

## 21.02 KEY INFLUENCES

17/03/2016  
C131

The following themes cover the key land use and development planning considerations for the municipality and as such are reflected throughout the Local Planning Policy Framework.

- Urban Design
- Housing
- Environment
- Economic Development
- Infrastructure

The following key influences form the basis for the subsequent objectives, strategies and means of implementation in Clauses 21.04 - 21.08.

### 21.02-1 Urban Design

17/03/2016  
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The key influences on **Urban Design** within the City of Knox include:

- The need to foster an understanding of what is good quality urban design and the benefits within Knox with the development industry and community.
- The short term and supply driven approach of the development industry, focusing on individual dwelling/tenancy design and compliance with minimum standards, as opposed to the contextual understandings and the benefits of the creation of place, social interaction to which their developments contribute.
- The need for a level of commitment and innovation in development approaches to ecologically sustainable development and safer design principles, through the use of new technologies, materials, detailed siting and design.
- The need for urban design to better respond to the needs of pedestrians and cyclists and move away from a car based urban form.
- The need for urban design to better respond to the accessibility and visitability needs of the community.
- Neighbourhood character and environmental values can be impacted upon through poorly designed inappropriate development.
- The implementation of the Knox Urban Design Framework 2020 (2003) which provides a 'whole of city' perspective including a clear understanding of the shared design outcomes for the city; better interface between private and public spaces and better use of Knox's competitive strengths to promote the local economy and enhance its environmental qualities.
- The implementation of the *Knox Housing Strategy 2015* and *Residential Design Guidelines* and Residential Development and Neighbourhood Character Local Policy which outlines preferred future character, preferred housing types, design objectives and design guidelines for development within residential areas.

### 21.02-2 Housing

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C131

The key influences on **Housing** within the City of Knox include:

- The supply of greenfield broad hectare land supply has been largely exhausted.

- The need to direct a significant amount of housing into Activity Areas, Local Living areas and some Strategic Investigation Sites.
- Urban consolidation imperatives that will not outweigh the need for protecting the landscape and environmental sensitivities of the Dandenong Foothills and Sites of Biological Significance.
- The changing demographic profile with increasing numbers of older persons and couple, lone and older households that will create demand for different forms and types of housing.
- Mixed community perceptions of medium density and higher density development.
- The influence of the development industry in providing housing diversity.
- The failure to adequately anticipate and provide for the changing needs of the community that will lead to gaps in the provision of public transport, social services, physical infrastructure and diversity of housing form.
- The challenge to encourage new residential development to contribute to both broader strategic and detailed ecologically sustainable design techniques.
- The challenge to encourage new residential development to contribute accessible housing.
- A perceived limited commitment to sustainable architectural quality and urban design aesthetics in new residential design by the development industry.
- Maintaining and enhancing the liveability attributes of Knox, particularly the ‘green and leafy’ image.
- The need for new housing to be sited, designed, constructed and managed so as to minimise risk to life and property from bushfire and avoided where it may compromise human life or valuable ecological assets.

**21.02-3**28/03/2013  
C110**Environment**

The key influences on **Environment** within the City of Knox include:

- Loss of remnant vegetation, tree canopy and natural habitat areas.
- Habitat fragmentation.
- Environmental weeds and the change in vegetation structure and species diversity due to weed invasion.
- Loss of native fauna and predation of native fauna by feral and domestic animals.
- Changes to drainage patterns and intensity.
- Water quality in streams and waterways.
- The need to promote sustainability and increasing community awareness and participation in sustainability and environmental programs.
- Consolidating and improving the Dandenong Valley Parklands.
- Minimising development and promoting sensitive design in the Foothills areas that enhances the landscape and environmental significance of this area.
- Using landscaping treatments to link the landscape qualities of the hills with the suburbs.
- Minimising the risk and impact from bushfire on private and public land through appropriate vegetation management.

- The need to continue to identify and protect Aboriginal cultural heritage values.

**21.02-4**08/07/2010  
C70**Economic Development**

The key influences on **Business and Employment** within the City of Knox include:

- The ability for Knox to maintain and enhance its image as a high quality, attractive business location.
- The need for enhanced transport infrastructure servicing, local, regional and wider markets.
- The availability of a range of industrial sites and premises for sale or lease.
- Access to a skilled workforce and to educational establishments.
- Clear and consistent development guidelines that are not overly restrictive or prescriptive.
- Work in partnership in implementing the initiatives in the *Regional Economic Strategy for Melbourne's South East 2003-2030* (2003).

The key influences on **Activity Centres** within City of Knox include:

- Implementation of Council's Place Management program and structure planning to improve centre vitality by focussing on development of centres as community hubs.
- Ability of centres to offer a mixed range of commercial, residential and community based activities.
- Improvements to pedestrian links and pathways within centres.
- Enhancement of shopping environments in older centres through traffic management and urban design initiatives.
- Ability to increase land utilisation within certain centres and capacity to reduce the geographic spread of certain centres.
- Location of bulk retailing, wholesale sales outlets and showrooms in or in proximity to Principal and Major Activity Centres.
- Quality of urban design in both the public and private domain, including the ability to encourage high quality built form that adds to the vibrancy of the centres.
- Ability to encourage higher density residential development in activity centres.
- Ability to consolidate fragmented land holdings that inhibit redevelopment and change within activity centres.

The key influences on **Industry/Commerce Precincts** within City of Knox include:

- Enhancement of precincts to maintain their attractiveness to business.
- Consolidation and redevelopment of underutilised sites within the Bayswater precinct.
- The ongoing partnership with City of Maroondah and Yarra Ranges Shire for the future development of the Bayswater/Bayswater North Industrial area.
- The introduction of a greater mix of uses to support new employment and improved streetscapes in the Knox Central Principal Activity Centre precinct.
- Enhanced accessibility and marketability introduced with the construction of EastLink.
- The establishment of the Scoresby-Rowville Employment Precinct as an emerging Specialised Activity Centre supporting "knowledge based" industry and industry clusters.

- Establishment of a Neighbourhood Activity Centre within the Scoresby-Rowville Employment Precinct.

**21.02-5**

08/07/2010  
C70

**Infrastructure**

The key influences on **Infrastructure** within the City of Knox include:

- Accessibility to and better use of improved public transport facilities.
- Facilitating and encouraging transport choice throughout the municipality.
- Optimising the use of existing infrastructure and ability to upgrade infrastructure.
- Making better use of transport corridor reserves.
- The high rate of private car usage and the lack of real alternative transport modes.
- Influencing the detailed design, materials and form of infrastructure such as roads and drainage so that they contribute to a sense of place and identity within Knox and facilitate better environmental outcomes.
- The need for new and improved infrastructure in and around activity centres to serve new development, including residential.
- The provision and timely delivery of infrastructure for the Scoresby-Rowville Employment Precinct.
- Changing community perception, engagement and ownership of public spaces to foster social interaction.
- Providing infrastructure that supports the development of social capital, connection and social interaction.
- The capacity for the upgrading of ageing social infrastructure and supply of new social infrastructure.
- Providing for the upgrading and additional installation of infrastructure that supports the capacity of fire services to safely and effectively respond to and suppress fires.