

Upper Gully Plan Volume 1: Part 1

Upper Gully Strategic Plan

JANUARY 2017



'A bright future for Upper Gully'

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1. INTRODUCTION

1.1 Introduction

The Upper Gully Strategic Plan (Strategic Plan) sets the framework for the future development and improvements to Upper Gully (refer Map 01), including recommendations for built form controls for the Upper Ferntree Gully Neighbourhood Activity Centre (Activity Centre). It also outlines Knox City Council's commitment to support the opportunities and stimulate future investment, partnership and advocacy on private and State owned land in Upper Gully (Study Area).

The Strategic Plan is guided by a vision that aims to support the development of a vibrant and well serviced Activity Centre, capturing the opportunities for business and growth, while responding to Upper Gully's unique foothills setting and its relationship with the Dandenong Ranges.

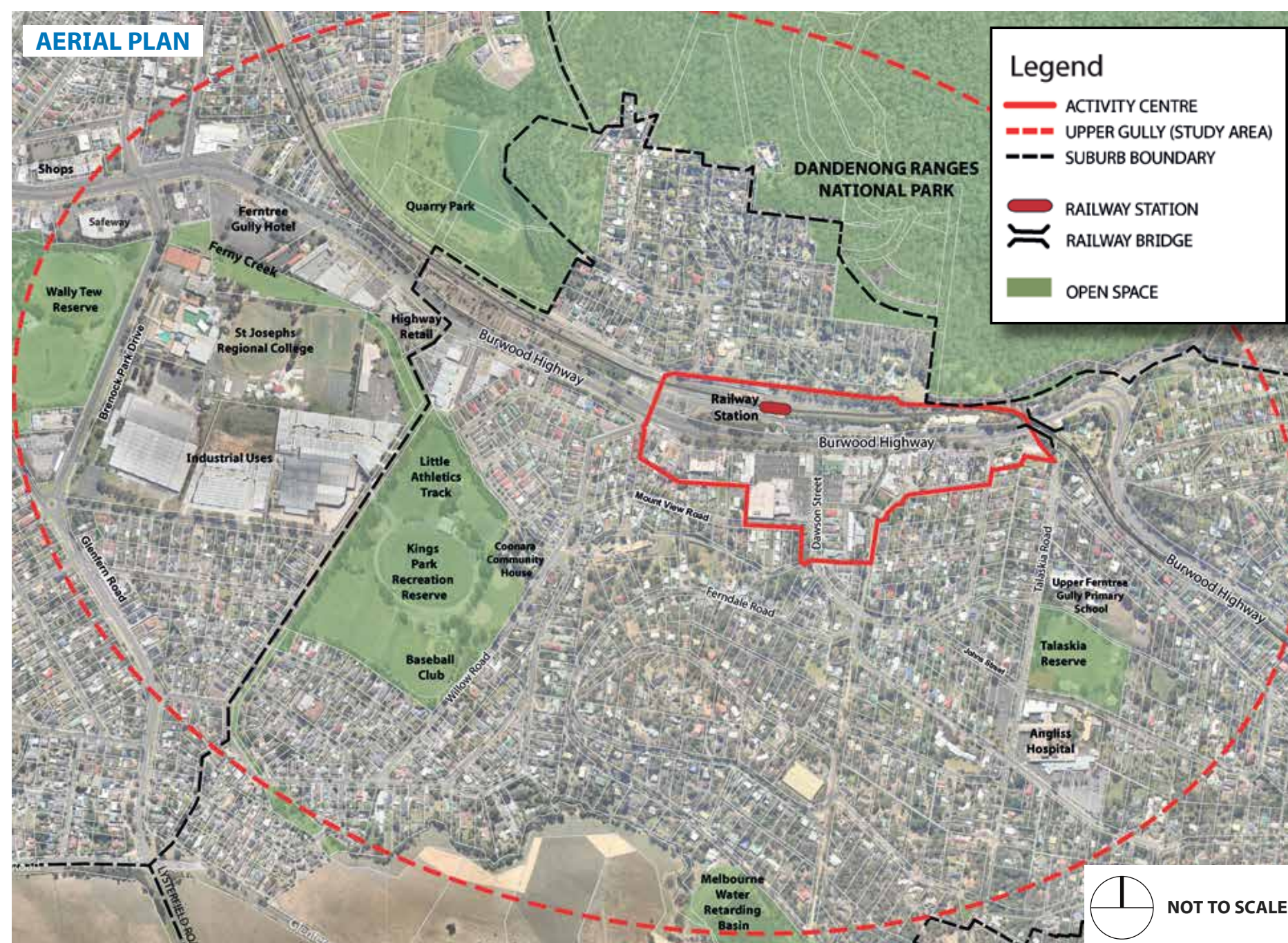
Upper Gully's location at the Gateway to the Dandenong Ranges presents significant tourism opportunities, which are identified through the Strategic Plan. The Strategic Plan supports hospitality and entertainment uses to complement and build on existing facilities and visitor attractions such as the Dandenong Ranges National Park, the 1,000 Steps, the 1812 Theatre, The Gully Market and the Visitors Information Centre. The Strategic Plan also builds on Upper Gully's existing strengths including the visitor attractions, health services industry, the local retail offer and the proximity of the Upper Gully Railway Station.

The Activity Centre includes the retail and commercial centre of some 15.7ha in Upper Gully. The Activity Centre is defined by the Design and Development Overlay - Schedule 10 (DDO10) boundary included in the Knox Planning Scheme and is referred to as the Activity Centre throughout the Strategic Plan.

A key influence on the Activity Centre is the surrounding catchment, which comprises predominately residential uses and commercial uses along Burwood Highway and open space areas. This surrounding catchment, as illustrated on Map 01, is generally referred to as Upper Gully.

Another focus of the Strategic Plan is protecting the landscape setting of the Activity Centre, which is highly valued by the community. The surrounding Dandenong Ranges are visible throughout the Activity Centre forming a strong visual backdrop. The built form guidelines, including building height recommendations complement the strong connection to the surrounding foothills.

Existing planning controls in Upper Gully limit development and reinforce a relatively low density residential development in order to protect the existing foothills character and vegetation cover. As a result, opportunities for change and housing diversity within Upper Gully are generally limited to the Activity Centre. The Strategic Plan supports housing opportunities across the Activity Centre to provide additional housing choices close to shops and services.



Map 01. Aerial Plan

Importantly, the Strategic Plan capitalises on the opportunities offered to Knox City Council in advocating to and developing partnerships with major State Government agency landholders in Upper Gully including VicTrack, VicRoads and Department of Environment, Land, Water and Planning (DELWP) to improve public assets, services and places. These opportunities are offered along Burwood Highway, the rail corridor, and the land surrounding the Upper Ferntree Gully Railway Station. The proposed streetscape and public space improvements throughout Upper Gully aim to create a strong brand for the Activity Centre that builds on its foothills setting, artistic and cultural influences, and capitalise on the opportunities to improve public space amenity and services for local residents and visitors alike.

1.2 The Upper Gully Plan

The planning for future development and improvements for Upper Gully are articulated through the Upper Gully Plan, which includes two key elements:

- **The Upper Gully Strategic Plan (Strategic Plan)** sets a framework for managing future development in the Activity Centre and Knox City Council's strategic investment in Upper Gully based on technical research, community and stakeholder priorities; and
- **The Streetscape Design Project** focuses on physical streetscape improvements to the public realm within the Activity Centre.

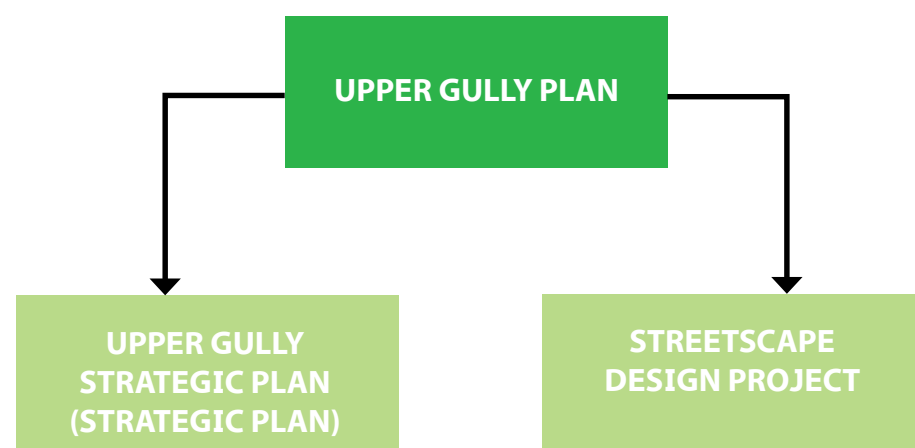


Figure 01. Components of the Upper Gully Plan

1.3 The Strategic Plan

The Strategic Plan outlines the preferred vision for the future growth and development of Upper Gully based on community and stakeholder aspirations and priorities. It is a strategic planning tool to manage, influence and facilitate future change in Upper Gully and assist Council in decision making. It considers the current conditions, issues and opportunities and develops ideas to influence future change and deliver real outcomes against aspirations and priorities.

More specifically, the Strategic Plan aims to:

- Provide a framework for guiding Council business and developing partnerships with major landholders and service providers including state government agencies to activate and provide the certainty needed for future and ongoing improvements for Upper Gully;
- Direct investment to capture the unique opportunities including those for business and tourism, presented by Upper Gully's location, setting and individuality;
- Provide certainty for Upper Gully by guiding future improvements and development, including planning controls;
- Deliver the objectives and strategies, outlined as part of the Knox Vision and Knox City Plan 2013-17 at a local level; and
- Be informed by significant research and stakeholder engagement.

To assist in implementing the Strategic Plan, steps are identified that Council and the community can take to achieve the plan's vision (refer section 3).

The Strategic Plan has also been developed in response to concerns raised regarding the lack of specific planning controls for the Activity Centre within the Dandenong Foothills. Amendment C130 incorporated into the Knox Planning Scheme on 20 November 2014, introduced an interim Design and Development Overlay Schedule 10 (DDO10), applying a mandatory maximum building height of 7.5m in the activity centres of The Basin, Upper Ferntree

Gully and Alchester Village for a period of 18 months. Amendment C146 extended the interim height controls until 30 October 2017. The interim DDO10 provided Council with the time needed to complete detailed planning work for the Activity Centre needed to inform development including permanent building design and height controls.

The Strategic Plan complies with the aims of DELWP's Practice Note 58: Structure Planning for Activity Centres.

1.3.1 Who will use the Strategic Plan

The Strategic Plan will be used by a range of stakeholders, including:

Knox City Council

- For informing changes to the Knox Planning Scheme, which will guide Council's assessment of planning permit applications in the Activity Centre;
- For identifying and prioritising future capital works projects for Upper Gully;
- For identifying future programs and services required within Upper Gully; and
- For advocating and seeking funding for studies and projects as outlined by the Strategic Plan.

Landowners / Residents / Business Operators / Traders

- For guiding future improvements and/ or developments on private land; and
- For identifying opportunities to actively participate in the future development and improvement of Upper Gully.

State Government Agencies (e.g. DELWP, Parks Victoria, VicRoads, VicTrack)

- For guiding the management and improvements to state government owned assets.

1.4 How to read this Strategic Plan

The Strategic Plan consists of two parts:

- **Part 1 - Strategic Plan** – Provides a shared vision for Upper Gully (informed by Council and the local community) and outlines a strategic approach to managing future development and investment to achieve this vision.
- **Part 2 - Implementation Plan** – Provides the framework for implementing actions and measuring the success of strategies, including recommended changes to the Knox Planning Scheme.

Figure 02 outlines the structure of the two parts of the Strategic Plan.



Figure 02. Strategic Plan Structure

1.5 Developing the Strategic Plan

The Strategic Plan has been developed through significant analysis, community and stakeholder engagement and the testing and development of ideas and scenarios. This has occurred across a number of project phases, as outlined in Figure 03.

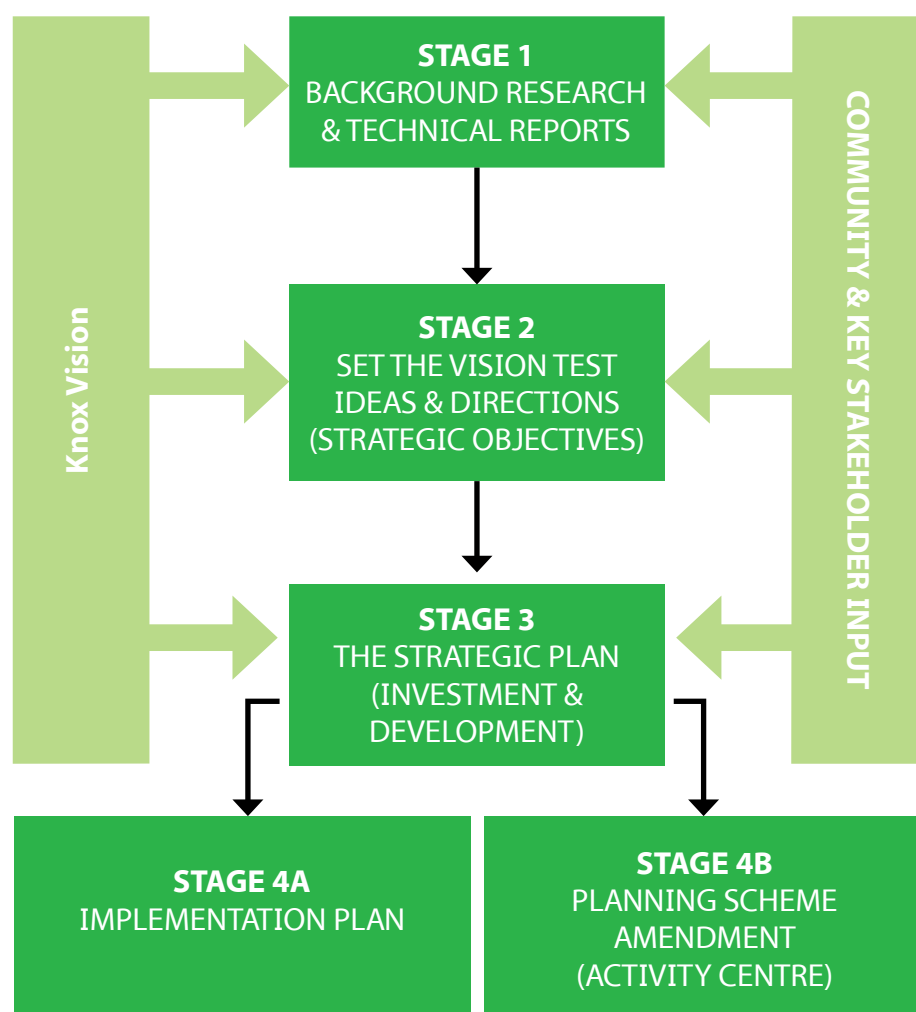


Figure 03. Strategic Plan Stages

1.5.1 Understanding the Site & Future Aspirations

Stage 1 - Consolidated Background Report and Technical Reports

This stage focused on understanding the current state and future aspirations for Upper Gully through background research, technical reports and community and stakeholder engagement.

The Consolidated Background Report supports the Strategic Plan, outlines important background information and identifies a number of opportunities for how Upper Gully could be planned into the future. The report provides a summary of research and investigations undertaken by the consultant team (including Technical Reports), and the findings of community and stakeholder engagement.

The Technical Reports prepared to support the Strategic Plan and the Consolidated Background Report include:

- *'Technical Report - Transport and Parking'*, January 2015 and *'Addendum 2017'*. This report outlines parking occupancy and traffic survey results and provides a review of sustainable transport options.
- *'Technical Report - Land Use and Economics'*, November 2014 *'Addendum 2017'*. This report provides a technical assessment of the relevant economic and property considerations, which influence land use and development in the Activity Centre.
- *'Heritage Assessment Report, Upper Ferntree Gully'*, June 2015. This report outlines the significant social and cultural built form features for consideration in the Strategic Plan.

1.5.2 Developing the Vision & Strategic Objectives

Stage 2 - Agenda Setting and Visioning

This stage involved developing a draft vision, strategic objectives and strategies, building on the Consolidated Background Report and feedback provided from Stage 1 of community and stakeholder engagement. This provided a platform for further discussions with the community and guidance for the planning and design of the Activity Centre.

Preliminary strategies were developed to provide a number of initial thoughts and ideas for how Upper Gully could be planned and improved into the future.

1.5.3 Development and Delivery

Stage 3 & Stage 4 - Draft Strategic Plan & Implementation Plan

Developing the draft Strategic Plan involved testing and refining the vision and strategic objectives/key directions to inform its content. The background research, technical reports and engagement outcomes were also utilised to inform the vision, strategic objectives, strategies and actions to guide Knox City Council's commitment for future investment, partnership and advocacy for Upper Gully. This stage informed the development of the Implementation Plan, Built Form Guidelines and subsequent Planning Scheme Amendments.





1.5.4 Public Exhibition & Planning Panel Process

Amendment C141 to the Knox Planning Scheme, draft Strategic Plan (December 2015), draft Implementation Plan (December 2015) and supporting background and technical reports were publicly exhibited from 8 February to 29 March 2016. Council received 344 submissions during public exhibition.

On 28 June 2016 and after considering submissions, Council revised the Building Heights and Setbacks Map and requested the Minister for Planning appoint an independent Planning Panel to consider submissions to Amendment C141. Council also provided the opportunity to make a submission or revise original submissions until 12 September 2016. A further 116 submissions were received, which were referred to the Planning Panel. A combined total of 460 submissions were received during public exhibition.

An independent Panel Hearing was held on 15, 17 and 18 November 2016.

