

21.05 BUILT ENVIRONMENT AND HERITAGE

14/12/2017
C150

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

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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
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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 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

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

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

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

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

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

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

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

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

Key issues

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

Objective 5

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

Strategies

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

21.05-4 Design for safety14/12/2017
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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 Environmentally Sustainable Development

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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 Heritage

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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

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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

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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 local policy) to land in an Industrial 1 or Commercial 2 Zone to ensure the design of industrial and restricted retail sales development maintains and enhances the appearance of industrial and restricted retail 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 to provide for the integrated and orderly development of the area, including design requirements for a high amenity precinct.
- Apply the Development Plan Overlay to the Wantirna Health Precinct to provide for the integrated and orderly expansion of the Knox Private Hospital to facilitate a State-significant health precinct.
- Apply the Heritage Overlay to areas and buildings of historical, cultural and social significance to protect heritage places, precincts and vegetation.

Further strategic work

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

Reference documents

City of Knox Heritage Study, McInnes, M, 1993

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

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

Knox City Council Mobility Study, Knox City Council, 2011

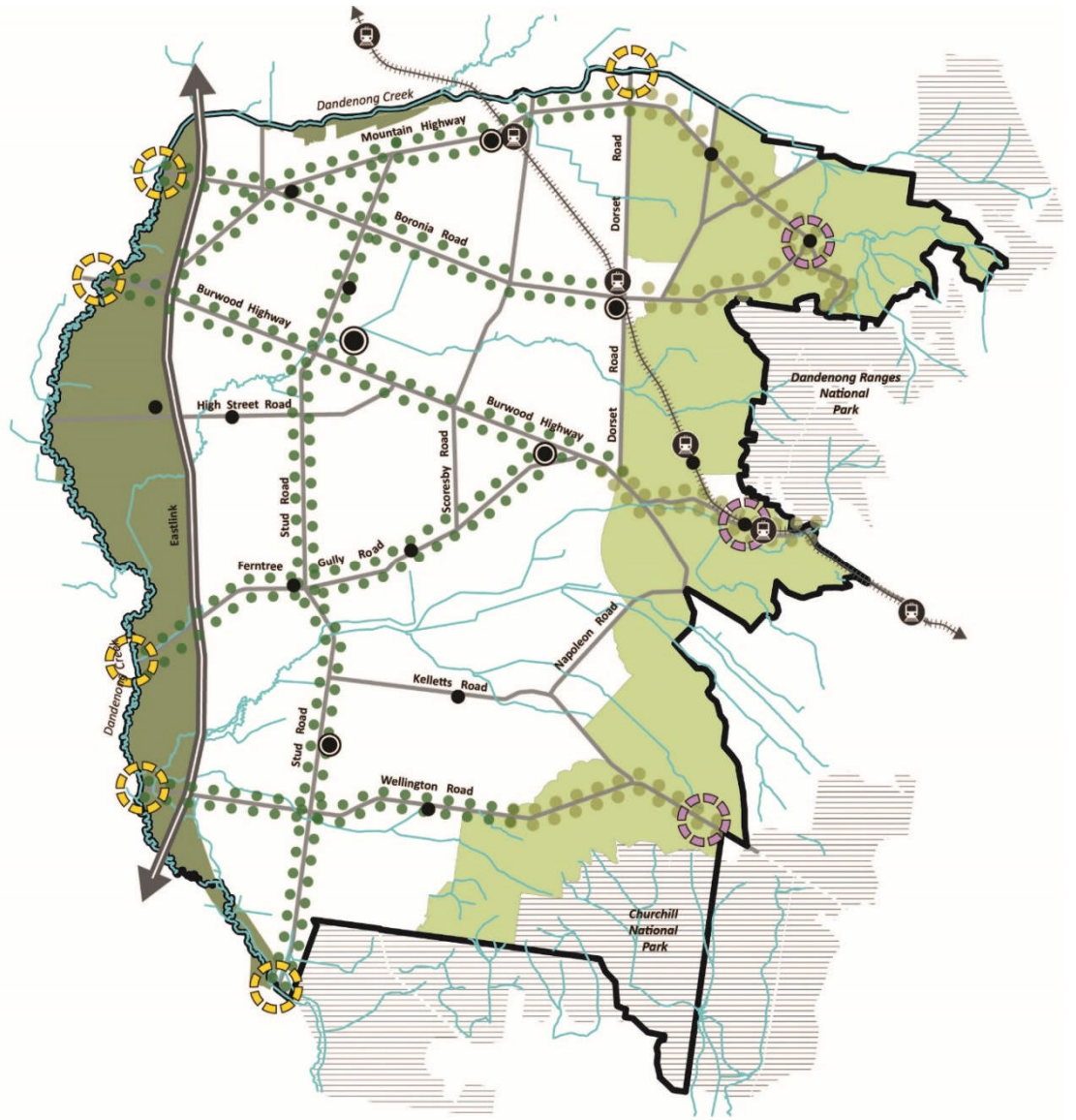
Knox City Plan (incorporating the Council Plan) 2013-17, Knox City Council, 2013 (or as amended)

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

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

Knox Urban Design Framework 2020, Planisphere, 2003

Figure 1 - Bush Boulevards and Gateways Map



LEGEND

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

- HIERARCHY OF ACTIVITY CENTRES:**
- ACTIVITY CENTRE
 - NEIGHBOURHOOD ACTIVITY CENTRE

Not to scale