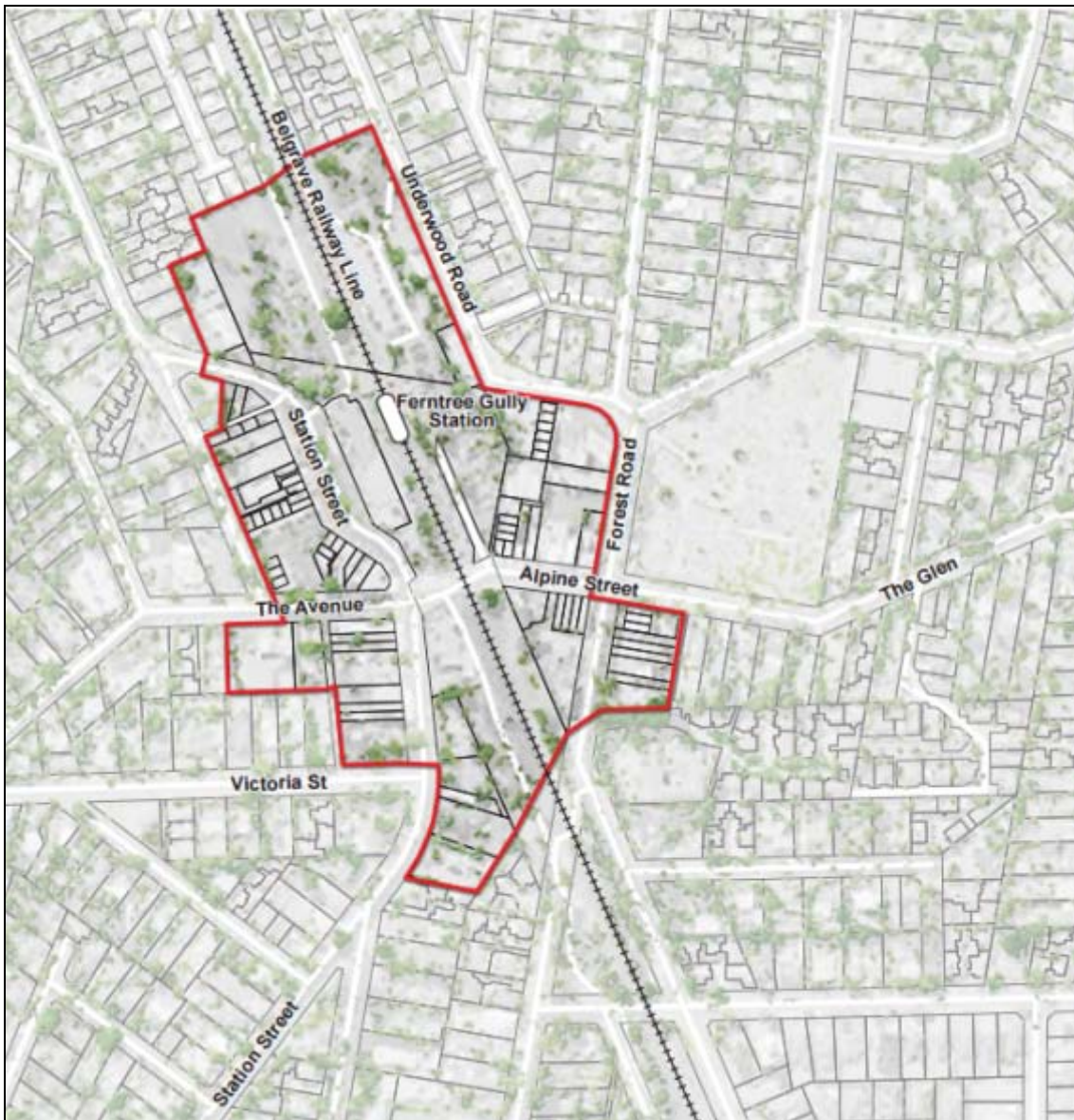
Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail or commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Commercial 1 Zone to land within the station reserve and east of the railway to encourage commercial uses.
- Apply the Mixed Use Zone on the periphery of the retail core, as appropriate, to encourage community services and office use with residential development above.
- Apply the General Residential Zone to residential land within the boundaries of the centre to facilitate moderate housing growth and a diversity of housing types.
- Apply the Design and Development Overlay to the Ferntree Gully Village to achieve local built form outcomes.