1.6 The Activity Centre

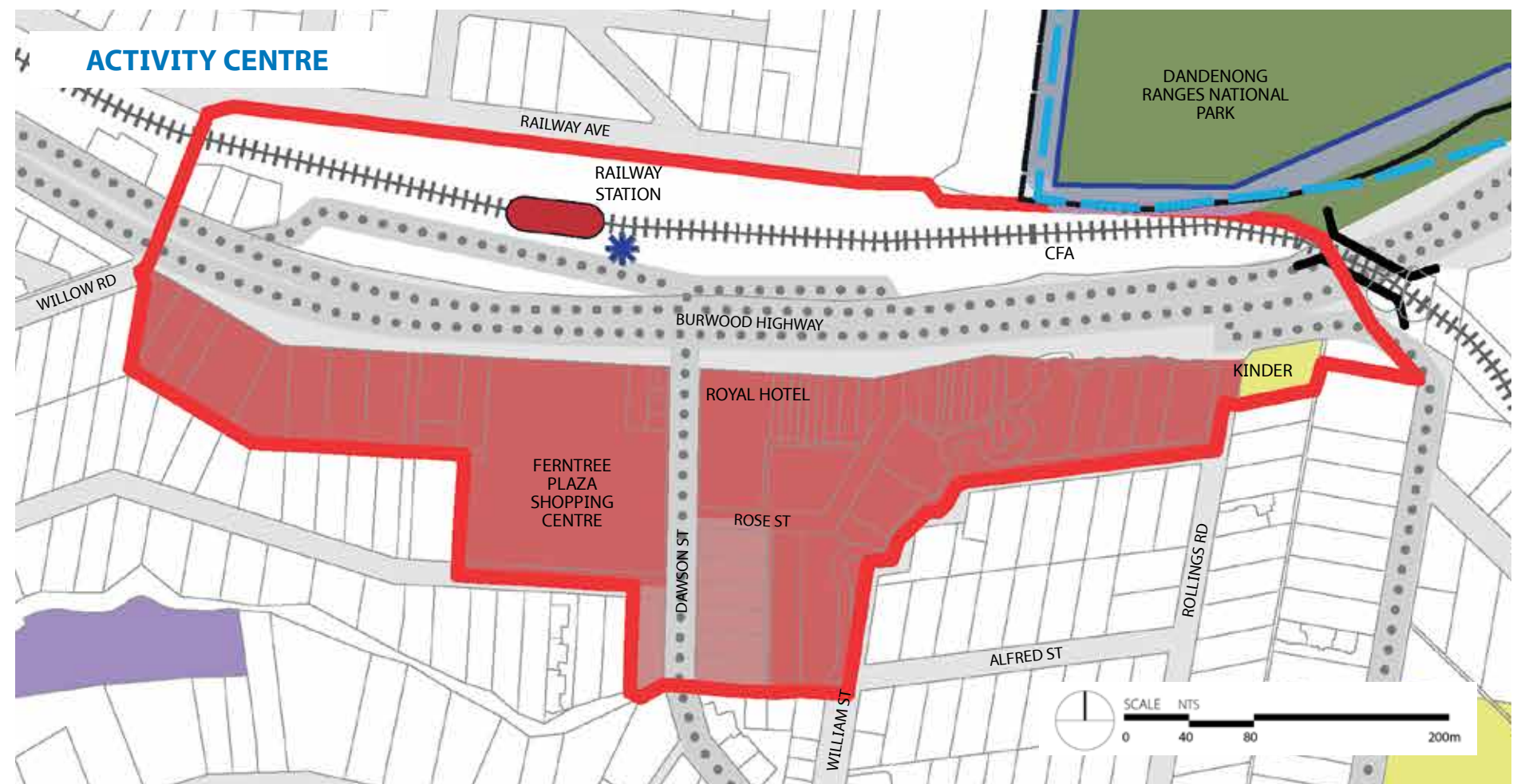
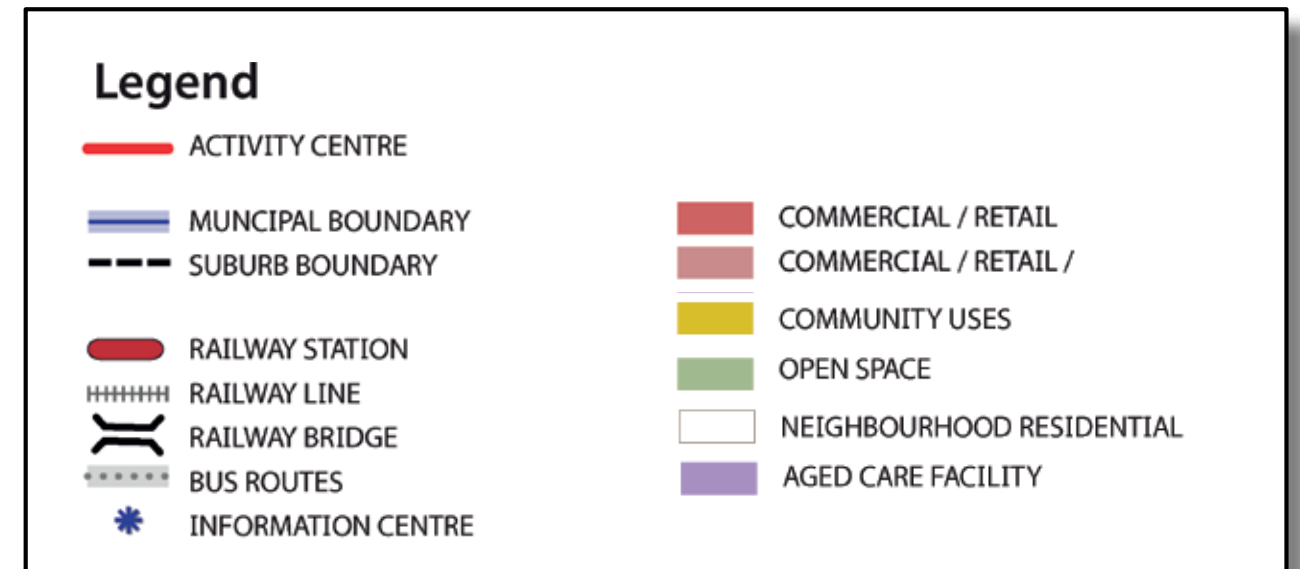
The Activity Centre includes the retail and commercial centre of Upper Ferntree Gully. The Activity Centre boundary is defined by the existing Design and Development Overlay - Schedule 10 (DDO10) boundary included in the Knox Planning Scheme.

While the Strategic Plan focuses on the Activity Centre, influences outside the Activity Centre, including the needs for catchment area it services, were also considered in order to provide a holistic and integrated plan for the future. These influences are detailed in Section 2.

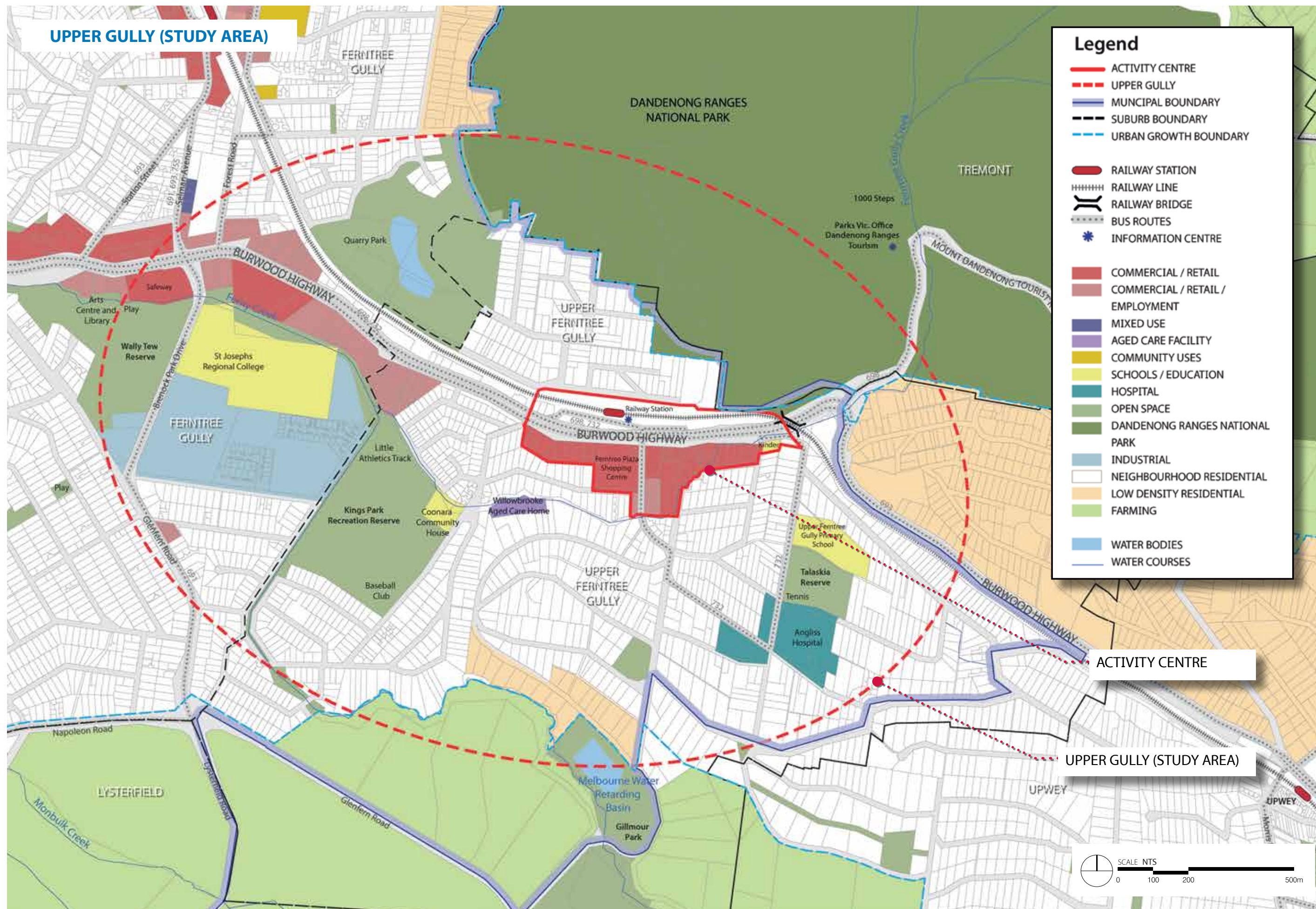
1.7 Upper Gully (the Study Area)

A key influence on the Activity Centre is the surrounding catchment, which comprises predominately residential, commercial and public uses along Burwood Highway and open space areas. This surrounding catchment is referred to as Upper Gully in the Strategic Plan (refer Map 03). The technical investigations used to develop the Strategic Plan considered influences, such as the services available and needs of residents in Upper Gully.

NB. Upper Ferntree Gully is used to reference the suburb and generally where available source data is suburb based for example ABS suburb profile data.



Map 02. Activity Centre



2. SETTING THE SCENE

2.1 Introducing Upper Gully

2.1.1 The Setting

Upper Gully is located at the foothills of the Dandenong Ranges. It has a distinct visual character that is defined by its relationship with the surrounding treed landscape. Views to the surrounding hills, low density green and leafy residential neighbourhoods are important and highly valued by the local community.

Upper Gully is physically divided by Burwood Highway, a major transport corridor that provides access between Melbourne and the eastern suburbs. It also provides a gateway for visitors to the Dandenong Ranges and the nearby Kokoda Memorial Trail (also known as the 1,000 Steps) and Upper Gully's function as a gateway is further reinforced by the presence of the Dandenong Ranges Visitors Information Centre, located on Burwood Highway (refer Map 04 overleaf).

2.1.2 Walking and Cycling

The Activity Centre, generally, has good walking facilities in place with wide footpaths along shop frontages. Pedestrian connections into surrounding residential areas are provided however, steep topography in some areas makes walking difficult. Burwood Highway and railway line creates a pedestrian and cycling barrier particularly for residents north of the Activity Centre.

Bike routes are provided through off-road trails along the railway line, Ferny Creek and parts of the Burwood Highway. The Ringwood to Belgrave Rail Trail is an important regional cycle connection however, there is a missing link across the Burwood Highway. A continuous connection between the Activity Centre and station is not provided.

There are opportunities to enhance walking and cycling facilities, not only in the Activity Centre, but also along key streets and trails that lead to the shops and railway station.

2.1.3 Public Transport

The Upper Ferntree Gully Railway Station (Railway Station) is located on the Belgrave line. The journey between Melbourne and Upper Ferntree Gully generally takes between 45 - 65 minutes. The frequency of services, parking and accessibility makes the Railway Station an important commuter station for locals. As a 'premium station', the Railway Station is staffed from the first train to the last, has a customer service centre (where passengers can buy tickets, and pick up timetables), and has passenger facilities such as indoor waiting areas and toilets. As a result, the Railway Station is utilised by commuters from surrounding areas.

A bus interchange is also located at the Railway Station catering for three bus routes. These routes operate both along Burwood Highway, as well as local roads including Dawson Street, Albert Street, Talaskia Road and Rollings Road, to service facilities such as Angliss Hospital and Upper Ferntree Gully Primary School.

2.1.4 Vehicle Access and Parking

Analysis for the Activity Centre identified a number of locations where traffic could be better managed to improve motorist and pedestrian safety and improve traffic flow. Such locations included the intersection of Burwood Highway and Rollings Road and the vehicle entrance into Ferntree Plaza from Burwood Highway.

The shopping areas of Upper Gully are generally well catered for with car parking. However, parking occupancy issues exist at the Railway Station car park and in residential streets close to the activity centre and near the Angliss Hospital where commuters and employees take advantage of the unrestricted parking.

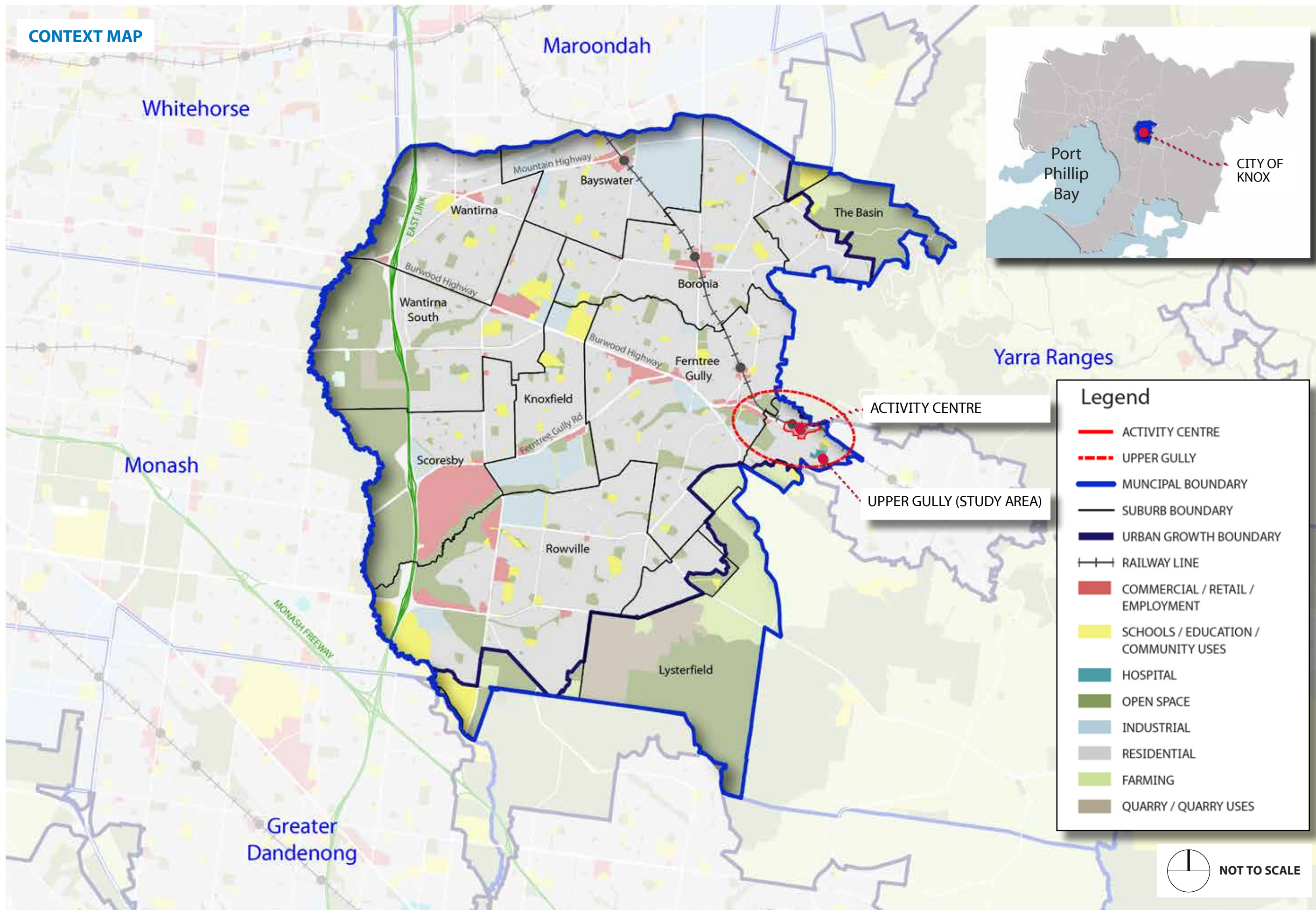
Management of visitor parking around the 1,000 Steps has also been identified as an issue with overflow parking along Mount Dandenong Tourist Road creating safety issues for motorists, pedestrians and cyclists.



Mix of retail, commercial and highway related uses are provided along Burwood Highway



Ferny Creek Trail provides an open space link to major open spaces within and surrounding Upper Gully



Map 04. Context Map

2.1.5 Land uses

The Activity Centre is relatively compact, and focused along Burwood Highway and Dawson Street. It includes a mix of retail, commercial and highway related uses and is anchored by Ferntree Plaza and Maxi Foods, a full line supermarket. The Activity Centre provides a number of functions including local convenience retail, community and health services, and a tourism function for visitors travelling to the nearby Dandenong Ranges.

The Angliss Hospital located on Talaskia Road (outside the Activity Centre) provides a key focus for health services within Upper Gully and to a large area of the eastern metropolitan region. It is supported by a range of allied health and community services located around the hospital and within the Activity Centre. These provide employment opportunities for Upper Gully, with much of the current local workforce employed in the health industry.



The Angliss Public Hospital and supporting health uses

Coonara House located in Kings Park is a neighbourhood house and provides a range of learning and community services to the local community. Other community facilities are generally located around Talaskia Road and Kings Park.

Housing is currently provided outside of the Activity Centre in the form of detached dwellings on large lots. Existing planning controls applied to surrounding residential areas limit opportunities for additional housing outside of the Activity Centre.

The Activity Centre provides opportunities for different types of housing such as apartments or shoptop housing which would enable people to age in place and benefit from proximity to shops, public transport and services. At present, housing is not provided in the Activity Centre.

2.1.6 Tourism

Upper Gully is located at the Gateway to the Dandenong Ranges and is the last centre people pass through before heading into the Ranges. The Activity Centre is bordered by the Dandenong Ranges National Park to the north and is the location for the Dandenong Ranges Visitors Information Centre. It is only 800m from the major tourist attraction of the 1,000 Steps, which is growing significantly in its popularity.

There are significant opportunities to strengthen Upper Gully's tourism role as part of the arrival experience into the Dandenong Ranges. This could be through additional tourism land uses that build on existing tourist attractions such as The Gully Market which operates on Saturday and Sunday, the 1812 Theatre, and existing restaurants and cafés. Opportunities also exist to enhance Upper Gully's streets and public spaces to enhance its brand and attractiveness as a centre.

2.1.7 Arts and Culture

Upper Gully has an active arts and culture community with the 1812 Theatre providing a local focal point.

The 1812 Theatre Company is recognised as one of Melbourne's longest running amateur theatre companies and provides an important role in developing arts and culture within the municipality. There are opportunities to strengthen the role of the Theatre to increase local participation and social interaction, and to enhance it as an attraction for visitors.

There is also strong history of art and artists in Upper Gully associated with the Dandenong Ranges. However, public art and references to Upper Gully's artistic history is limited in the Activity Centre. Opportunities exist to incorporate exciting and relevant public art into future projects across the Activity Centre.

Wally Tew Reserve is a key location for arts and culture located approximately 1.6km from the Activity Centre. It includes a number of cultural facilities including the Library, Placemakers Shed and Woodworkers Shed. The Placemakers Shed and Woodworkers Shed provide a studio and workshop for creative people within Upper Gully. As well as the library, a number of arts and culture events are held at the reserve, including Knox Festival.

The Gully's Mens Shed is located in the Rangers House at the base of the 1,000 Steps in the Dandenong Ranges National Park.



The 1812 Theatre, located on Rose Street

2.1.8 Open Space and Landscape

The major parks in Upper Gully include Kings Park, Talaskia Reserve and Quarry Park. These spaces provide the location for a number of sporting and social groups and provide visual relief and 'greening'. Social and cultural facilities are provided at Wally Tew Reserve, located in nearby Ferntree Gully. Ferny Creek Trail provides a key open space link between Wally Tew Reserve and the Activity Centre, as well as between Kings Park and community facilities. There is a lack of significant civic open spaces available in the Activity Centre.

The natural landscape is a significant contributor to Upper Gully's character and identity. Trees both within the public (streets and parks) and private realm (surrounding canopy trees on lots) provide a strong link between the urban areas of Upper Gully and the Dandenong Ranges.



Quarry Park provides the location for State Significant vegetation

2.1.9 Built Form

Buildings within the Activity Centre are predominately low scale single storey with the occasional two storey building providing subtle variation in the skyline and views across to the surrounding treed foothills. Most notable is the Royal Hotel, at a height of approximately 12.5m, which makes it the tallest building within the Activity Centre. Although the Royal Hotel is only two storeys, it is equivalent in height to a modern three storey building. The Royal Hotel is complemented by the Visitors Information Centre, another two storey Art Deco style building located diagonally opposite the hotel, on the northern side of Burwood Highway.

The style and character of buildings across the Activity Centre is generally undefined with simple detailing and parapets. Styles include a mix of recent (approx. 1980's), recently modified buildings and the occasional older built form styles, reflecting the incremental growth of the Activity Centre over a period of time. The surrounding catchment of the Activity Centre is predominantly residential and generally detached dwellings on large lots.

Narrow shop fronts (fine grain built form) along Burwood Highway, to the east of Dawson Street, are major contributors to the positive street experience. These buildings provide visual interest through the detailing and design of building elements, but also through elements such as a continuous built edge to the street, active ground floor uses, transparent frontages, awnings and clearly defined pedestrian entries. To the west of Dawson Street, as the scale and form of buildings increase, buildings are setback from the street with less active uses.

2.1.10 Heritage

The Royal Hotel is the key historical building located in the Activity Centre that is currently protected by the Heritage Overlay. It was built in 1889 and then remodelled with an Art Deco façade in 1935.

The Visitors Information Centre is located on an elevated position with bold rectangular and curved styling on the

two principal façades, is another excellent example of Art Deco architecture.

The Upper Ferntree Gully Railway Station building is of architectural, historic and social significance. It first opened in 1889. The heritage and older style buildings provide visual landmarks in the Activity Centre and a link to the area's early development. These buildings along with the 1812 Theatre and were identified by the community as important and valued historical buildings. There are opportunities to enhance these valued buildings and reinforces nearby development to be designed to complement their historical significance.

Adjoining the Activity Centre at 12 Mount View Road is the post war modernist style St Thomas Anglican Church. It was designed by the notable architect Keith Reid and is also a locally significant historical building.

An independent heritage assessment for the Activity Centre was undertaken as part of this project. The recommendations of the assessment have been incorporated as part of the Planning Scheme Amendment.

