

21.08 COMMUNITY DEVELOPMENT

24/05/2018
C149

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

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

21.08-1 Liveability

14/12/2017
C150

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

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

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

Key issues

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

Objective 1

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

Strategies

- 1.1 Support development that promotes a more compact, connected, efficient and accessible urban form.
- 1.2 Require land use and development in Strategic Investigation Sites and on other large development sites to maximise walkability and incorporate landscaped pedestrian and bicycle paths and links to open space and community facilities.
- 1.3 Support development that contributes to vibrant, well-serviced and accessible activity centres, with a range of shops and services and community, cultural and recreational facilities that meet the daily needs of communities.
- 1.4 Support development that is attractive, well landscaped, pedestrian friendly and promotes opportunities for social interaction, recreation and enjoyment of the arts.

- 1.5 Support opportunities for healthy food options, including the provision of private or shared garden space for healthy food production, in larger residential and mixed use developments and around health, education and community uses, including roof top and vertical gardens.

21.08-2 Open space and recreation

24/05/2018
C149

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

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

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

Key issues

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

Objective 2

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

Strategies

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

- 2.7 In partnership with Melbourne Water, develop a masterplan for Lewis Park and the Blind Creek corridor.

21.08-3 Community facilities

14/12/2017
C150

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

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

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

Key issues

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

Objective 3

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

Strategies

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

21.08-4 Health and education facilities

14/12/2017
C150

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

There are three hospitals in Knox. The Wantirna Health Precinct is a State significant precinct identified in Plan Melbourne which provides a significant opportunity for the further clustering of not only health services, but also education and community services, to improve service availability and quality and convenience for users across the region.

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

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

Key issues

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

Objective 4

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

Strategies

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

21.08-5

14/12/2017
C150

Social impacts

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

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

Objective 5

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

Strategies

- 5.1 Require a social impact assessment for use or development proposals that meet one or more of the following criteria:
 - Strategic Investigation Sites and larger residential development sites; or

- where requested by the responsible authority for land use and development where the form and scale has not been reasonably anticipated by the planning scheme.

21.08-6 Gaming

14/12/2017
C150

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

Key issues

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

Objective 6

To minimise harm associated with gaming.

Strategies

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

21.08-7 Licensed premises

14/12/2017
C150

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

Key issues

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

Objective 7

To minimise adverse social and amenity impacts from licensed premises.

Strategies

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

21.08-8**Implementation**14/12/2017
C150**Policy guidelines**

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

Application of zones and overlays

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

Further strategic work:

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

Reference documents

Community Facilities Planning Policy, Knox City Council, 2016

Electronic Gaming Policy, Knox City Council, 2016

Gaming Policy Direction Paper, Knox City Council, 2016

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

Knox City Council Mobility Study, Knox City Council, 2011

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

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Knox Leisure Plan 2014-2019, Knox City Council, 2014

Knox Liquor Licensing Accord 2015-2017, Knox City Council, 2015

Knox Open Space Plan 2012-2022, Knox City Council, 2012

Knox Play Space Plan 2013-2023, Knox City Council, 2013