Reference documents

Ferntree Gully Village Structure Plan, Planisphere, June 2014.

Figure 8 – Ferntree Gully Village Structure Plan Area



21.10-7 Upper Ferntree Gully Village Activity Centre

14/12/2017
C150

Council has adopted the *Upper Gully Strategic Plan (2017)* to guide land use and development within the Upper Ferntree Gully Activity Centre.

Key issues for the Ferntree Gully Village include:

- Retaining and protecting the character and identity of the Activity Centre, which is largely influenced by its Foothills setting and visual backdrop of the Dandenong Ranges.
- Maintaining the Activity Centre's existing strengths in its local retail offer.
- Significant tourism opportunities arising from the Activity Centre's location at the gateway to the Dandenong Ranges.
- Growth opportunities in health services, arising from the presence of Angliss Hospital.
- Attracting development that capitalises on the available business opportunities.
- Providing alternative housing options in the Activity Centre.
- The need to recognise and strengthen the Activity Centre's local heritage and culture.
- Managing bushfire and flooding risks within the Activity Centre.
- Enhancing pedestrian, public realm and public open space areas.

Vision

Upper Ferntree Gully Activity Centre will be a vibrant and friendly centre with a distinct 'village' feel that is serviced by a range of community, employment and recreational opportunities connected by safe walking and cycling paths, and public transport. Its character and identity is strongly defined by the foothills setting and its relationship with the Dandenong Ranges.

The public spaces are valued by all residents. The streets are people oriented, thriving places for business and inspiring places to enjoy, due to the quality of landscaping, public art and architecture.

There is a strong sense of community and local residents are proud to call it home, and visitors are welcomed to engage in a range of public events and cultural experiences offered in the centre.

Objective 1

To support the economic vitality of the Activity Centre and enhance its role as a neighbourhood activity centre.

Strategies

- 1.1 Support land use and development that is consistent with the Activity Centre Framework Plan as shown in Figure 9 to this clause.
- 1.2 Support day and night time uses within the Activity Centre.
- 1.3 Support health services to accommodate off-site family support (overnight accommodation, counselling services and specialist services).

Objective 2

To strengthen Upper Ferntree Gully's retail and tourism roles.

Strategies

- 2.1 Facilitate tourism, dining and entertainment uses, in particular in Rose Street and Burwood Highway, with a view to increasing patronage and employment opportunities and to complement The 1812 Theatre.

Objective 3

To require development to contribute to a highly walkable public realm within and across the Activity Centre.

Strategies

- 3.1 Support the development of Rose Street as a pedestrian-friendly shared zone which could create a focal point for community activity and events.
- 3.2 Support improvements to the Upper Ferntree Gully Railway Station to enhance pedestrian and cycle access, amenity and safety.

Objective 4

To facilitate the increased provision of public open space within the Activity Centre.

Strategies

- 4.1 Support the development of public open space and recreation opportunities along William Street, as identified in Figure 9 to this clause.

Objective 5

To support ageing in place and changing household structures and sizes.

Strategies

- 5.1 Support well-designed, medium density housing and shop-top living with high internal amenity within the Activity Centre to enhance activity and provide housing diversity.

Objective 6

To strengthen the community's valued local legacy and promote Upper Ferntree Gully's distinctive history, natural assets, arts and culture.

Strategies

- 6.1 Require development to preserve sightlines to, and not detract from, the visual prominence of the Royal Hotel and Visitors Information Centre.
- 6.2 Require new development adjoining or opposite heritage and valued buildings to be designed to respect the appearance and significance of the heritage or valued building.
- 6.3 Require new development to be designed to respect the foothills landscape setting and the significance of the Dandenong Ranges for the identity of the Upper Ferntree Gully.
- 6.4 Support the ongoing operation and improvement of The 1812 Theatre to strengthen its role as a visitor, arts and cultural attraction in the Activity Centre.

Local Area Implementation**Policy guidelines**

- Facilitate land use and development in accordance with the *Upper Gully Strategic Plan*, Knox City Council, January 2017.

Application of zones and overlays

- Apply the Commercial 1 Zone to land with a primary retail or commercial function within the boundaries of the centre to encourage retail uses on ground floor with the opportunity for residential and office uses above.
- Apply the Design and Development Overlay to the Upper Ferntree Gully Activity Centre to achieve local built form outcomes.

Reference documents

Upper Gully Strategic Plan, Knox City Council, January 2017

Figure 9 – Activity Centre Framework Plan