For further information on the heritage assessment refer to the Consolidated Background Report and the *Upper Ferntree Gully Activity Centre Heritage Assessments Report (Context 2015)*.



The Royal Hotel is a land mark building in Upper Ferntree Gully

2.2 Knox Policy Framework

This section provides a summary of key planning policies, documents and strategies that have influenced the development of the Strategic Plan.

2.2.1 Key Plans and Strategies

Knox Vision and City Plan

The Knox Vision provides a shared vision for the future of Knox that will deliver the lifestyle, jobs and industry, health and wellbeing desired by members of the Knox community. The Vision is outlined under five themes, each containing a description of the ideal future, and identifying the features that will be in place when that future is achieved:

- **Democratic and Engaged Communities**
- **Healthy, Connected Communities**
- **Prosperous, Advancing Economy**
- **Vibrant and Sustainable Built and Natural Environments**
- **Culturally Rich and Active Communities**

These themes are used as indicators to monitor the community's wellbeing and achievement toward the broader Vision for Knox.

The Knox City Plan outlines the barriers, enablers and key strategies for achieving the aspirations for each theme outlined as part of the Knox Vision. These themes have provided a framework for the development of the Strategic Plan and the vision and strategic objectives contained in this report (refer Sections 3 and 4). The Strategic Plan aims to deliver the objectives and strategies contained in Knox Vision and City Plan, at a local level.



Knox Vision document

Knox Housing Strategy 2015

The Knox Housing Strategy 2015 (the Housing Strategy) aims to balance the changing housing needs of current and future residents while ensuring that important aspects of Knox are retained and enhanced. The major trends which the Housing Strategy responds to include:

- An aging population;
- Growing lone person households;
- Growing couple only households; and
- Small drop in households with children.

The environmental quality and significance of the Dandenong Ranges is also reflected in the Housing Strategy.

The Housing Strategy utilises a scaled approach to housing development, setting out the preferred types of housing in four different areas. The surrounding residential areas of Upper Gully are considered part of the Bush Suburban category i.e. areas which have significant biological and landscape values.

The Housing Strategy indicates that the surrounding residential area will continue to be low-scale neighbourhoods, characterised mostly by detached houses, where significant indigenous and native vegetation is retained and complemented. It also indicates that the preferred housing types in this area is detached dwellings and dual occupancies.

The Strategic Plan, does not consider changes to land use zoning and built form controls in surrounding residential areas, as these have been already been considered as part of the Knox Housing Strategy, 2015 and the associated Planning Scheme Amendment C131.

2.2.2 State Government Policy

Plan Melbourne

Plan Melbourne was released in May 2014, by the then State Government. The document is Melbourne's metropolitan planning strategy for the next 40 years and will guide its development and growth, including matters such as infrastructure, housing, employment, transport and the environment.

Directions relevant to Upper Gully in Plan Melbourne include:

- Direction 2.2 – Reduce the cost of living by increasing housing supply near services and public transport.
- Direction 4.1 – Create a city of 20 minute neighbourhoods.
- Direction 4.2 – Protect Melbourne and its suburbs from inappropriate development.
- Direction 4.3 – Create neighbourhoods that are safe for communities and healthy lifestyles.
- Direction 4.4 – Plan for future social infrastructure.
- Direction 4.5 – Make our city greener.
- Direction 4.8 – Achieve and promote design excellence.
- Direction 5.1 – Use the city structure to drive sustainable outcomes in managing growth.
- Direction 5.2 – Protect and restore natural habitats in urban and non-urban areas.

The Strategic Plan and the Knox Planning Scheme must be consistent with State Government strategies and policies such as Plan Melbourne.

2.2.3 State Planning Policy

Clause 11 Settlement - Provides strategic direction for future land uses. Upper Ferntree Gully is identified in the hierarchy of Activity Centres as a Neighbourhood Activity Centre.

Clause 12 Environment and Landscape Values - Seeks to protect sites and features of nature conservation, biodiversity, geological or landscape value.

Clause 13 Environmental Risk - Supports future planning and design to appropriately respond to hazards and minimise risks from landslip, bushfire and flooding.

Clause 15 Built Environment and Heritage - Supports the future planning and design to provide high quality urban design that responds to the needs of the community and the intrinsic qualities of the place.

Clause 16 Housing - Supports future planning and design to provide for potentially increased housing supply and diversity within the Activity Centre.

Clause 17 Economic Development - Provides the strategic direction to require future planning and design provides a range of land uses within the Activity Centre that provide for both local and tourist needs.

Clause 18 Transport - Supports future planning and design to provide a range of integrated and sustainable transport systems to make it easy and safe for people to get around.

Clause 19 Infrastructure - Supports the location of community resources that are highly accessible by public transport and walking and cycling paths. It also supports the provision of water supply, sewerage and drainage services efficiently and effectively to meet State and community needs and protect the environment.

2.2.4 Local Planning Policy

Clause 21.01 Municipal Profile – Provides the context and high level planning framework for Knox. The clause notes that *“Urban consolidation objectives must not outweigh the environmental and landscape objectives for the foothills”*.

Clause 21.04 Urban Design - Provides the strategic direction for the provision of built form that is ecologically sustainable and site responsive and for public art, signage and landscaping along Burwood Highway and for improved pedestrian networks within Upper Gully. A key objective of this clause is to: *“Protect and enhance the aesthetic, environmental and landscape values and vistas of the Dandenong Foothills, Dandenong Creek Valley, local and national parklands”*. The clause also notes that built form is a major contributor to long-term sustainability through the use of Ecologically Sustainable Development (ESD) principles.

Clause 21.05 Housing - Provides direction for the provision of housing that appreciates its activity centre context and valued landscape setting.

Clause 21.07 Economic Development - Provides direction in terms of its economic activity and its broader economic role within the municipality, including its role as a gateway to the Dandenong Ranges.

Clause 21.08 Infrastructure - Provides direction for the provision of physical and social services, and the need for new development to be adequately serviced so as not to have a detrimental effect on the environment.

Clause 22.01 Dandenong Foothills - Provides direction in terms of the design of buildings in order to retain key views and aims to protect and enhance the landscape significance of the Dandenong Foothills.

Clause 22.12 Residential Land Use and Development in a Commercial 1 Zone - Provides direction for the preferred built form and character controls for a commercial centre in the Dandenong Ranges Foothills.

2.2.5 Zones and Overlays

ZONES

Upper Gully is affected by the following zones.

Commercial 1 Zone (C1Z)

Promotes vibrant mixed use commercial centres for retail, office, business, entertainment and community uses, as well as residential uses at densities complementary to the role and scale of the commercial centre.

Neighbourhood Residential Zone (NRZ)

Supports development that respects the neighbourhood character of the area, implement neighbourhood character policy, provide a diversity of housing types and moderate housing growth in locations offering good access to services and transport. It also allows for educational, religious, recreational and community, and a limited range of non-residential uses to serve the local community in appropriate locations.

Public Use Zone 4 – Transport (PUZ4)

Aims to recognise public land use for public utility and community services and facilities, and provide for associated uses that are consistent with the intent of the public land reservation or purpose.

Public Use Zone 6 –Local Government (PUZ6)

Aims to recognise land for community facilities and services, and covers kindergarten on the corner of Burwood Highway and Rollings Road.

OVERLAYS

Overlays specify planning controls that apply to a single issue or related set of issues (such as heritage, environmental concern or flooding). Consequently, a site may be affected by multiple overlays.

Bushfire Management Overlay (BMO)

The BMO identifies areas where bushfire is considered a hazard and warrants bushfire protection measures to be implemented.

Design and Development Overlays (DDOs)

Design and Development Overlays apply to both the Activity Centre and the surrounding residential areas of Upper Gully and generally limit the opportunity for further growth.

- DDO1 - Dandenong Foothills: Foothills Backdrop and Ridgeline Area - development within this area must respect the existing subdivision character of the area and allow for tree retention and planting. A key development control is the minimum subdivision size of 1,000sqm and site coverage control.
- DDO2 - Dandenong Foothills: Lower Slope And Valley Area – development within this area must respect the existing subdivision character of the area and allow for tree retention and planting. A key development control is the minimum subdivision size of 500sqm, site coverage controls and building height of 7.5m.
- DDO10 - Interim Neighbourhood Centre Height Control – provided interim height controls of 7.5m for the Activity Centre, allowing Council time to complete detailed planning work to inform permanent height controls. This overlay was removed over the Activity Centre as part of this project.

The Strategic Plan process determined the most appropriate Design and Development Overlay for the Activity Centre.

Environmental Significance Overlay (ESO)

ESO3 - Dandenong Ranges Buffer - recognises the environmental significance of indigenous vegetation to provide an ecological buffer zone to the Dandenong Ranges. Only land north of Burwood Highway is affected by the overlay.

Heritage Overlay (HO)

HO29 – Royal Hotel applies to the Royal Hotel located on the corner of Dawson Street and Burwood Highway, Upper Ferntree Gully. The Heritage Overlay aims to conserve and enhance heritage places of natural or cultural significance and requires that development does not adversely affect these places.

Significant Landscape Overlay (SLO)

- SLO2 - Dandenong Foothills: Foothills Backdrop and Ridgeline Area – aims to facilitate development does not impede views towards the Dandenong Ranges.
- SLO3 - Dandenong Foothills: Lower Slope and Valley Area – aims to protect visually sensitive areas of the Dandenong Foothills due to its proximity to the slopes of the Dandenong Ranges, which is recognised by the Natural Trust as having significant landscape values.

Vegetation Protection Overlay (VPO)

- VPO1 - Remnant Vegetation with a High Degree of Naturalness - recognises the significance of the vegetation within close proximity to the Dandenong Ranges National Park, both visually and ecologically. .

The Strategic Plan reviews the extents of the Significant Landscape Overlay (SLO2) and Vegetation Overlay (VPO1 and VPO2) in the Activity Centre.

2.2.6 Other Considerations

Upper Gully is also affected by a number of other elements and considerations:

Areas of Cultural Heritage Sensitivity

A significant proportion of the Activity Centre is located within an area of cultural heritage sensitivity (i.e. within 200m of Ferntree Creek). Refer to section 8.2 of the Consolidated Background Report. Under the Aboriginal Heritage Act 2006 a Cultural Heritage Management Plan is required *'if all or part of the proposed activity is in an area of culture heritage sensitivity, and all, or part of the activity is a high impact activity'*.

Bushfire Risk

Upper Ferntree Gully is considered by the CFA to have an 'extreme risk' for fire and does not have a designated Neighbourhood Safer Place (identified fire refuge area) as it is considered safer to move out of the area during a bushfire.

Existing CFA Fire Risk Mapping (refer to Map 70 of the Consolidated Background Report) identifies the two key risks for fire within Upper Ferntree Gully being bushfire and grass fire, with this risk being primarily from the north.

Declared Landslip Areas

A significant proportion of Upper Ferntree Gully is considered to be at risk of landslip. Those areas prone to landslip are categorised as either medium risk or high risk for building. Areas of medium risk apply to the majority of Upper Ferntree Gully, while areas of high risk are isolated to the batter slopes along the southern waterway of Ferny Creek.

As the scale and nature of development in Upper Ferntree Gully is generally low, Council considers that the existing building permit controls adequately manage any foreseeable risk of landslip.

Flooding

Flood mapping undertaken for Upper Gully (refer to section 7.9 Natural Hazards of the Consolidated Background Report), indicates that a significant portion of the Activity Centre is affected by drainage issues. Key drainage issues include:

- 100-year Average Recurrence Interval (ARI) Flood Event - This indicates that some private properties within Activity Centre boundary will be subject to depths of up to 600mm during a 100-year ARI flood event as determined by Melbourne Water.
- Flood paths have been determined based on contour data only and therefore are indicative. Presently, Council requires a property affected by an identified overland flow path to require discharge from property at pre-development levels, consistent with state policy.

Planning Scheme controls include the Land Subject to Inundation Overlay (LSIO), Special Building Overlay (SBO) and Flood Overlay (FO) and are based on Melbourne Water mapping only (refer to section 4.3 Planning Policies and Controls of the Consolidated Background Report). These overlays trigger approval by Melbourne Water. This mapping is being updated for incorporation into the Knox Planning Scheme.

Floor levels for habitable rooms are determined by Melbourne Water and set out in the requirements of the Melbourne Water's *'Guidelines for Development in Flood - Prone Areas'*. These floor levels have implications on development within areas identified in the Existing Flood Mapping (refer section 7.8.2 Hydrology of the Consolidated Background Report) as 'Overland Flow Paths', as well as the areas affected by the LSIO and SBO (refer to section 4.3 Planning Policies and Controls of the Consolidated Background Report).

The guidelines set out the following requirements for freeboard levels:

- For development within a floodplain (LSIO) - Building floor levels should be at least 0.6m above the 100-year ARI flood level. Outbuilding floor levels should be at least 0.3m above the 100-year ARI flood level.
- For development within an overland flow path (SBO) - Building floor levels should be at least 0.3m above the 100-year ARI flood level. Outbuilding floor levels should be at least 0.15m above the 100-year ARI flood level.

Building regulations set the height of buildings from flooding. Building regulations capture all applications, even if a planning permit is not required.

*For further details on policy framework refer to Section 4 Key Strategic Influences in the **Upper Gully Plan Consolidated Background Report**.*

2.3 Engagement

2.3.1 Overview

A comprehensive engagement process aimed to inform the preparation of the Strategic Plan and underpinned the first three phases of the project.

2.3.2 Engagement Opportunities

Engagement activities and initiatives for the Upper Gully Plan included:

- Ten Community workshops held between August 2014 and May 2015;
- Two letter mail-outs to all landowners and occupiers in Upper Gully (2460), including Yarra Ranges Council residents in the suburb of Upper Ferntree Gully;
- Follow up letters to landholders and business operators in the Activity Centre, in an effort to stimulate attendance;
- Face to face contact with all business operators in the Activity Centre;
- School project with year 5 and 6 students, facilitated by teachers of the Upper Ferntree Gully Primary School;
- Activity held with the Talaskia Children and Families Centre;
- A series of internal workshops (six workshops) and ongoing engagement with key service areas of Council;
- Two advertisements in the Foothills News;
- Council Facebook page;
- Dedicated online webpage;
- Online community survey;
- Liaison with government agencies and service providers (refer section 2.3.4);
- Independent urban design peer review; and
- Ongoing engagement with the Ward Councillor.

2.3.3 Community Workshops

Ten community workshops were held in the Upper Ferntree Gully Primary School (on weeknights and weekends) between August 2014 and May 2015. These workshops provided the opportunity for a broad range of voices to contribute to discussions regarding the future aspirations of Upper Gully.

More specifically, the purpose of these community workshops was to:

- Raise awareness in the community about change facing Upper Gully, now and in the future (e.g. changing household needs, neighbourhood character and housing);
- Stimulate, enable and encourage community dialogue and debate about key issues facing Upper Gully;
- Engage with diverse stakeholder and interest groups and benefactors across the community about current issues and future aspirations for Upper Gully;
- Stimulate and encourage community debate and dialogue to inform the development of strategic directions for Upper Gully that will inform the development of a Strategic Plan; and
- Provide a strategic basis to develop and analyse key directions and future development scenarios for Upper Gully.

The outputs from these community workshops included:

- Understanding the current state and the causes or drivers that have influenced the current state.
- Establishing the aspirations and desired vision for Upper Gully.
- Confirming the strategic objectives and strategies required to achieve the vision.

2.3.4 Key Stakeholders and State Agencies

The engagement process also included meetings and discussions with key stakeholders and state agencies. The purpose of these discussions was to obtain their aspirations for Upper Gully, determine future plans and to test scenarios and opportunities. Key stakeholders and state agencies engaged as part of this process included:

- Bicycle Network Victoria;
- Country Fire Authority (CFA);
- Department of Environment, Land, Water and Planning;
- Department of Environment and Primary Industry (former);
- Environmental Protection Authority Victoria;
- Melbourne Water;
- Parks Victoria;
- Public Transport Victoria;
- Shire of Yarra Ranges;
- South East Water;
- Tourism Victoria;
- VicRoads;
- VicTrack; and
- Yarra Ranges Tourism.

Feedback from the consultation and engagement process was used to inform the vision and strategic objectives contained in this Strategic Plan.

*For further details on the community and stakeholder engagement process, refer to the **Upper Gully Plan Engagement Report, 2015.***

"Shop fronts and general streetscape could be upgraded to make it more attractive to passing traffic"

(Workshop 2 survey, September 2014)

"Redo gateway bridge so it is in keeping with environment"

(Workshop 2 survey, September 2014)



Community workshop session - Stage 1b



The Visitors Information Centre is managed by Yarra Ranges Tourism and the building is valued by the local community

2.4 Opportunities and Challenges

Upper Gully is facing a number of challenges and opportunities that will affect its future planning and development.

The opportunities and challenges for Upper Gully were determined based on extensive research and investigations undertaken by the consultant and project teams, including desktop analysis, site visits, specialist reports, and community and stakeholder engagement. These are summarised in this section.

These opportunities and challenges have been aligned to the five City Plan themes:

- **Democratic and Engaged Communities**
- **Healthy, Connected Communities**
- **Prosperous, Advancing Economy**
- **Vibrant and Sustainable Built and Natural Environments**
- **Culturally Rich and Active Communities**

The City Plan themes provide Council with the framework to monitor the community's wellbeing and achievement toward its broader Vision for Knox.

A summary of the City Plan themes is provided in section 3.3 of the Strategic Plan.



Democratic and Engaged Communities

- The Upper Gully community has a strong interest in local issues, which was demonstrated by strong attendance and active participation at workshops for the Strategic Plan.
- Upper Gully sits on the border of Knox City Council and the Shire of Yarra Ranges and includes land managed by a number of State Government Agencies.



Healthy, Connected Communities

- Upper Ferntree Gully's population is projected to remain relatively stable with a slight increase from 2,552 people in 2015 to 2,563 in 2036 (0.41% increase). The proportion of people over 70 years in age will increase as will the proportion of lone person and couples without dependants. Housing types, health services and community services will need to change to meet the needs of the future population.
- Upper Gully is well serviced by health resources with the presence of the Angliss Hospital and associated medical uses. There are opportunities to provide additional allied health services in the Activity Centre.
- Community facilities are generally located around Talaskia Road and Kings Park. There may be an opportunity to provide additional community facilities within the Activity Centre, within easy access of residents and well connected by public transport links.
- A review of existing services within Upper Gully is required to identify existing and future needs for the community and to determine if existing facilities are 'fit for purpose' and the future likely needs.
- Play and youth spaces within the Activity Centre are currently limited. There is the opportunity to incorporate play facilities within the Activity Centre to enhance Upper Gully as an inclusive place for children and young people.
- There are opportunities to encourage neighbourhood design that makes people feel safe both during the day and at night.
- There are a number of local and volunteer groups in Upper Gully. There are opportunities to engage and collaborate with these groups to deliver improvements to Upper Gully, where appropriate.



Prosperous, Advancing Economy

- State Government planning policy that encourages growth and development within Activity Centres, particularly those adjacent public transport links such as the Activity Centre.
- Current Commercial Zone 1 applied to the Activity Centre allows for a variety of land uses to be accommodated.
- Due to limited population growth, demand for additional retail and commercial uses is likely to be marginal.
- There are opportunities to strengthen Upper Gully's tourism role given its location at the gateway to the Dandenong Ranges and its proximity to key tourist destinations including the 1,000 Steps.
- Recent trends in consumer spending show significant increase in hospitality spending which further strengthens opportunities for tourism.
- A number of underutilised sites within the Activity Centre provide opportunities for greater residential intensification and mixed use development. Land uses that activate the Activity Centre during the day and night should be encouraged to enhance the vibrancy of the Activity Centre.



Vibrant and Sustainable Built and Natural Environments

- Existing local policies that limit opportunities for further growth within the surrounding residential areas of Upper Gully and aim to support detached dwellings on large lots. The Activity Centre doesn't have the same constraints, and as such, could support alternative housing typologies.
- The identity of Upper Gully is strongly influenced by its relationship to the surrounding Dandenong Ranges. A number of planning policies and controls focus on protecting this setting in surrounding residential areas, however, the planning controls in the Activity Centre are not as strong as the planning controls in the surrounding residential areas.
- Upper Gully offers more affordable detached dwelling housing than most other areas in Knox.
- Upper Gully's parks, environmental reserves, creeks and streets make a significant contribution to its character and identity. There are opportunities to better utilise these assets and enhance them as community spaces.
- There are opportunities to encourage a shift from private vehicles to more sustainable modes of transport including walking, cycling and public transport by improving infrastructure and amenity within the Activity Centre.
- A number of road, traffic and parking issues within Upper Gully were identified during community consultation that impact the Burwood Highway, local streets and create safety issues.
- Drainage is an existing key constraint for building within the Activity Centre (overland flow and mainstream paths, i.e. 100-year Average Recurrence Interval (ARI) flooding. This issue will become more prevalent as development pressure is experienced in the Activity Centre.
- Council is seeking to improve the health of waterways and streams through its Water Sensitive Urban Design (WSUD) and Stormwater Management Strategy. WSUD opportunities should be pursued in future development (public and private) across Upper Gully.
- Recent and significant bushfires across Australia has emphasised the need to prevent, prepare and plan for, and respond to, future bushfires. Upper Gully is considered by the CFA to have an 'extreme risk' for fire and does not have a designated Neighbourhood Safer Place (identified fire refuge area) as it is considered safer to move out of the area during a bushfire.
- A Bushfire Management Overlay (BMO) applies to the Activity Centre, north of Burwood Highway. 'Bushfire Prone Areas' cover a greater area within the Activity Centre (area north of Rose Street) and are implemented under the building regulations.
- The CFA has released a number of documents providing a planned response to a bushfire within or in close proximity to Upper Gully. Despite this, community consultation highlighted the need for further communication and education so that people are aware of appropriate procedures to follow during a bushfire event.
- Areas of high landslip risk are isolated to the batter slopes along the southern waterway of Ferny Creek outside of the Activity Centre area. Council considers that the existing building permit controls adequately manage any foreseeable risk of landslip.



Culturally Rich and Active Communities

- Upper Gully has a strong history of art and artists in the region, particularly associated with the Dandenong Ranges. There are opportunities to build on this through events, programs and public realm improvements.
- Currently, there are no formal public / civic space provided for within the Activity Centre to allow for community gathering. There are opportunities to provide a civic space within the Activity Centre and encourage additional local events that bring the community together and create a sense of pride and belonging.
- Wally Tew Reserve is located within close proximity to the Activity Centre and provides a range of social and cultural resources for the local community.
- With an absence of public art in Upper Gully, there is a good opportunity to provide public art that expresses the identity and tells the story of Upper Gully.
- A Heritage Overlay applied to the Royal Hotel reinforces the preservation of this feature for use and enjoyment for future generations.
- The Visitors Information Centre is managed by Yarra Ranges Tourism and is an asset highly valued by the local community. Valued buildings should be retained, restored and celebrated.
- The 1812 Theatre provides a focal point for arts and culture within Upper Gully and also provides opportunities for people to participate and socialise in a supportive environment. There are opportunities to further enhance its role.

The drivers for change, opportunities and challenges listed above, have influenced the vision and strategic objectives outlined in Section 3 of the Strategic Plan.

3. VISION AND STRATEGIC OBJECTIVES

3.1 The Vision for the Activity Centre

The vision is an aspirational statement of the preferred long term future for the Activity Centre. The vision is important as it sets out what the Activity Centre should look, feel and function in the future for the community. The Activity Centre plays a critical role in supporting the Upper Gully community.

The vision statement was developed during community engagement workshops undertaken between August and November 2014 and the analysis of key opportunities and challenges for Upper Gully.

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”.

3.2 Implementing the Vision

In order to achieve the vision for the Activity Centre, the Strategic Plan provides a number of strategic objectives and supporting strategies. They support the vision and articulate 'on the ground outcomes' to be achieved for Upper Gully.

The strategic objectives for Upper Gully are outlined in Section 3.3. The supporting strategies for each strategic objective are detailed in Section 4 of this Strategic Plan.

The Implementation Plan forms part of the Strategic Plan and identifies the actions needed to achieve each strategy.

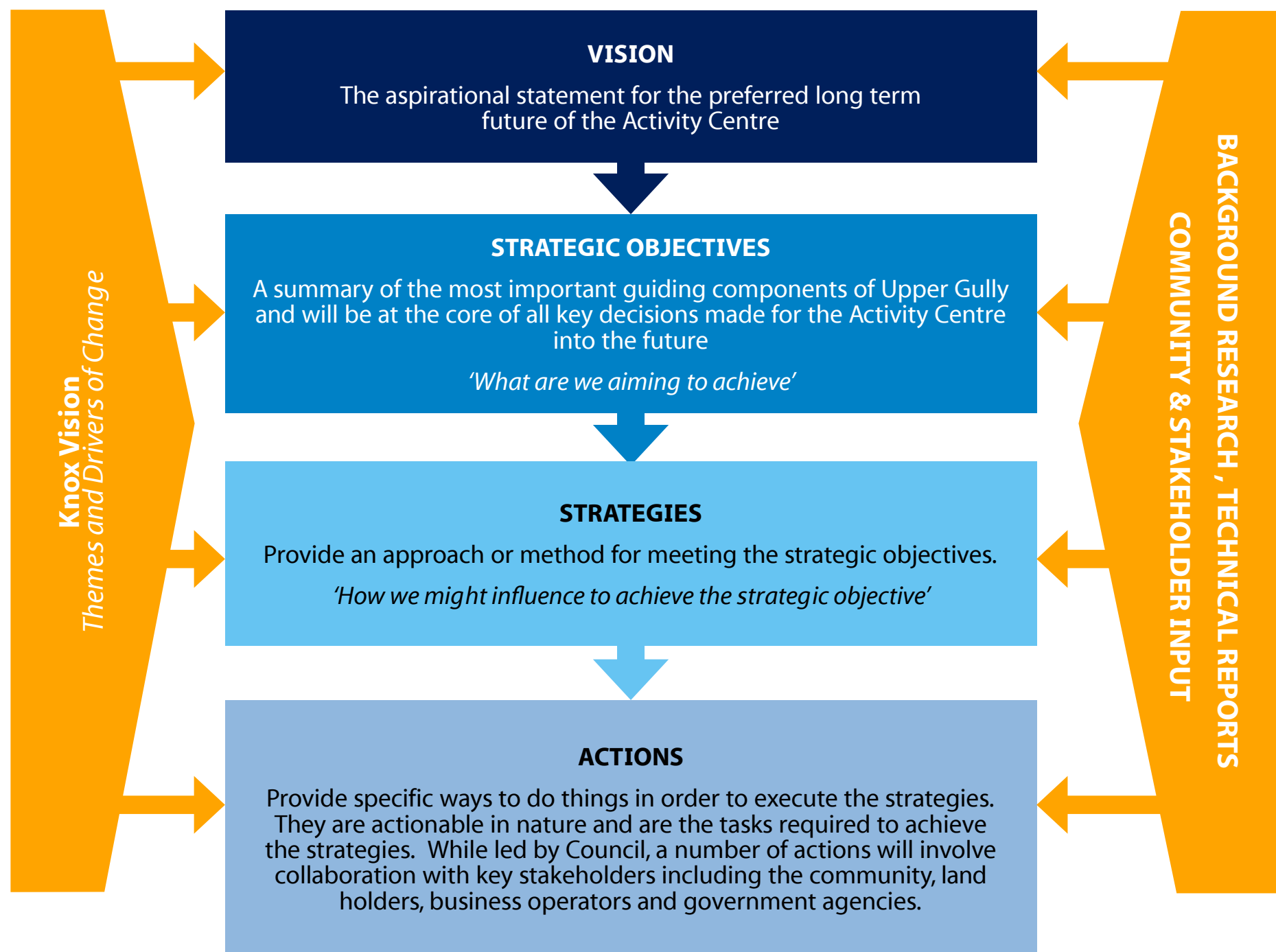


Figure 04. Implementing the Vision

3.3 Strategic Objectives

The Strategic Plan will be guided by a set of strategic objectives. They aim to articulate the Knox Vision and Knox City Plan 2013-17 at a local level. The strategic objectives were developed through the extensive engagement process, background research and technical studies undertaken for the Strategic Plan.

The strategic objectives are a summary of the ten most important guiding components of Upper Gully. They will be used to direct and assess all future planning and design outcomes within the Activity Centre to direct future development to be consistent with the community's aspirations for the area.

Table 1 (overleaf) identifies the ten strategic objectives to guide the future outcomes of Upper Gully. The five City Plan themes are aligned with the relevant strategic objectives.

Section 4 following, aligns the strategic objectives with strategies and actions.

CITY PLAN THEMES:



Democratic and Engaged Communities - Aims to improve community leadership and participation in Knox and ensure Council is well governed and demonstrates effective leadership.



Healthy, Connected Communities - Aims to provide a safe community with strong community connections, where learning and volunteering are valued and supported, and the Knox community benefits from good health and wellbeing at all life stages.



Prosperous, Advancing Economy - Aims to provide a strong local economy that supports business growth, jobs and community wealth and improve local opportunities for people to live, work, learn and play in Knox.



Vibrant and Sustainable Built and Natural Environments - Aims to ensure the changing needs of a diverse community are supported through planned growth and change in housing and infrastructure that respects built form, natural systems and resource availability. It also aims to ensure biodiversity and places of natural significance, including waterways and open space, are highly valued, protected and enhanced, and infrastructure networks provide transport choice, affordability and connectivity.



Culturally Rich and Active Communities - Aims to improve the acceptance and valuing of diversity and difference in the Knox community and increase the use of public spaces and infrastructure for the purposes of cultural expression and physical activity.

Table 1 – The Strategic Objectives

STRATEGIC OBJECTIVES	CITY PLAN THEME ALIGNMENT
STRATEGIC OBJECTIVE 1 - To provide a safe and integrated access and movement network for walking, cycling and vehicles that prioritises the most popular routes linking key destinations (e.g. shops, services, public spaces, parks).	   
STRATEGIC OBJECTIVE 2 - To facilitate the effective use of spaces (e.g. streets, open space, plazas, parks) for the networking and building of the community.	 
STRATEGIC OBJECTIVE 3 - To strengthen the identity and connection with the surrounding foothills landscape through excellence in built form and landscape quality and design in the Activity Centre and along Burwood Highway.	 
STRATEGIC OBJECTIVE 4 - To enhance its role as an Activity Centre, support the growth of business, including health, tourism, retail and commercial land uses that meet the needs of the community.	   
STRATEGIC OBJECTIVE 5 - To enable people to age in place and meet the needs of changing household structures, increase the range of intergenerational and sustainable housing opportunities available in the Activity Centre.	 
STRATEGIC OBJECTIVE 6 - To meet the changing needs of the community over time, provide high quality, localised social and community infrastructure that delivers a range of services.	 
STRATEGIC OBJECTIVE 7 - To strengthen Upper Gully's tourism brand as a gateway to the Dandenong Ranges and capture a greater share of the passing tourism market.	 
STRATEGIC OBJECTIVE 8 - To strengthen the community's valued local legacy, promoting Upper Gully's distinctive history, arts and culture.	 
STRATEGIC OBJECTIVE 9 - To manage the risk to people, property and the environment from adverse impacts of natural hazards, including bushfire from the surrounding area, flood from overland flow and mainstream flooding and landslip in designated landslip areas.	
STRATEGIC OBJECTIVE 10 - To strengthen custodianship and leadership and partner with the community in the planning and management of Upper Gully.	

4. THE STRATEGIC RESPONSE

STRATEGIC OBJECTIVE 1

To provide a safe and integrated access and movement network for walking, cycling and vehicles that prioritises the most popular routes linking key destinations (e.g. shops, services, public spaces, parks).

WHAT YOU'VE SAID

- *Car parking was identified by workshop participants as a major issue. Particular concerns focused on the pedestrian, cyclist and motorist safety issues created by car parking for the 1,000 Steps spilling out onto Mount Dandenong Tourist Road, car parking around the Angliss Hospital impacting on surrounding residential streets and car parking from retail uses and the railway station impacting on Mount View Road.*
- *Significant discussion was focused around walking and cycling within the Activity Centre and to surrounding residential areas and facilities.*
- *Within surrounding areas, specific issues focused on the poor conditions of footpaths, the absence of footpaths in some areas, difficult access created by steep terrain and opportunities to better connect Quarry Park to the Activity Centre.*
- *Within the Activity Centre a number of pedestrian safety issues were highlighted including the footpath that crosses the Maxi Foods car park entrance from Burwood Highway, limited visibility between pedestrians and motorists at the corner of Dawson Street and Burwood Highway, the absence of a footpath on the northern side of Burwood Highway and opportunities to improve the pedestrian connections to the railway station.*
- *The intersection of Rollings Road and Old Belgrave Road was identified as a key safety issue for vehicle movements within the Activity Centre.*

KEY INFLUENCES

Walking and Cycling

There are opportunities to clearly define and prioritise walking within Upper Gully so that it is convenient, comfortable and provides an enjoyable experience for pedestrians within and to the Activity Centre. Prioritising walking will help to create vibrant streets, improve safety and surveillance and strengthen businesses.

The Activity Centre, generally, has good walking facilities in place with wide footpaths along shop frontages. There is also good lighting and active street frontages which contribute to the feeling of safety. This being said, community consultation and research highlighted locations where pedestrian amenity and footpath facilities could be improved or enhanced. Generally these were located along Burwood Highway and access to the Activity Centre from residential areas and Angliss Hospital.

Cycling infrastructure within Upper Gully requires significant improvements. Existing bike routes are generally provided in the form of off-road trails along the railway line, parts of Burwood Highway and Ferny Creek, however, a continuous connection to the Activity Centre or the railway station from the south is not provided.

The Ringwood to Belgrave Rail Trail passes through Upper Gully providing a shared pedestrian and cyclist path along the Belgrave rail line from the Mullum Mullum Creek Trail in Ringwood to the Belgrave Railway Station. Where the trail meets Burwood Highway, cyclists and pedestrians are required to travel approximately 400m off the trail to cross Burwood Highway safely. An opportunity exists to provide a direct connection across the highway through a shared pedestrian and cycle bridge parallel to the existing rail bridge.

A proposed open space network integrating creek corridors and roads provides the basis for high quality, continuous walking and cycling network across Upper Gully. This will be provided through shared walking and cycling paths that are located within open space corridors and separated from vehicles on key roads.

Knox City Council aims to formalise the Oppy Route (attributed to Sir Hubert Opperman) to increase recreational opportunities (refer Map 05). Residents and visitors alike will have the opportunity to walk, run or cycle the Oppy Route utilising wayfinding route markers for navigation. The route could be extended to link into the Activity Centre. Ensuring walking and cycling within our pedestrian and cycling network will assist in reducing barriers to active travel use and improve physical activity opportunities within the municipality for better health outcomes. In conjunction with the installation of Oppy Route markers, Council aims to install a unified wayfinding signage suite to improve navigation within the shared path and footpath networks. With five different wayfinding signage designs within Knox City Council's network, it is envisaged that a standardised wayfinding system will be developed and implemented.

Public Transport

The railway station is a key transport hub for Upper Gully providing an interchange between rail and bus services. While the railway station area itself appears to have been recently upgraded, its surrounds, including car park areas, bus bays and entrances were highlighted during consultation as being unattractive and having limited pedestrian amenity. While it is acknowledged that the railway station must remain for the primary purpose as a transport hub with car parking facilities, its prominent location on the north side of the Burwood Highway makes its appearance particularly important in defining the image and character of Upper Gully.

Although Council is not responsible for the management of the railway station or its surrounds, it can advocate for improvements to infrastructure and layout through documents such as the Strategic Plan. Council can also implement improvements to linkages from established residential areas to bus stops and the railway station and advocate for improvements to pedestrian access across Burwood Highway to the railway station.

Vehicle Access

While the road network in Upper Gully is not anticipated to change significantly into the future, background research and consultation revealed opportunities to improve traffic movement into and through the Activity Centre (refer Movendo 2015). A number of these opportunities are focused around access to and from Burwood Highway, which is both the key traffic route through Upper Gully and provides the location for retail and commercial activity. To facilitate improvements it is critical that Burwood Highway, as it moves through the Activity Centre, responds to its context and not divide the core of the centre.

Car Parking

Car parking was identified across a number of community workshops as a key issue in Upper Gully. The Activity Centre and Angliss Hospital were the areas identified as concerns. Time restricted parking has been introduced to address community concerns of safety and residential amenity impact of extended car parking.

Parking occupancy surveys were undertaken around the Railway Station and the Angliss Hospital to better understand the issues at play. Occupancy results revealed that the Railway Station car park, with no time restrictions, exhibited virtually 100 percent occupancy throughout the day on weekdays.

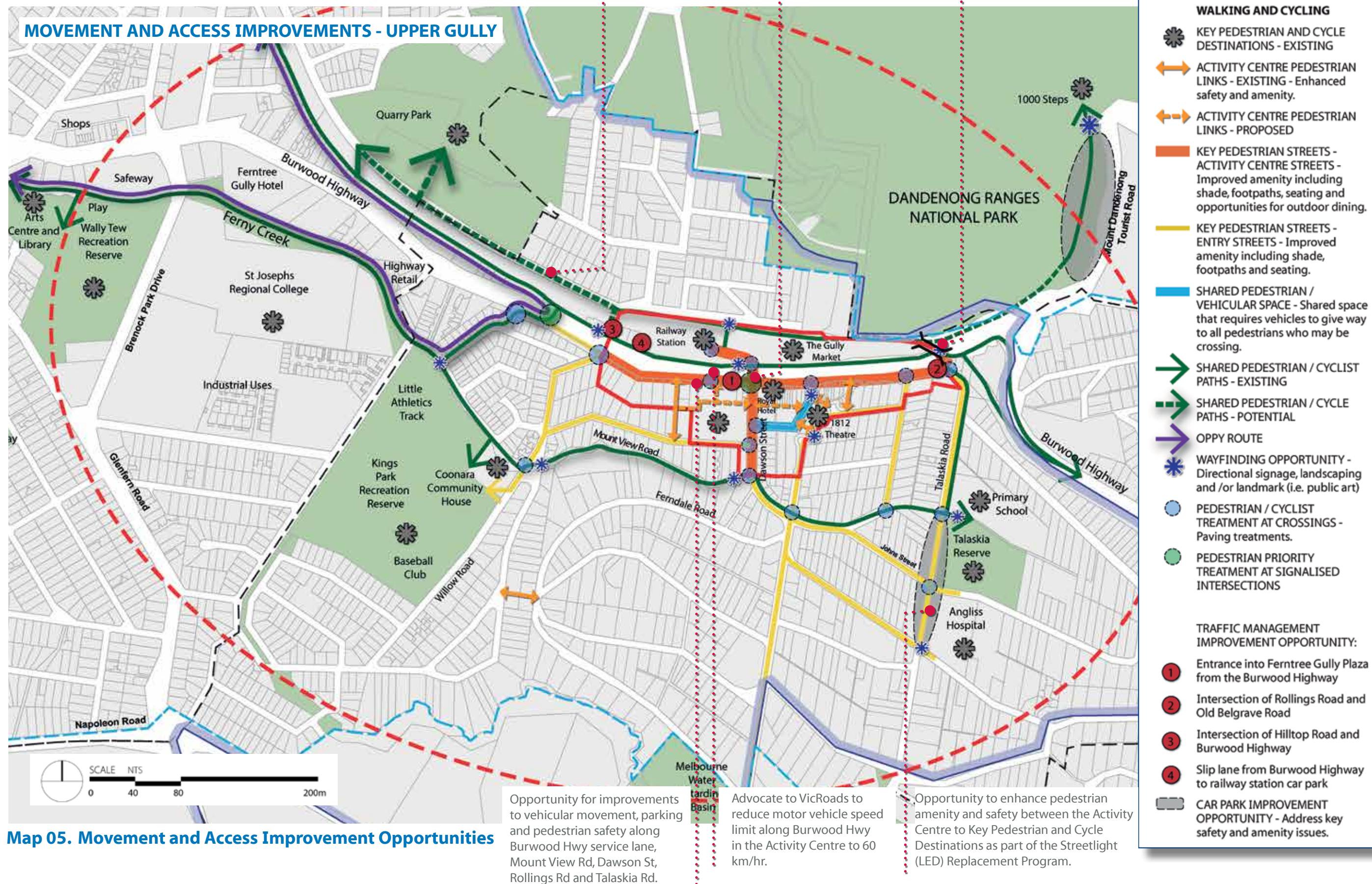
Mount View Road and Rose Street, which provide unrestricted parking in close proximity to the Activity Centre and the railway station, also exhibit 100 percent occupancy. Most other on-street and off-street spaces within the Activity Centre with time restrictions were however underutilised. Parking surveys around the Angliss Hospital revealed reasonably high parking occupancies in the streets in the immediate vicinity of the hospital. However, the high parking demands are concentrated only in the immediate vicinity of the hospital and do not extend along Talaskia Road all the way to the Primary School. The Strategic Plan provides recommendations to better manage car parking around the Angliss Hospital in order to minimise the impacts on surrounding residential streets.

Car parking around the 1,000 Steps was also highlighted by the community as an issue, with car parking spaces considered inadequate for weekend patronage. Unlike residential growth, tourist visitation is anticipated to increase and therefore this issue is likely to escalate. Although Council is not responsible for the 1,000 Steps or Mount Dandenong Tourist Road (which are located within the Shire of Yarra Ranges), it can advocate for improvements to infrastructure and layout through documents such as the Strategic Plan. Council can also implement improvements to linkages from the railway station and advocate for improvements to pedestrian access to the 1,000 Steps.

STRATEGIES

- S1.1 Improve the priority pedestrian and cycle networks in accordance with Map 05 Movement and Access Improvements, which includes Johns Street, Dawson Street, Mount View Road, Talaskia Road and Burwood Highway to improve the safety and access links to public transport, including the railway station, retail areas, schools, community facilities and the Angliss Hospital.**
- S1.2 Improve pedestrian and cyclist amenity and priority around the railway station and connections to the Activity Centre.**
- S1.3 Improve vehicular movement, parking and safety at opportunity sites including the Burwood Highway and Rollings Road intersection, Mount View Road, and Burwood Highway service lane as identified on Map 05, Map 06 and Map 07.**
- S1.4 Improve the management of parking impacts caused by the 1,000 Steps and Mount Dandenong Tourist Road, and the Angliss Hospital.**

Map 05. Movement and Access Improvements, focuses on providing high quality and comfortable paths for pedestrians and cyclists to move between key destinations within Upper Gully, as well as ensuring vehicle access is safe and coherent. The need for pedestrian amenity and vehicle access improvements was identified through community consultation and background research.



Figures 05 and 06 provide existing conditions and design proposal to improve the connection between the Ferny Creek Trail and on-street paths along Dawson Street. Opportunities to improve this connection were identified through background research, which included the *Transport and Parking Report and Addendum* (Movendo 2015 and 2016).

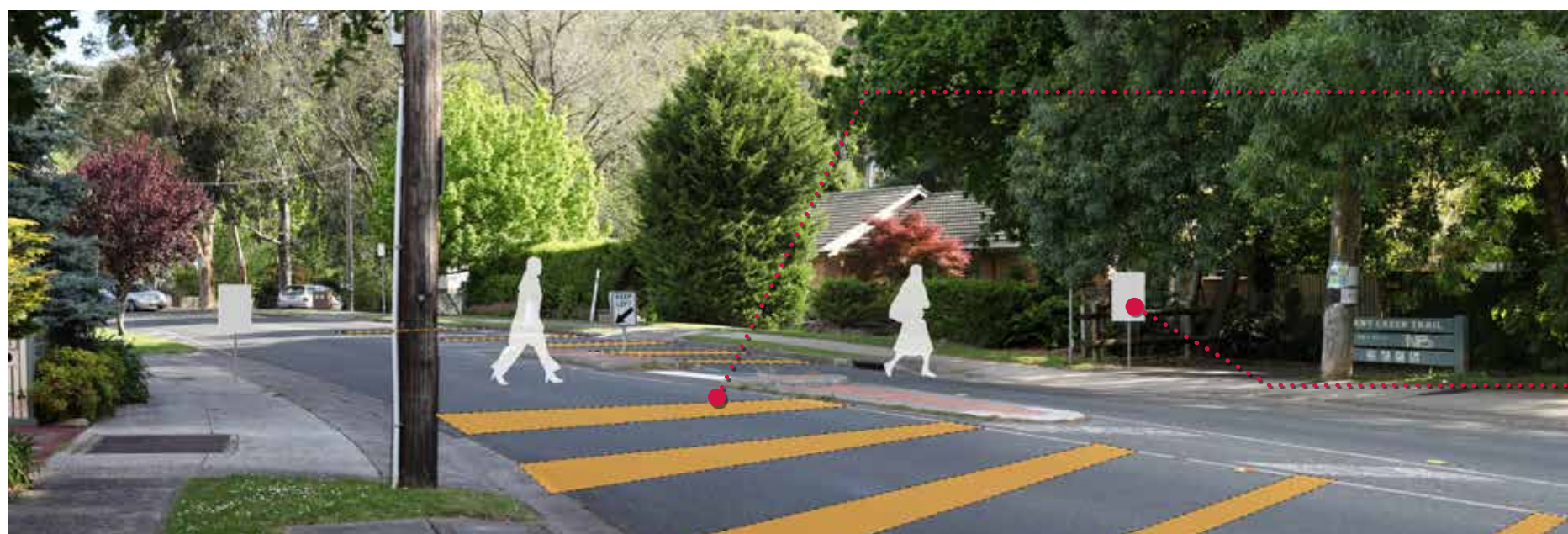
The images below demonstrate the existing condition at the intersection of Dawson Street and Ferny Creek Trail and identify opportunities to improve this connection through signage, landscaping and clear pedestrian and cyclist's priority at the road intersection.



Existing traffic island provides limited space for pedestrians and cyclists to pause and continue crossing the road.

Connection between Dawson Street and Ferny Creek Trail is unclear and obscured by planting.

Figure 05. Dawson Street / Ferny Creek Trail – Existing Conditions



Rumble strip located either side of the Ferny Creek Trail crossing at Dawson Street supports vehicles to travel at lower speeds when approaching the crossing, improving safety for pedestrians. The proposed treatment also allows for bus and emergency service access along Dawson Street.

Directional signage to help people navigate their way between the Ferny Creek Trail, the Activity Centre and other key destinations.

Figure 06. Dawson Street / Ferny Creek Trail – Proposed Improvements

Figures 07 and 08 provide design proposals to improve pedestrian access at the intersection of Hilltop Road and Burwood Highway. This intersection was identified as being unsafe for pedestrians and motorists through background research and *Transport and Parking Technical Report* (Movendo 2015).

The images below demonstrate the existing condition at the intersection and identify opportunities to improve this connection through the provision of a pedestrian refuge island and / or paving treatments.



Existing intersection at Hilltop Road prioritises vehicular movement, despite being a key route into the Activity Centre.

Figure 07. Intersection of Hilltop Rd and Burwood Highway looking east – Existing Conditions



As part of an integrated signage strategy, provide new bike directional signage and pavement symbols in the vicinity of this intersection to reduce confusion for cyclists and pedestrians.

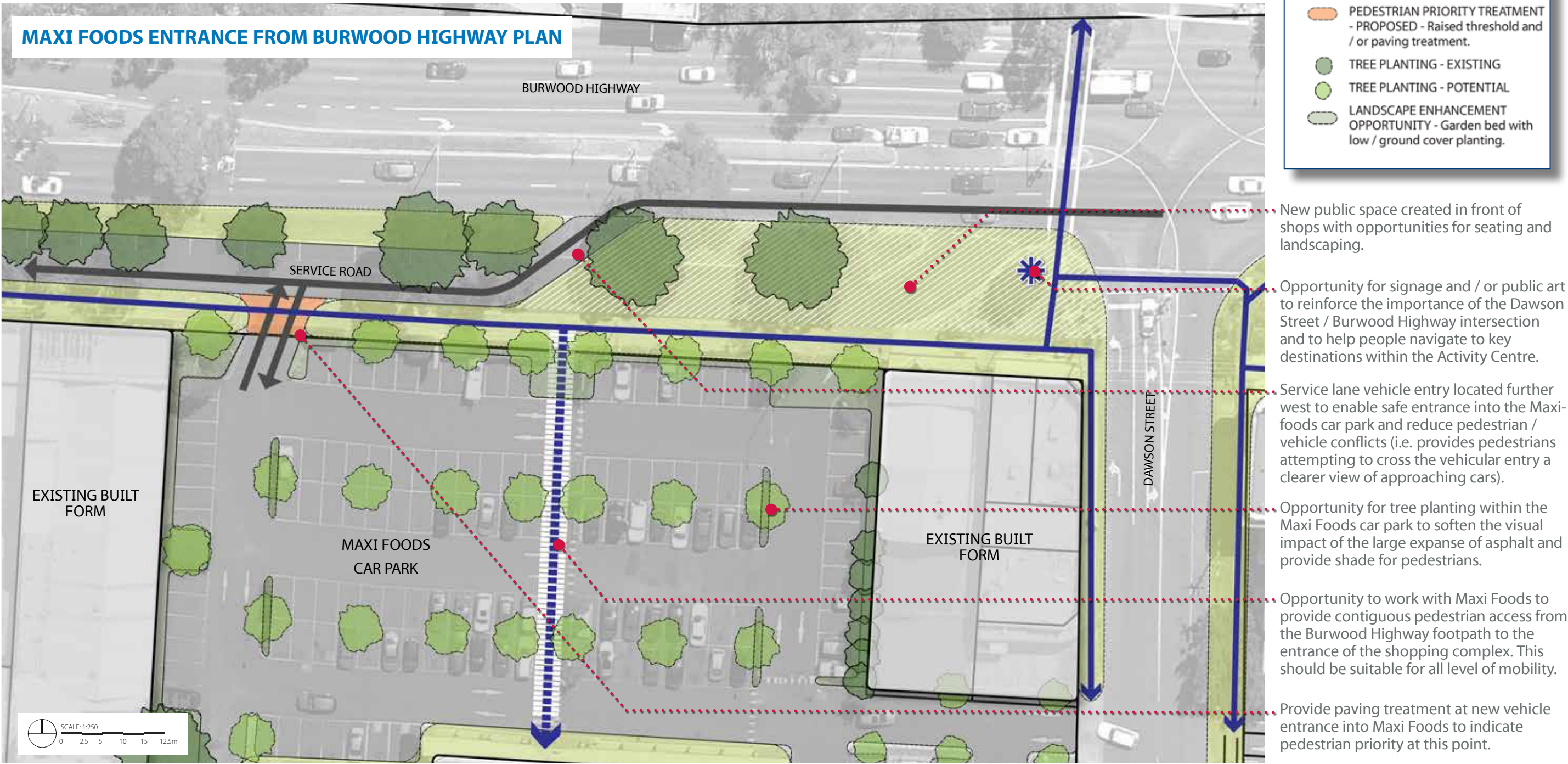
Install new physical refuge island to assist pedestrians and cyclists crossing Hilltop Road to continue along off-road trails.

Investigate the opportunity to use paving treatments to highlight the pedestrian crossing and to support reduced vehicle speeds.

Figure 08. Intersection of Hilltop Rd and Burwood Highway looking east – Proposed Improvements

Map 06. Maxi Foods entrance from Burwood Highway, provides for the reconfiguration of the service road space at the entrance of Maxi Foods car park. This area was identified as being unsafe for pedestrians and motorists through community consultation and background research, which included the *Transport and Parking Report* (Movendo 2015).

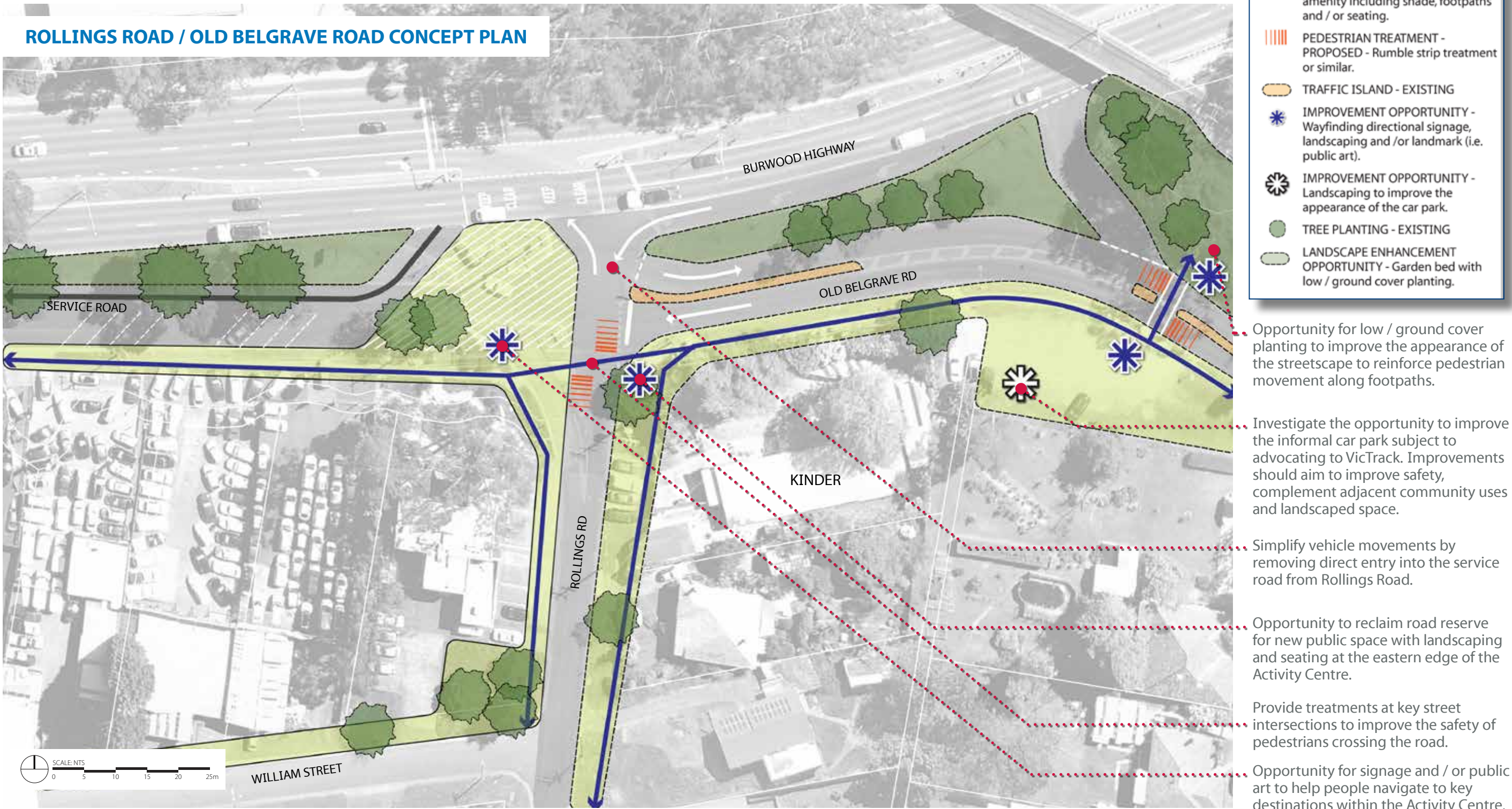
The reconfiguration aims to enhance pedestrian and motorist safety along the frontage of Burwood Highway and improve the amenity of the adjacent streetscape and car park areas. Improvements within the car park area will require further discussions with Maxi Foods / Ferntree Plaza Shopping Centre, which are privately owned.



Map 06. Maxi Foods / Burwood Highway Entrance Improvements

Map 07. Rollings Road / Old Belgrave Road Concept Plan, provides design proposals to simplify the Rollings Road / Old Belgrave Road / Burwood Highway intersection so that vehicle and pedestrian movements are clearly defined and safer. This intersection was identified as being unsafe through community engagement and the *Transport and Parking Report* (Movendo 2015).

The plan aims to enhance pedestrian and motorist safety at this intersection by simplifying car movements and providing paving treatments, as well as signage to make it easier for pedestrians to get around.



Map 07. Rollings / Old Belgrave Roads Improvement Opportunities

STRATEGIC OBJECTIVE 2

To facilitate the effective use of spaces (e.g. streets, open space, plazas, parks) for the networking and building of the community.

WHAT YOU'VE SAID

- *The surrounding foothills and its landscape were identified by participants as valued characteristics of Upper Gully.*
- *The parks within Upper Gully were also highly valued by participants. Improvements were suggested for key parks including Talaskia Reserve, the playground at Kings Park and improved access to Quarry Park and the Dandenong Ranges National Park.*
- *The need for additional public spaces within the Activity Centre was also identified by participants. Suggestions included the provision of a town square / public square for community events and gathering and more places for children and young people.*
- *Other improvement opportunities identified included enhancing the railway bridge as a gateway into Upper Gully and the potential to provide greater pedestrian amenity in Rose Street.*

KEY INFLUENCES

The landscape and environmental setting of Upper Gully is intrinsically linked to its character, identity and history. Vegetation extends from Dandenong Ranges National Park and the surrounding hills into the Activity Centre through private property, along streets and creek corridors. This not only provides a strong visual backdrop, but also provides important habitat and recreational links.

The major parks in Upper Gully including Kings Park, Talaskia Reserve and Quarry Park form a key part of the landscape setting. These spaces provide the opportunity for passive and active recreation, social interaction, allow for the retention of high value vegetation/cultural elements, and provide visual relief and 'greening'.

Council is undertaking a master plan for improvements to Talaskia Reserve and has identified playground upgrades for Kings Park. Quarry Park is located close to the Activity Centre and provides an alternative park experience with its dramatic quarry setting. There are plans to provide a series of boardwalks that link to the nearby National Park, however connections to the Activity Centre are limited and could be improved.

The Ferny Creek corridor provides walking and cycling connections between key destinations including the Activity Centre, Kings Park, Ferntree Gully Library, Ferntree Gully Reserve and St Joseph's Regional College. This corridor could be improved with landscaping, signage, passive surveillance and enhanced connections from adjoining residential areas.

The community engagement phases identified the desire for a gathering space in the Activity Centre. This could be in the form of urban civic spaces (hardscape square, plaza or street), where the local community can gather, interact and relax. This space would also enhance the civic role of Activity Centre and allow for community events and activities, which are currently limited in the Activity Centre. There are also no green spaces for leisure or play in the Activity Centre.

Rose Street has also been recommended for streetscape improvements through the creation of shared pedestrian, cycle and vehicle space. This will provide an alternative public space to Burwood Highway, which is quieter and more contained, and offers a place for events.

The potential for a much needed accessible green space facility in the Activity Centre is offered by the unsealed road reserve area of William Street and the adjoining underutilised crown land corridor. This potential village green also has pedestrian access links to both Burwood Highway and Rose Street.

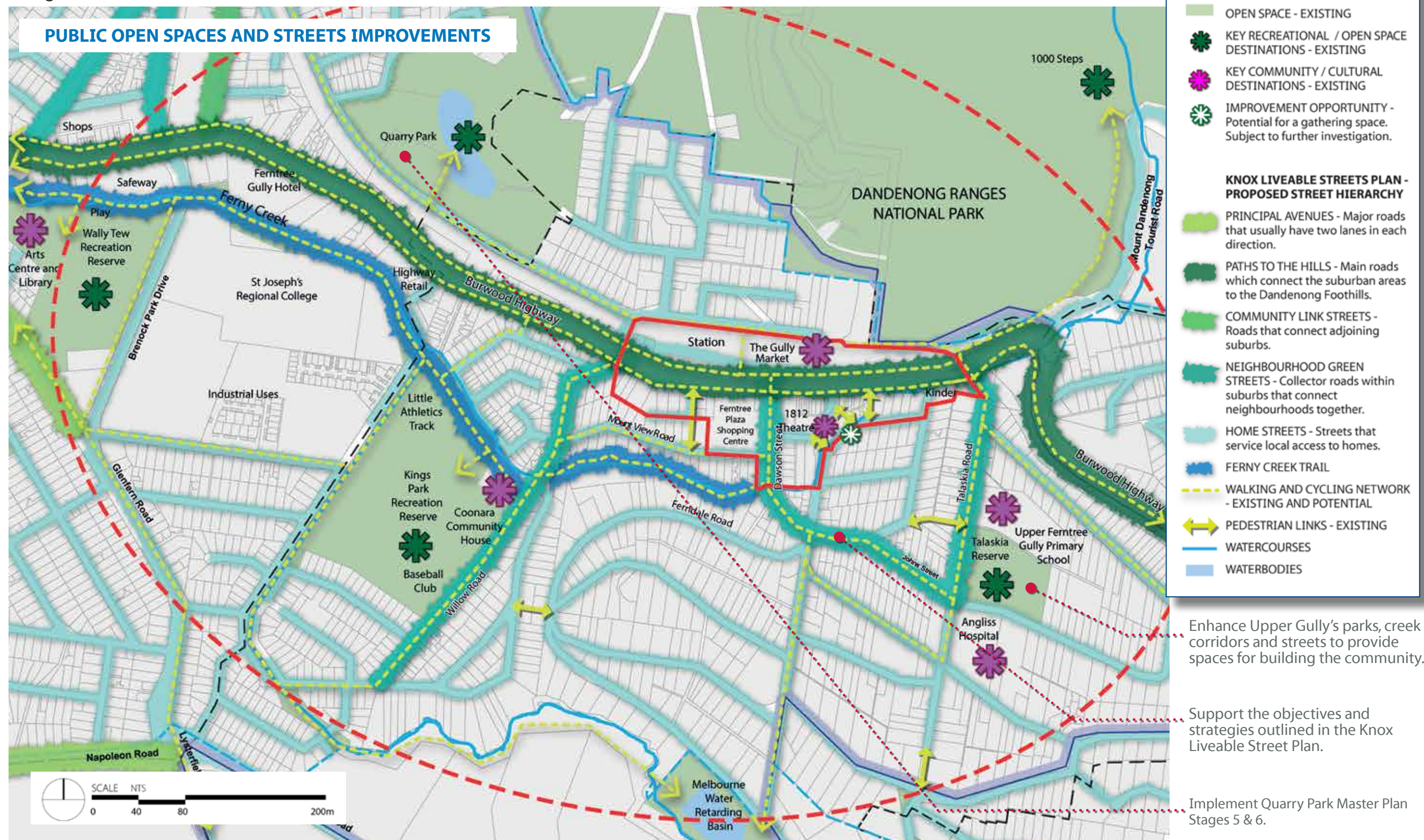
The streets are equally important public spaces in Upper Gully. The Strategic Plan proposes streetscape upgrades along the Burwood Highway by enhancing the space for people with additional street tree planting, consistent paving and wider footpaths providing outdoor dining opportunities. Streetscape upgrades should also take into account the directions of Liveable Streets Strategy, which promotes pedestrian safety and activity by providing safe, attractive, and walkable streets and Clause 21.04, which identifies Burwood Highway as a 'Path to the Hills', and is therefore envisaged to have extensive native planting to express the landscape transition between the edge of the suburbs and the Dandenong Ranges.

STRATEGIES

- S2.1 Enhance Upper Gully's parks, creek corridors and streets as indicated on Maps 05, 06, 07, 08 and 09 to provide community spaces.**
- S2.2 Activate spaces through events, programs and adjoining land uses to provide community spaces.**

Map 08. Public Open Spaces and Streets Improvements, focuses on providing an integrated network of spaces (e.g. streets, open space, plazas, parks) for the networking and building of the community.

The need for an integrated network of spaces that provide for a range of uses, in particular community gathering, was identified through community consultation and background research.



Map 08. Public Open Space and Street Improvement Opportunities

Figure 09 and 10 provide design proposals for improving pedestrian amenity along Dawson Street. The need for improving pedestrian amenity along key streets within the Activity Centre, particularly Dawson Street, was identified through community consultation and background research, which included the *Transport and Parking Report* (Movendo 2015).



Figure 09. Dawson Street Enhancement Opportunity - Existing Conditions

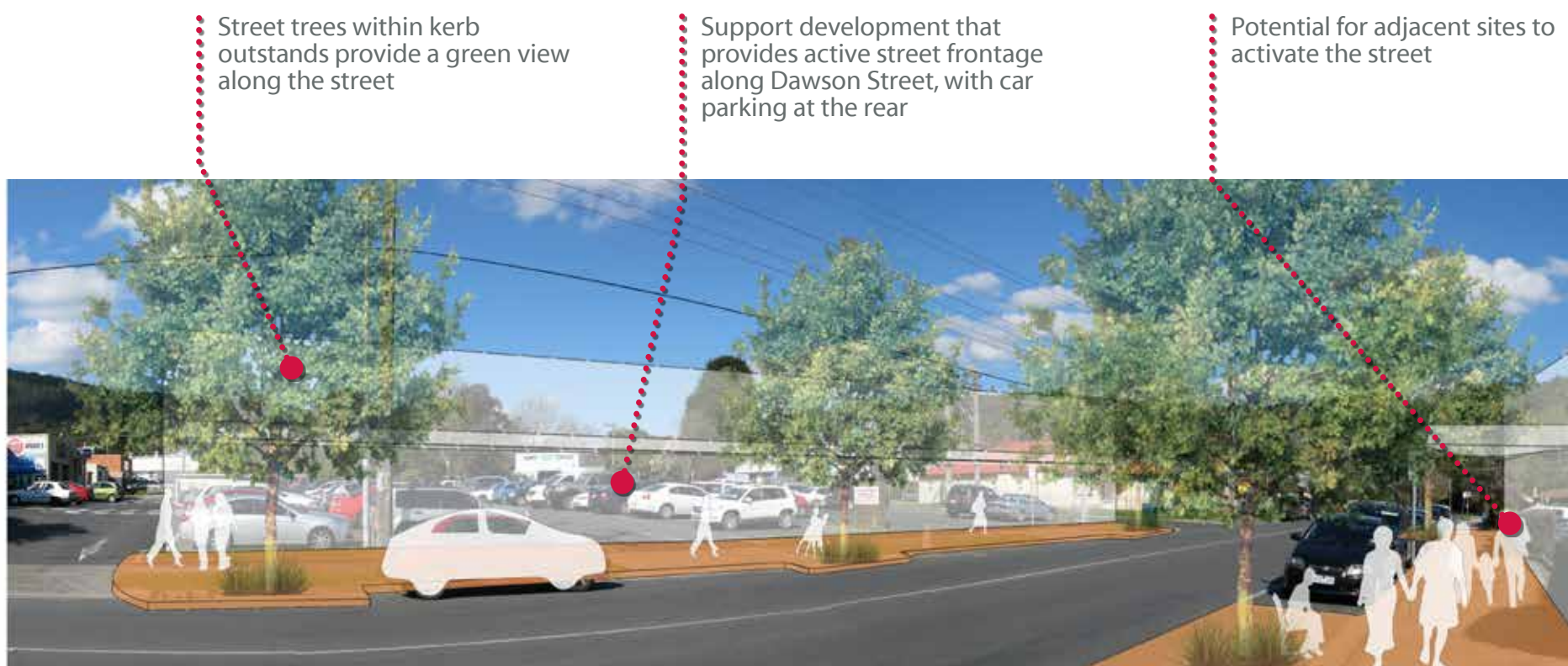
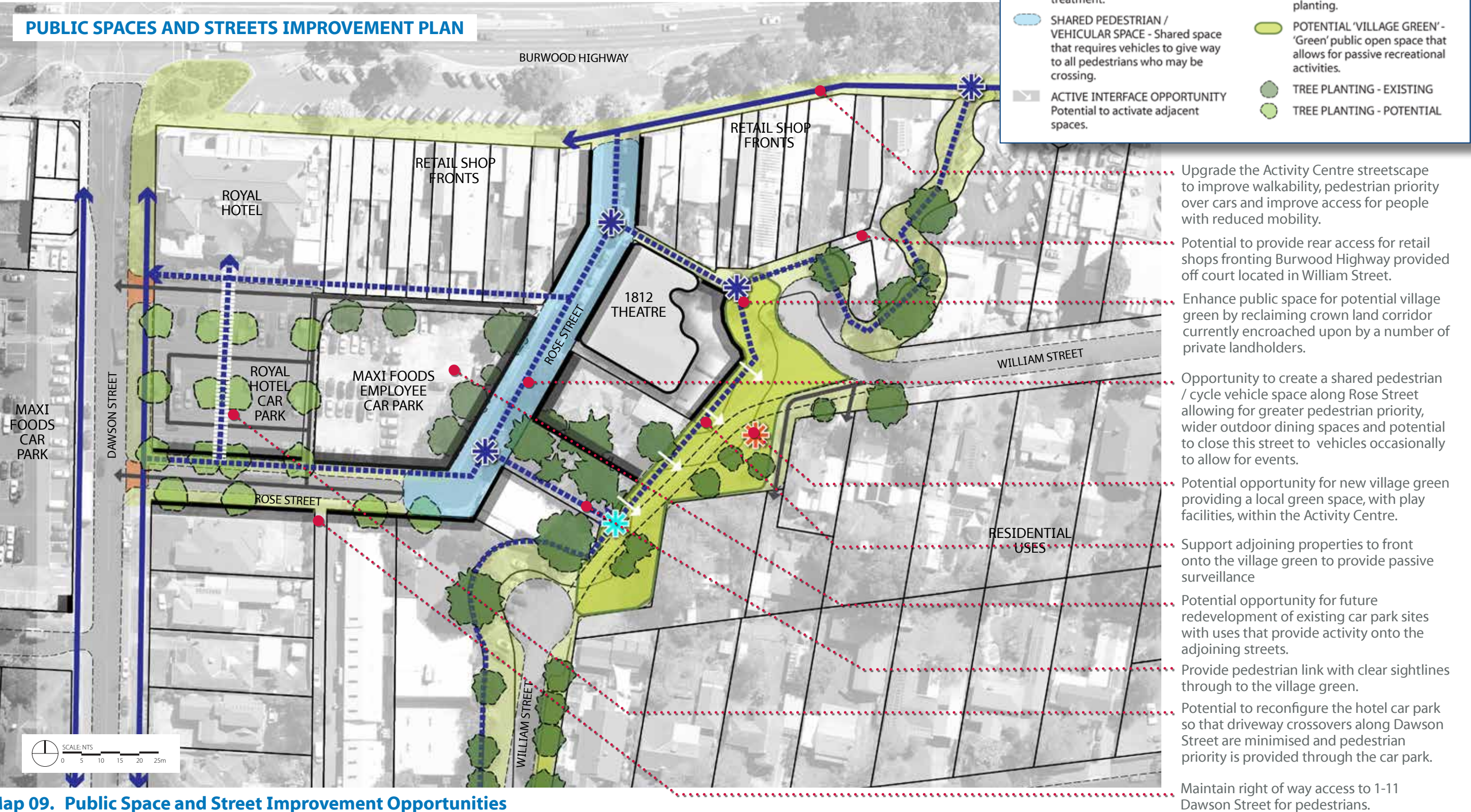


Figure 10. Dawson Street Enhancement Opportunity - Proposed Improvements

Map 09. Public Spaces and Streets Improvement Plan, provides design proposals for improving existing public spaces and streets within the Activity Centre and identifying opportunities for new public spaces, in particular along Rose Street and William Street. The need for a dedicated public gathering space within the Activity Centre was identified through community engagement and background research.

The plan aims to provide places for people to gather and recreate, as well as providing space for public events within the Activity Centre. It also aims to improve the street level experience by encouraging active frontages along key pedestrian routes and encouraging passive surveillance along pedestrian links.



Map 09. Public Space and Street Improvement Opportunities

Figures 11 and 12 provide design proposals for how Rose Street could be improved as a shared space (as space for cars and people). Opportunities to enhance Rose Street and utilise this space as a shared space was identified through background research and community consultation.

The images opposite identify the existing condition of Rose Street and identify opportunities to improve pedestrian amenity within the street and for how the street might be designed for outdoor dining.

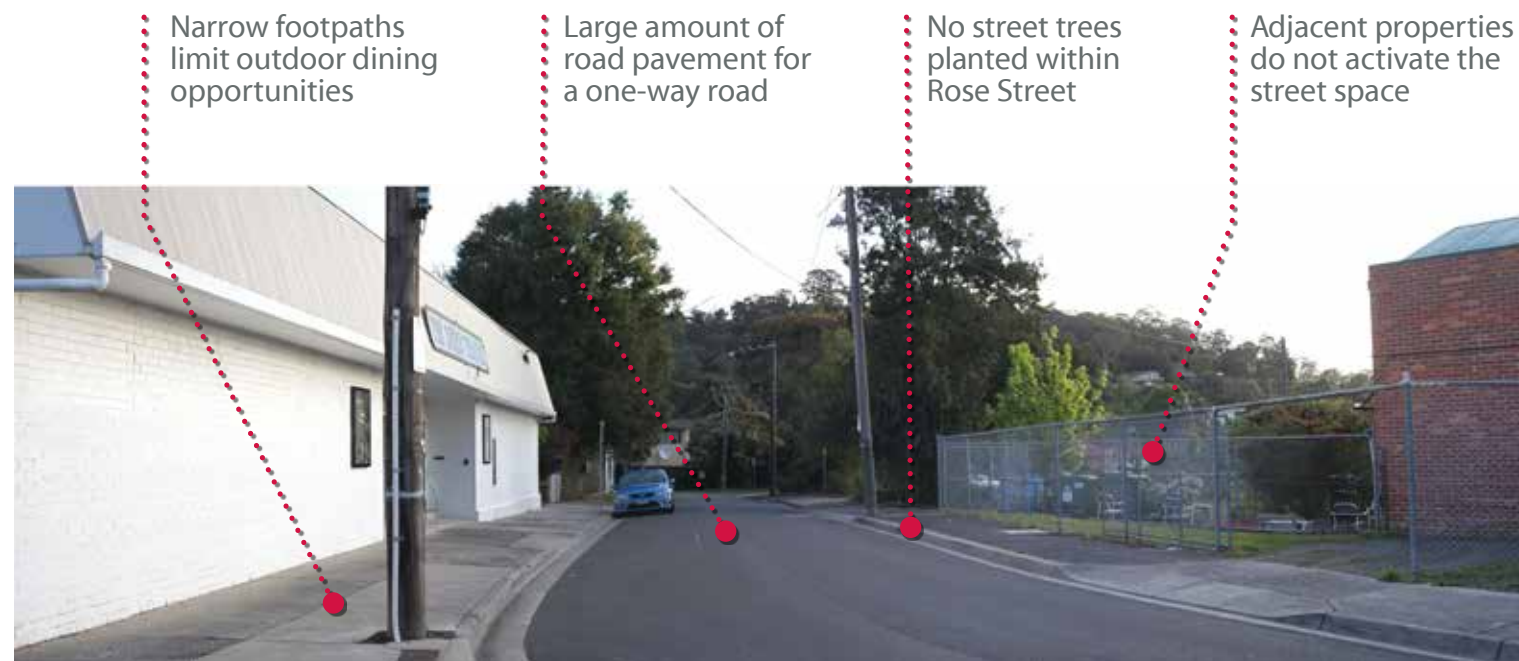


Figure 11. Rose Street Shared Space Opportunity - Existing Conditions

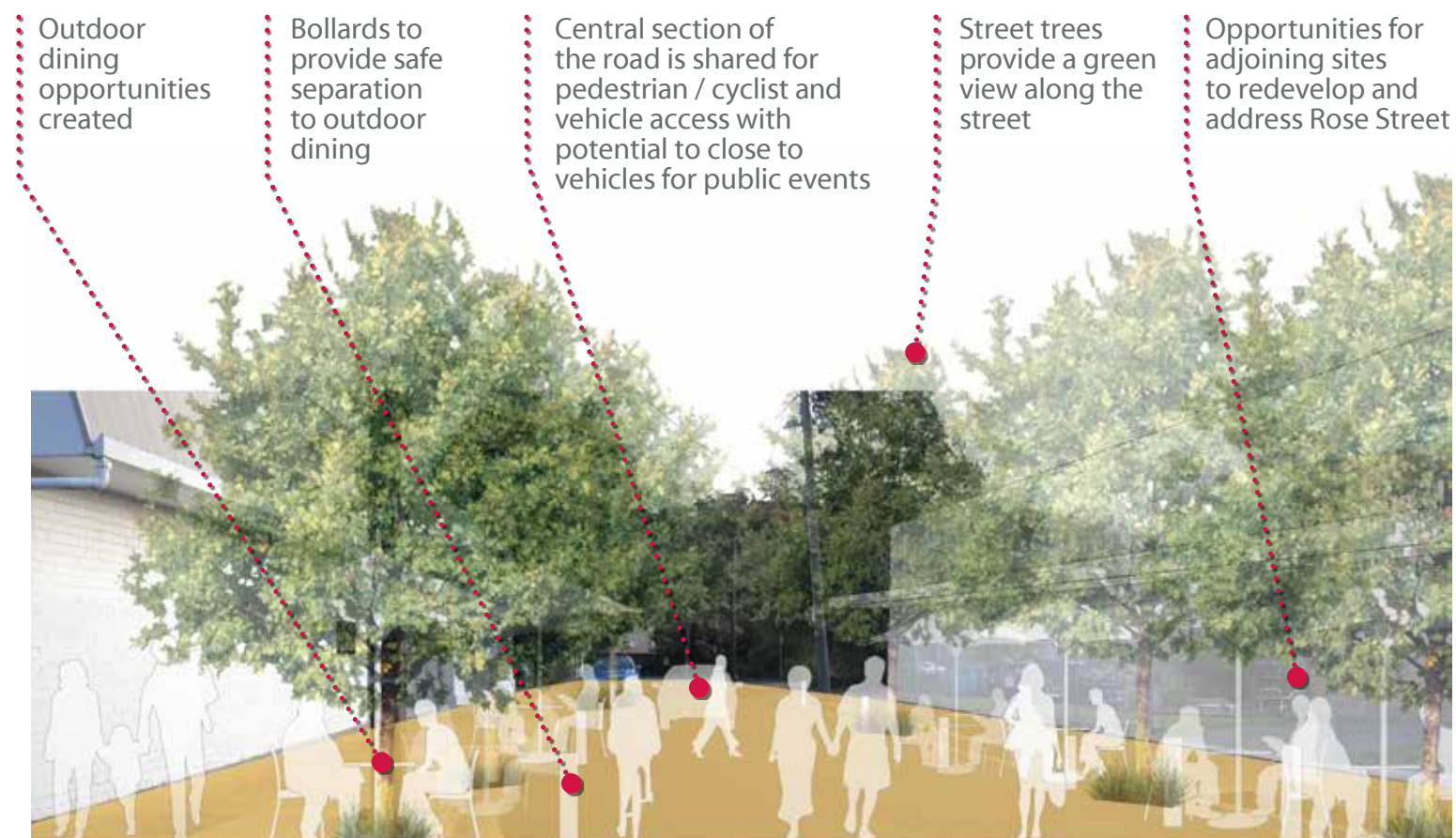


Figure 12. Rose Street Shared Space Opportunity - Proposed Improvements

STRATEGIC OBJECTIVE 3

To strengthen the identity and connection with the surrounding foothills landscape through excellence in built form and landscape quality and design in the Activity Centre and along Burwood Highway.

WHAT YOU'VE SAID

- *Participants highlighted the importance of preserving the foothills, trees and the green open spaces. Coupled with this was the importance of the views from Upper Gully to the surrounding hills.*
- *It was generally suggested that buildings within the Activity Centre should not exceed two storeys and should be respectful of the surrounding views.*
- *Participants, in general, articulated that 'high density' within the Activity Centre would not be supported, however some support was expressed for 'medium density' including 'shop top' development.*
- *Most participants indicating that 'low density' development was preferred in the Upper Gully residential area. It should be noted that the meaning of high, medium and low density development was not clearly defined by participants however low density generally referred to current development densities and building heights.*
- *Concern was raised about the development of currently vacant sites which would diminish views to the surrounding hills. For these sites reducing the visual bulk of development was considered to be important.*

KEY INFLUENCES

Views and building heights

The character and identity of the Activity Centre is largely influenced by its sense of containment within the surrounding foothills. Views from and within the Activity Centre are characterised by low scale buildings set within a strong backdrop of the treed foothills setting. The consultation phases identified this as a highly valued characteristic of Upper Gully.

There are a number of locations across the Activity Centre from where views to the treed backdrop are available. For pedestrians, key viewing locations include the pedestrian crossings at the Dawson Street / Burwood Highway intersection, the Burwood Highway shops looking north towards the Dandenong Ranges National Park, the railway station car park where the weekly market 'The Gully Market' is held looking south, and the view along Dawson Street looking north. For motorists, key views to the Dandenong Ranges are available along the Burwood Highway to the north, south and east travelling in both directions.

The impact of future building heights on a number of these views was tested through 3D modelling. This testing demonstrated that a building height of three storeys (12.0m) would significantly reduce views to the Dandenong Ranges from many of the Key Public Realm Viewline locations within the Activity Centre. Testing of a two storey height (8.5m) did result in some reduction in views to the Dandenong Ranges, however there was still a strong dominance of the landscape setting. Therefore in locations where Key Public Realm Viewlines exist, a two-storey building height (8.5m) is recommended. This scenario also demonstrated that the Royal Hotel with a height of approximately 12.5m will maintain its prominence as the tallest building and the focal point of the Activity Centre. There are also existing valued buildings such as Hahndorf's Fine Chocolates where the building height is higher than 9m.

The view along Dawson Street is currently very open as the car parks on either side of the road are undeveloped. This enables expansive views to the vegetated hills when travelling north along the street. Testing of the built form scenarios indicated that an upper (second) level recessed by 2m increased the views to the vegetated hillside and retained a stronger sense of openness than the scenario with no upper level setback. The 2m upper level setback also reduces visual bulk when looking at the buildings from the front and supports opportunities for upper level useable balcony spaces. The upper level setback has been applied to all locations where three storeys is proposed.

The Strategic Plan proposes maximum building heights of 8.5m (two storeys) across the Activity Centre and 12.0m (three storeys) for 1-3 Rose Street to facilitate the fly-tower for The 1812 Theatre, above natural ground level or above the minimum floor level requirements for flood prone sites for the Activity Centre, which is greater than the existing interim building height controls of 7.5m (two storeys). The proposed height limits provide scope for increased floor to ceiling heights on both the ground floor level and upper level of buildings, which would enable retail or commercial uses on both levels. This will support business opportunities across the Activity Centre where for example, hospitality uses may be desirable on the upper level of buildings with outdoor decks that take advantage of views to the surrounding hills.

Generous floor to ceiling heights will allow for adaptable designs and enable buildings to accommodate either residential, retail or commercial uses over time. They also allow a greater level of amenity for occupants by allowing more light to enter the building, improved natural ventilation and reduced heat gain. At the ground level, generous floor to ceiling heights allow for improved entrance design and a greater sense of openness for occupants, which is important for retail or restaurant uses.

The provision of roof forms has also been considered in determining the built form recommendations. Feedback during the consultation phases indicated that the community preferred variation in the building skyline. This is currently provided in the Activity Centre through a mix of single and double storey heights, and the occasional pitched roof form.

The Built Form Guidelines for the Activity Centre proposed as part of the implementation of the Strategic Plan supports articulated roof forms (refer section 5). This will contribute to a visually interesting skyline in the Activity Centre and better respond to the undulating land form. The Guidelines allow for roof forms, architectural features and detailing and services to extend beyond the 8.5m (refer to Figure 13 Indicative Built Form Sections).

Drainage is another key consideration for building heights within the Activity Centre. Flood level modelling contained in the Consolidated Background Report shows that some properties will be subject to flooding to a depth of 0.6m in a 100-year Average Recurrence Interval (ARI) flood event. However, the majority of properties that are affected by flood events will be subject to flooding less than a depth of 0.4m (refer to Map 19).

Melbourne Water's 'Guidelines for Development in Flood-Prone Areas' specify that the floor levels of buildings in flood affected areas by overland flow will need to be located between 0.15 - 0.3m above the flood level. For flood affected areas within the Activity Centre, this will mean that the ground floor level may be located between 0.5m and 0.9m above the natural ground level.

The Strategic Plan recommends that the maximum building height should be measured from the height of the floor level as set by the flooding requirements. For example, if the floor level of a building is required to be located 0.5m above the natural ground level due to the risk of flooding, the maximum for a two storey building (8.5m). For example, parts of the Ferntree Plaza Shopping Centre land will be measured 0.5m above natural ground level, should new development be proposed on this site. Given that these flood prone areas are low lying points, the impacts on key views is negligible.

Building design and siting

Buildings within the Activity Centre have been developed across a variety of eras reflecting the incremental growth of the centre over a period of time. Other than the historical Art Deco buildings (the Royal Hotel and the Visitors Information Centre) the style and character of buildings across the Activity Centre is generally non-descript with minimal detailing in façades and simple parapets. This presents an opportunity for new buildings to define an exciting identity for the Activity Centre that responds to the foothills setting whilst promoting excellence in architectural quality.

Excellence in architectural quality is not only measured by how a building looks but also a number of other factors. These include how the building responds to the site and surroundings, whether the building is fit for purpose and built to last, whether people can access and use the building with ease, whether a building provides a high level of internal amenity, how the building responds to the street and adjoining spaces and the extent to which the building responds to Environmentally Sustainable Development principles.

A key issue raised during community consultation phases was visual bulk of future built form. This is particularly important in the Activity Centre, as there are a number of large sites that could be redeveloped into the future. The Built Form Design Guidelines (refer to Section 5) supports future buildings on large sites are articulated to resemble individual structures rather than large bulky forms. The Guidelines also support interesting roof forms, which will further reduce visual bulk.

Another important consideration is the front setback of buildings in the Activity Centre. In retail areas, it is important that buildings are built to footpath edges (i.e. no setback). This will reinforce ground floor uses engage as best as possible with the street, by making the shops more accessible, front windows more visible and enabling uses from the shop to 'spill out' onto the footpath. There are locations across the Activity Centre where small front setbacks may be desirable to retain large trees or retain the prevailing landscape setbacks. Refer to Map 10 which shows the desired setbacks across the Activity Centre.



Existing Image - Opportunity to retain key views and vistas to the surrounding landscape looking north along Dawson Street

Street level interface

Good design should not only focus on the architectural style and form of a building, but more importantly the way the building presents and engages with the adjoining footpath at the ground level. There are many existing, positive building design elements across the Activity Centre that should be reflected in new development.

The existing narrow shopfronts are a major contributor to the positive street level experience. The narrow shopfronts create visual interest through individual character and provide for a greater diversity of uses and experiences. Future development of large sites should provide articulation and tenancies at ground level to reinforce this positive and valuable element of the Activity Centre.

Shopfronts along Burwood Highway that are open and engaging are also positive elements. The Strategic Plan identifies all of the streets within the Activity Centre where active frontages are required in order to provide for a continual flow of activity along the streets. These buildings will also provide verandahs over the footpath to provide shade and protection from the rain for pedestrians.

Environmentally Sustainable Development

Buildings that incorporate Environmentally Sustainable Development (ESD) bring many benefits. ESD buildings are more comfortable and healthy to inhabit and while there may be increased construction costs, there are also ongoing financial benefits through reduced running costs and improved health of the occupants. In terms of broader community benefits, ESD buildings can reduce greenhouse gas emissions, power consumption, water usage and waste, and help to protect water quality.

The Building Code of Australia provides some energy efficiency and water conservation measures that development is required to meet. However, Council believes that a more comprehensive approach to ESD is required and is currently developing a Local Planning Policy to implement ESD measures into the Planning Scheme.

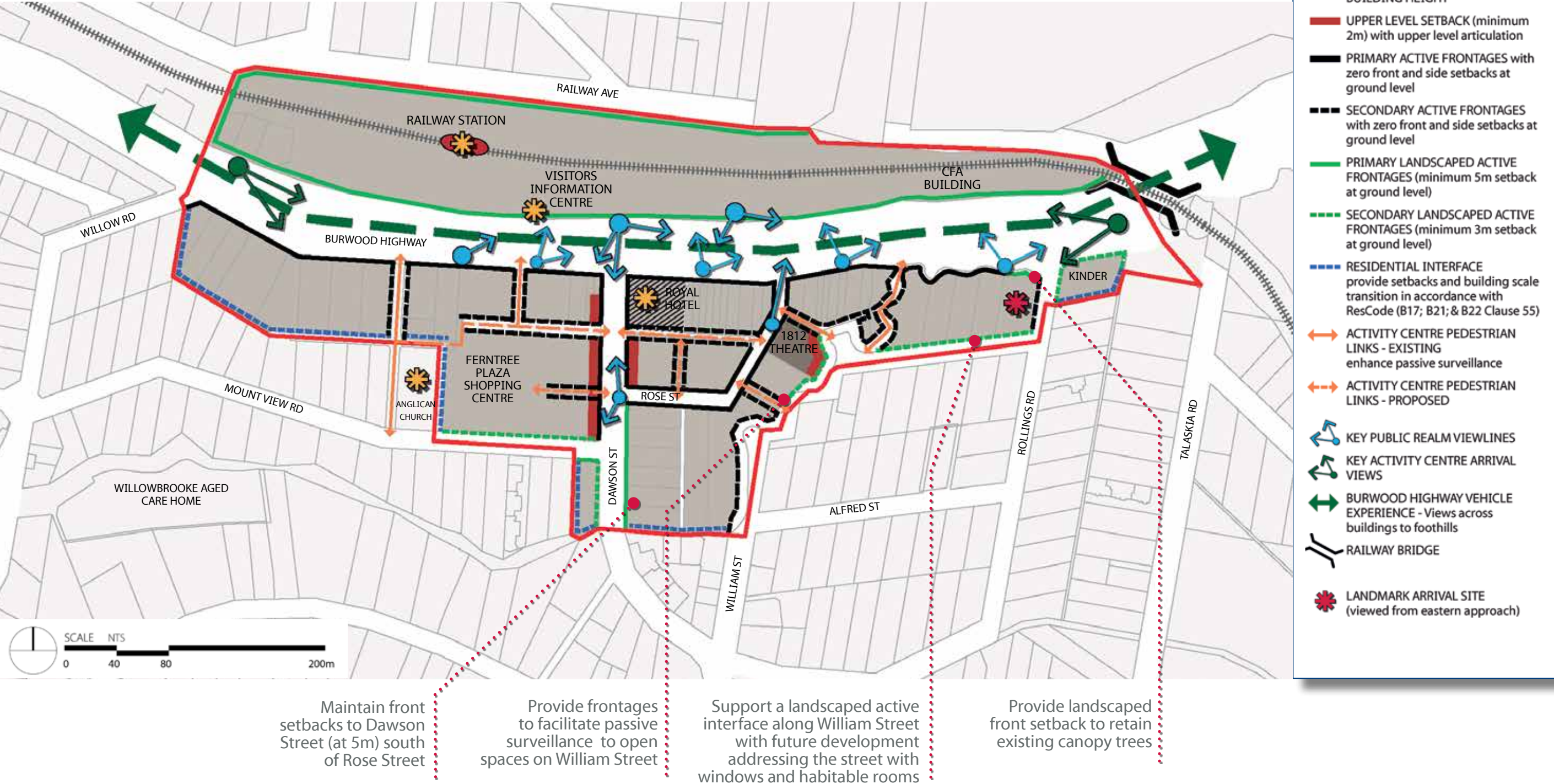
STRATEGIES

- S3.1 Capture the Upper Gully identity through planning controls to support built form in the Activity Centre that contributes to the experience of the foothills setting and connection to the Dandenong Ranges.**
- S3.2 Facilitate development that respects the desired streetscape character and foothills setting and contributes to a high quality public realm in the Activity Centre.**
- S3.3 Strengthen the street level retail dominance of the Activity Centre and provide for office space and residential living in the upper storeys of new developments.**
- S3.4 Support built form in the Activity Centre that is safe and accessible to pedestrians of all abilities.**

Refer to **Built Form Guidelines** in Section 5 for further recommendations on built form.

Map 10. Preferred Setbacks and Design Outcomes for Built Form, identifies preferred setbacks and design outcomes for built form in the Activity Centre. The importance of built form was identified through background research and community consultation, including its contribution to the character and identity of Upper Gully, as well as its role in defining the street level experience.

The plan aims to enhance the identity of the Activity Centre by protecting historic and valued buildings, respecting the scale of adjacent development and encouraging built form that defines key public realm viewlines and prominent landmark sites. It also aims to improve the street level experience by encouraging active frontages along key pedestrian routes and encouraging passive surveillance along pedestrian links.

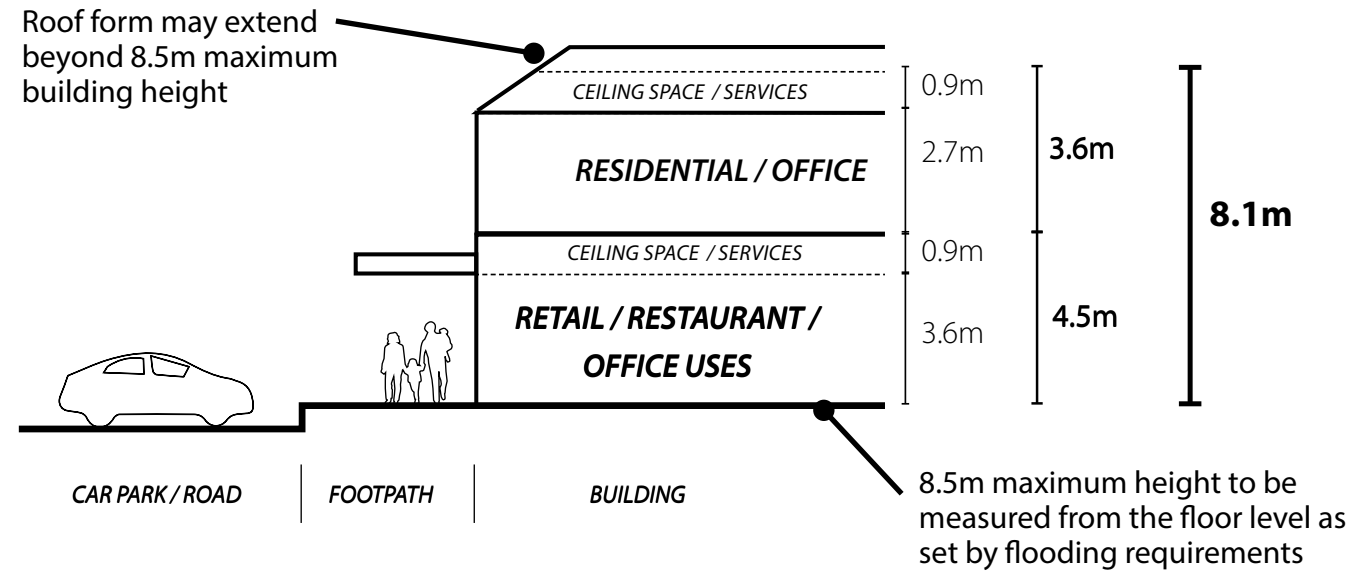


Map 10. Preferred Setbacks and Design Outcomes for Built Form

4.3.1 Built Form Sections

Figure 13 provides potential development outcomes based on the recommended building heights. The diagrams below shows that the overall height allows for generous floor to ceiling heights on both the ground and upper levels. This will allow for flexibility and adaptability of uses in buildings over time and also provide a high level of internal amenity.

Two storeys with a pitched roof



Two storeys with a flat roof

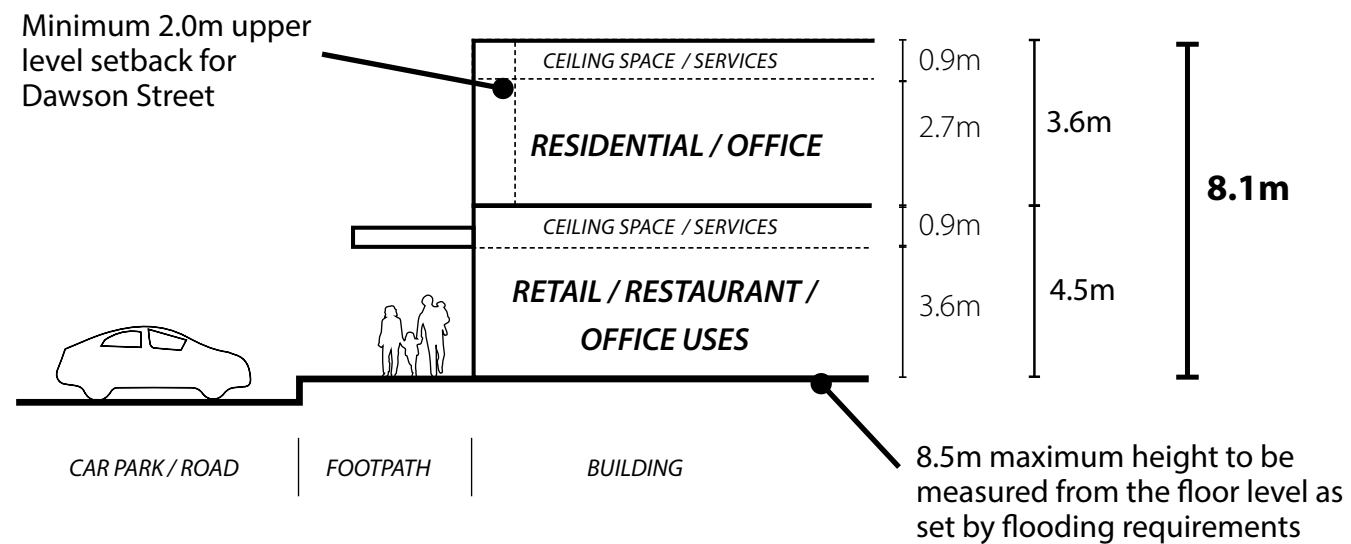
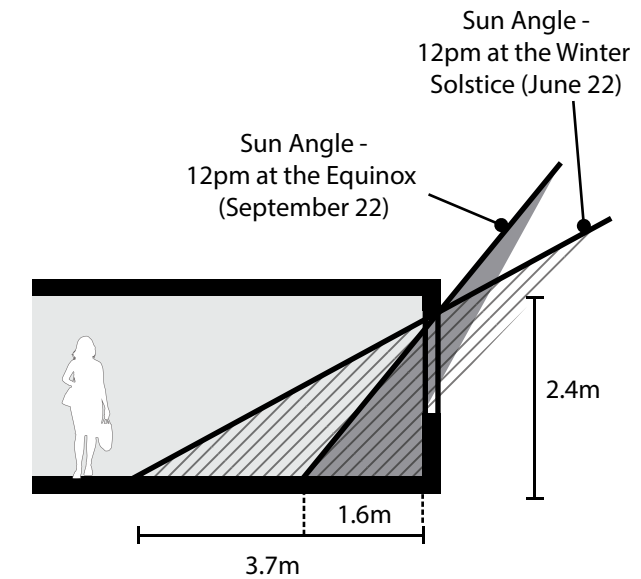


Figure 14 compares a standard floor to ceiling height for a residential use (2.4m) to a more generous floor to ceiling height for a residential use (2.7m). The figure shows that additional sunlight will be provided to rooms if more generous floor to ceiling heights are provided.

Sunlight access for a standard 2.4m floor to ceiling height room



Sunlight access for a standard 2.7m floor to ceiling height room

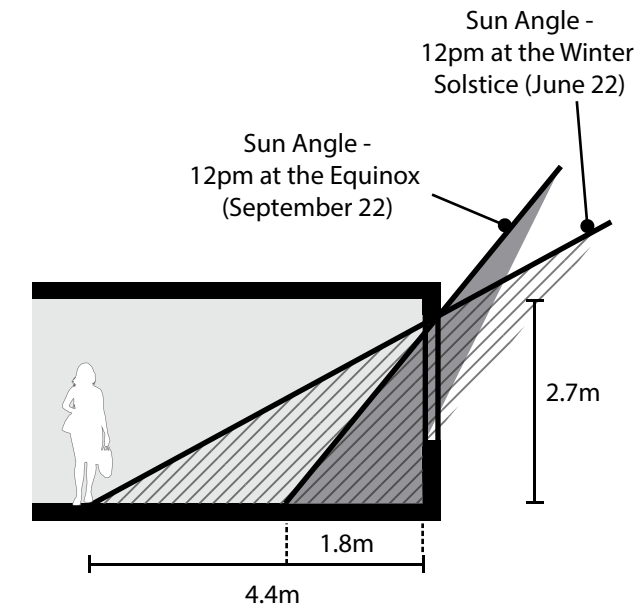
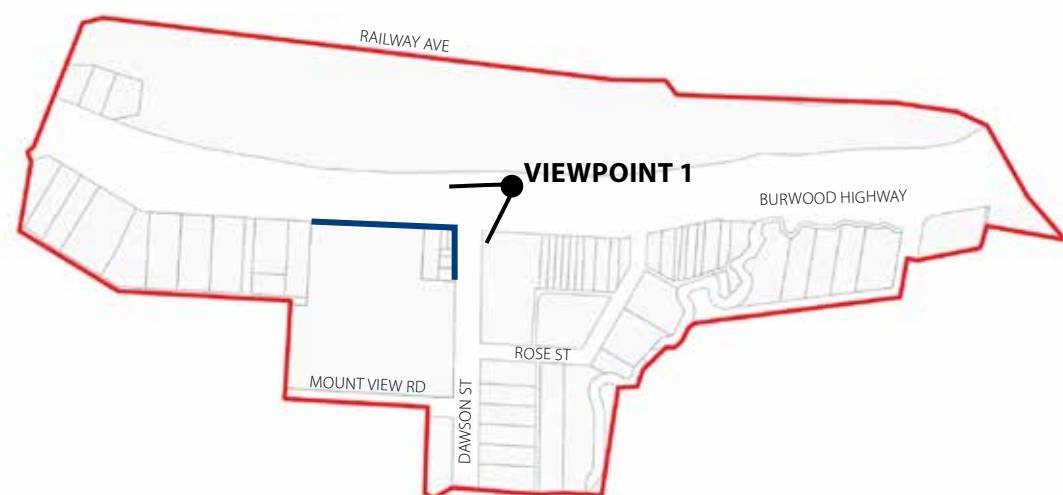


Figure 14. Floor to ceiling height analysis

Figure 13. Indicative Built Form Sections

4.3.2 Built Form Photomontages

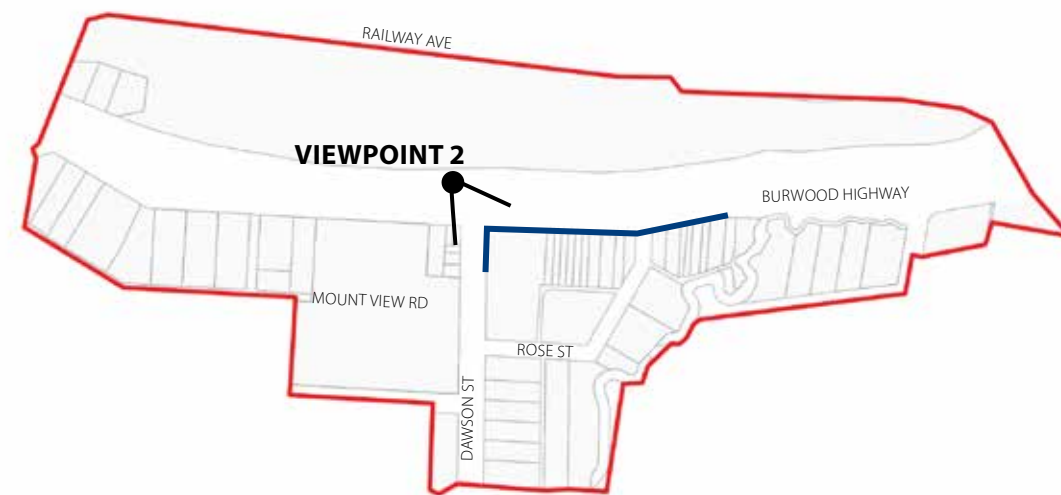
The following illustrations demonstrate the desired built form including impact of the proposed building heights on key views across the Activity Centre. The proposed building height of 8.5m (two storeys) above freeboard for flood prone properties, was developed from modelling undertaken for the Strategic Plan to depict the extent of the impact to views to the surrounding hills (refer to Section 7.1.6 of the Consolidated Background Report).



Map 11. View Point 1 Key Plan



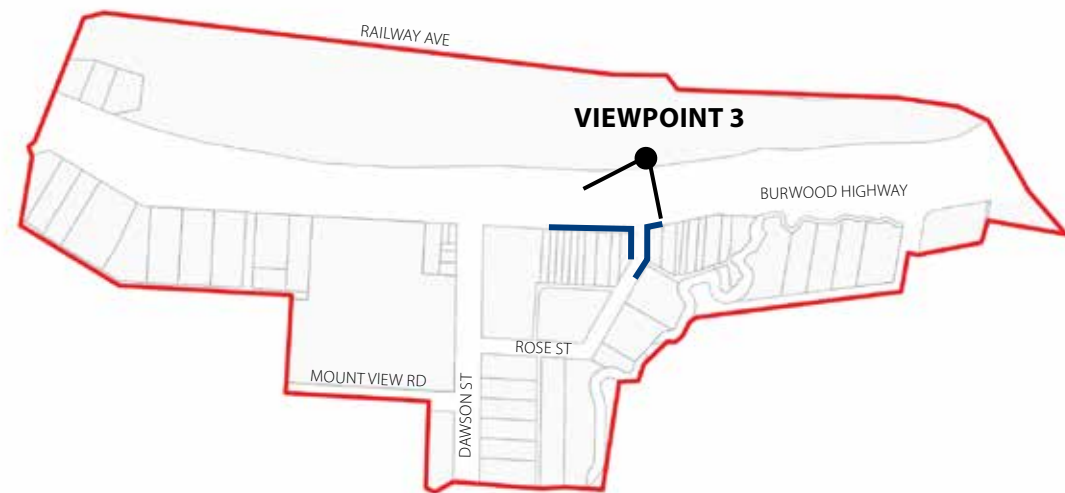
Figure 15. Proposed Built Form Illustration - Burwood Highway / Dawson Street View South-West



Map 12. View Point 2 Key Plan



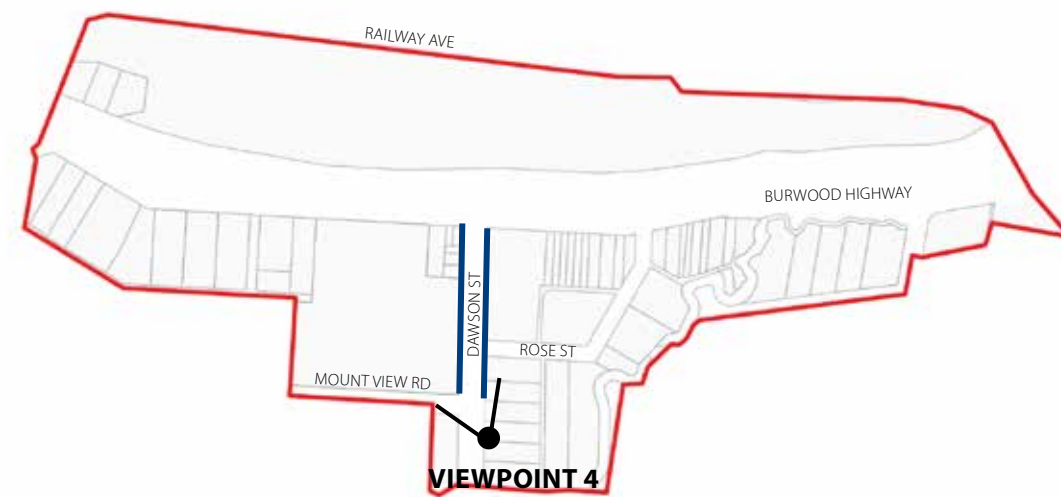
Figure 16. Proposed Built Form Illustration - Burwood Highway / Dawson Street View South-East



Map 13. View Point 3 Key Plan



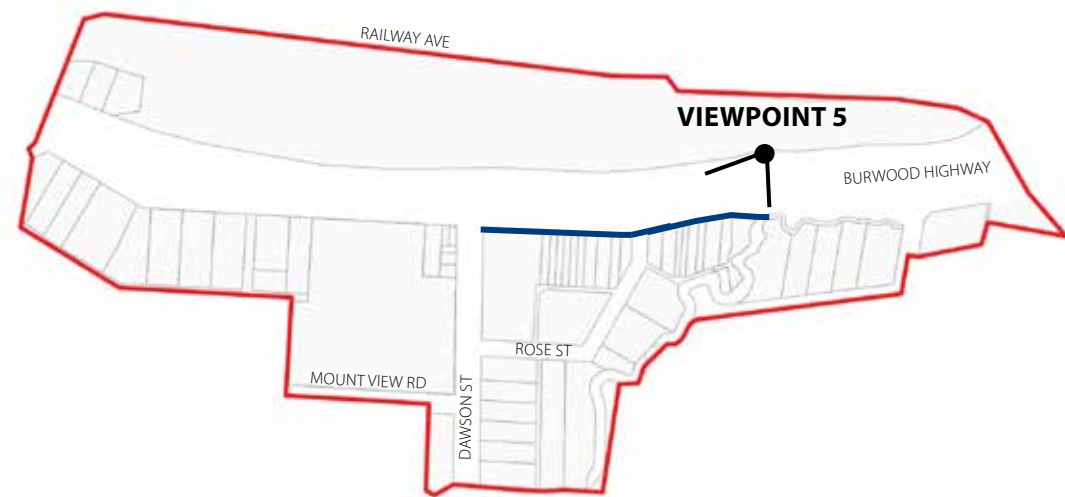
Figure 17. Proposed Built Form Illustration - Burwood Highway / Rose Street View South



Map 14. View Point 4 Key Plan



Figure 18. Proposed Built Form Illustration - Dawson Street / Mount View Road View North-West (2m Upper Level Setbacks)



Map 15. View Point 5 Key Plan



Figure 19. Proposed Built Form Illustration - Burwood Highway looking south west



Map 16. View Point 6 Key Plan



Figure 20. Proposed Built Form Illustration - Burwood Highway looking south east

STRATEGIC OBJECTIVE 4

To enhance its role as an Activity Centre, support the growth of business, including health, tourism, retail and commercial land uses that meet the needs of the community.

WHAT YOU'VE SAID

- *Participants were generally satisfied with the mix of local shops and businesses however a desire for more eateries / cafés and longer opening hours was expressed.*
- *Participants valued the services offered at the Angliss Hospital and being within close proximity to this facility. However, the need for a General Practitioner and complementary medical uses within the Activity Centre was identified.*
- *Participants identified opportunities to create local employment / apprenticeships.*
- *The opportunity to provide incentives to fill empty shops and provide more variety within the Activity Centre was suggested.*

KEY INFLUENCES

A key to a successful centre is to provide a diversity of land uses that activate the streets through the day and night. The Activity Centre provides a level of service that meet local needs with a full line supermarket, specialty retail, business services hospitality and entertainment uses focused around Burwood Highway and Dawson Street. Feedback during the consultation phases suggested there is general satisfaction with the existing level of service.

Population growth in Upper Ferntree Gully is projected to be marginal, which will limit the demand for additional retail and commercial uses. There are opportunities however for new retail, entertainment and hospitality uses which build on the tourism potential of Upper Gully.

There are a number of large, underutilised sites at the edges of the core retail area, which could be redeveloped for more intensive uses. These sites, referred to as 'Strategic Development Opportunity Sites' (refer Map 17) include at grade car parks, car yards and other 'inactive' uses which currently detract from the vibrancy and activity within the Activity Centre.

Primary Strategic Development Opportunity Sites include larger sites located along Burwood Highway and provide opportunities for greater residential intensification and mixed use development. Secondary Strategic Development Opportunity Sites are generally car parks and large sites located away from Burwood Highway. These sites provide opportunities for residential development in the future.

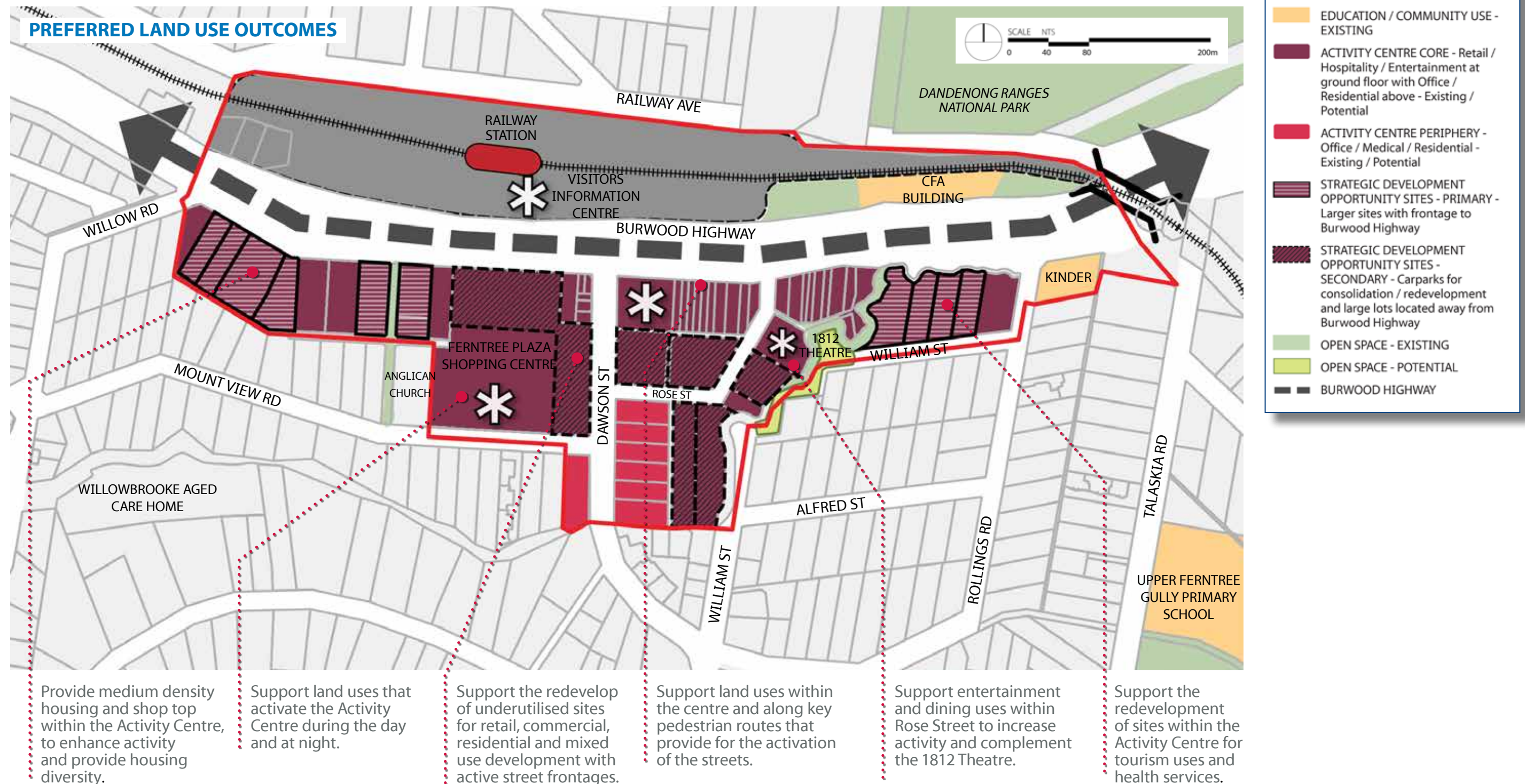
The Activity Centre supports a number of allied health and community service practitioners which leverage from the close proximity to Angliss Hospital. There are opportunities to provide additional services such as these within the Activity Centre, to support and grow the role of the Hospital in the region. Such uses could include additional specialist health, counselling, and family support services including short term accommodation.

STRATEGIES

- S4.1 Develop the capacity of the Activity Centre, to facilitate short term accommodation to support health and tourism opportunities.**
- S4.2 Develop the capacity of the Activity Centre, in particular Rose Street and Burwood Highway to support tourism and entertainment uses with a view to increasing patronage and employment opportunities.**
- S4.3 Attract retail, commercial and non-commercial activity required to increase the local patronage of the Activity Centre.**

Map 17. Preferred Land Use Outcomes, identifies preferred land use outcomes for the Activity Centre, to provide for an active and vibrant centre. Opportunities to provide land uses that offer services and facilities for both local community and visitor needs, as well as redevelopment opportunities, were identified through background research, community engagement and technical research undertaken for this project.

The Strategic Plan aims to improve the vibrancy of Upper Gully by encouraging a mix of uses that activate the Activity Centre, both during the day and at night and that cater for locals and visitors. It also aims to improve the street level experience by encouraging the redevelopment of key sites (Strategic Development Opportunity Sites) within the Activity Centre. These key sites were identified as part of the Upper Gully Strategic Plan Technical Report - *Land Use and Economics* (Urban Enterprise 2014).



Map 17. Preferred Land Use Outcomes

STRATEGIC OBJECTIVE 5

To enable people to age in place and meet the needs of changing household structures, increase the range of intergenerational and sustainable housing opportunities available in the Activity Centre.

WHAT YOU'VE SAID

- *Participants identified a lack of housing options and lack of affordable housing available for their families in Upper Gully.*
- *Opportunities for diverse housing in the Activity Centre was generally supported on the condition that it doesn't interfere with the 'shop atmosphere' and matters such as impacts on parking and access to public transport and services are considered.*
- *Predominant detached dwelling housing in the surrounding residential areas should be maintained.*

KEY INFLUENCES

Although population growth within the suburb of Upper Ferntree Gully is forecast to be marginal (0.41% increase), the age profile and household structure will change, with the proportion of people over 70 years in age increasing and the proportion of lone person and couples without dependent households also increasing. This will create demand for a variety of housing types in Upper Gully and create a need for housing design to better respond to those wanting to age in place.

The Knox Housing Strategy 2015 acknowledges the diverse and changing needs of housing. It provides strategic direction for greater diversity of housing types in terms of size, type, affordability and accessibility and supports housing development in locations which are well located, close to transport options, shops and services.

Current planning controls applied to surrounding residential areas limit opportunities for increased housing diversity and aim to preserve the predominant character of detached dwellings on large lots. The Activity Centre, however, is not subject to such controls and could provide for a range of housing types within close proximity to shops, services, public transport and open space.

The Strategic Plan supports housing types such as apartments and shop top housing that enable people to age in place and enables people to live and work amongst the action. Large, underutilised sites at the periphery of the Activity Centre provide significant housing opportunities within mixed use developments.

It will be important for new housing in the Activity Centre to adopt universal design principles so that homes can be used by most people over their lifetime without the need for major adaptation or specialised design. Such principles requires housing that is accessible by all regardless of age and physical capability, internal spaces are configured with generous circulation areas and rooms can easily be adapted for changing needs.

STRATEGIES

- S5.1 Support diverse housing choices in the Activity Centre to accommodate a changing population.**
- S5.2 Advocate for the investment in and development of a greater diversity of intergenerational housing options in the Activity Centre with key stakeholders including the development industry.**



Example Image - The Strategic Plan supports housing types such as apartments and shop top housing in the Activity Centre that enables people to age in place and enables people to live and work amongst the action.

STRATEGIC OBJECTIVE 6

To meet the changing needs of the community over time, provide high quality, localised social and community infrastructure that delivers a range of services.

WHAT YOU'VE SAID

- A variety of comments were received during consultation in relation to community and health facilities. A key point of discussion was the need to provide safe and accessible footpaths to community facilities throughout Upper Gully.
- Participants identified the need to invest in retaining and providing family friendly facilities including learning programs, preschools, kinder and health centres to attract young families to the area.
- The opportunity to make Upper Gully kid safe, and provide places for kids to go was identified.
- Some participants recognised that the aging population with a limited ability to travel, may require greater levels of health care.



Existing Image - The Strategic Plan recommends a review of existing community facilities, including education service provisions within Upper Gully (in association with the appropriate government agencies) to capitalise on existing services. This may include Coonara House (above).

KEY INFLUENCES

Social and community facilities including schools are focal points for localities such as Upper Gully, providing places for people to engage, learn and socialise. Community facilities within Upper Gully are generally located around Talaskia Road and Kings Park. Coonara Community House is located within Kings Park and provides a range of learning and community services. There are current plans for its expansion to cater for additional services.

Wally Tew Reserve is located approximately 1.6km west of the Activity Centre and includes a number of regional community facilities and services that are used by residents of Upper Gully. Key facilities include a library, the Ferntree Gully Community Arts Centre as well as facilities such as the Placemakers Shed and Woodworkers Shed that provide studio and workshop spaces for people.

It will be important for social and community infrastructure and services to not only meet the existing needs of the community, but also be able to adapt to the changing population profile of Upper Gully. The Strategic Plan recommends that additional research is undertaken to investigate these aspects. This research should also focus on how people get to and from facilities, which was identified as a key issue during the community consultation phases.

STRATEGIES

- S6.1** Develop the capacity of the Activity Centre, to support social and community services demands to meet the existing and future needs of the local community.
- S6.2** Enhance existing community facilities to provide contemporary 'fit for purpose' services for the existing and future residents of Upper Gully.

STRATEGIC OBJECTIVE 7

To strengthen Upper Gully's tourism brand as a gateway to the Dandenong Ranges and capture a greater share of the passing tourism market.

WHAT YOU'VE SAID

- *Participants recognised the need to encourage tourism and recreation with the right amount of infrastructure support.*
- *The opportunity to capitalise on passing tourists to the Dandenongs was suggested. This could be achieved through a traders associations, developing arts and crafts, emphasising historical links, promoting activities and events, eateries and additional boutique shops.*
- *While The Gully Market was noted as being a valued asset and potentially providing an attraction for tourists, many felt it was in need of revitalisation. Some ideas for revitalising The Gully Market included encouraging increased and diverse stall holders and promoting the market. Other market opportunities including a farmers market, were also identified.*

KEY INFLUENCES

Upper Gully's history, character and identity is significantly influenced by its relationship to the Dandenong Ranges and the nearby National Park, which together with the Yarra Valley, attract approximately 350,000 tourists annually. The 1,000 Steps at the nearby Dandenong Ranges National Park is a major tourist attraction which is growing significantly in its popularity.

Although there are significant numbers of tourists passing through Upper Gully, the numbers of tourists that stop and spend time in the Activity Centre is considered to be relatively low. There is a major opportunity for the Activity Centre to benefit economically by capturing some of the passing trade from visitors to the National Park.

The Activity Centre is the last centre people pass through before entering into the Dandenong Ranges. It provides the location for the Visitors Information Centre and is part of the arrival experience to the Dandenong Ranges. There is potential to benefit economically from this location and develop the Activity Centre as a significant part of the arrival experience into the Dandenong Ranges.

The Burwood Highway Streetscape does little to enhance this gateway with the unkempt railway station grounds on the northern side, mixed and derelict signage, and standard highway planting. In addition, the streetscapes in the Activity Centre are generally dominated by vehicle movements and do not encourage people to stop and enjoy the shops. Clause 21.04 of the Knox Planning Scheme identifies the Upper Gully section of the Burwood Highway as a 'Path to the Hills', with extensive native planting to express the landscape transition between the edge of the suburbs and the Dandenong Foothills. Future streetscape works should consider this direction, and focus on creating a strong brand for the centre through distinctive planting, public art and paving, and co-ordinated signage.

The Activity Centre currently includes a number of tourism related uses, such as The Gully Market held every Saturday and Sunday in the railway station car park, the 1812 Theatre in Rose Street and a small number of restaurants and cafés located along the Burwood Highway shopping strip. The tourism role of Upper Gully would be further boosted through additional hospitality uses, events including revitalising The Gully Market and the development of the arts and culture sector in the Activity Centre to build its reputation as an interesting place to visit, where something is always happening.

STRATEGIES

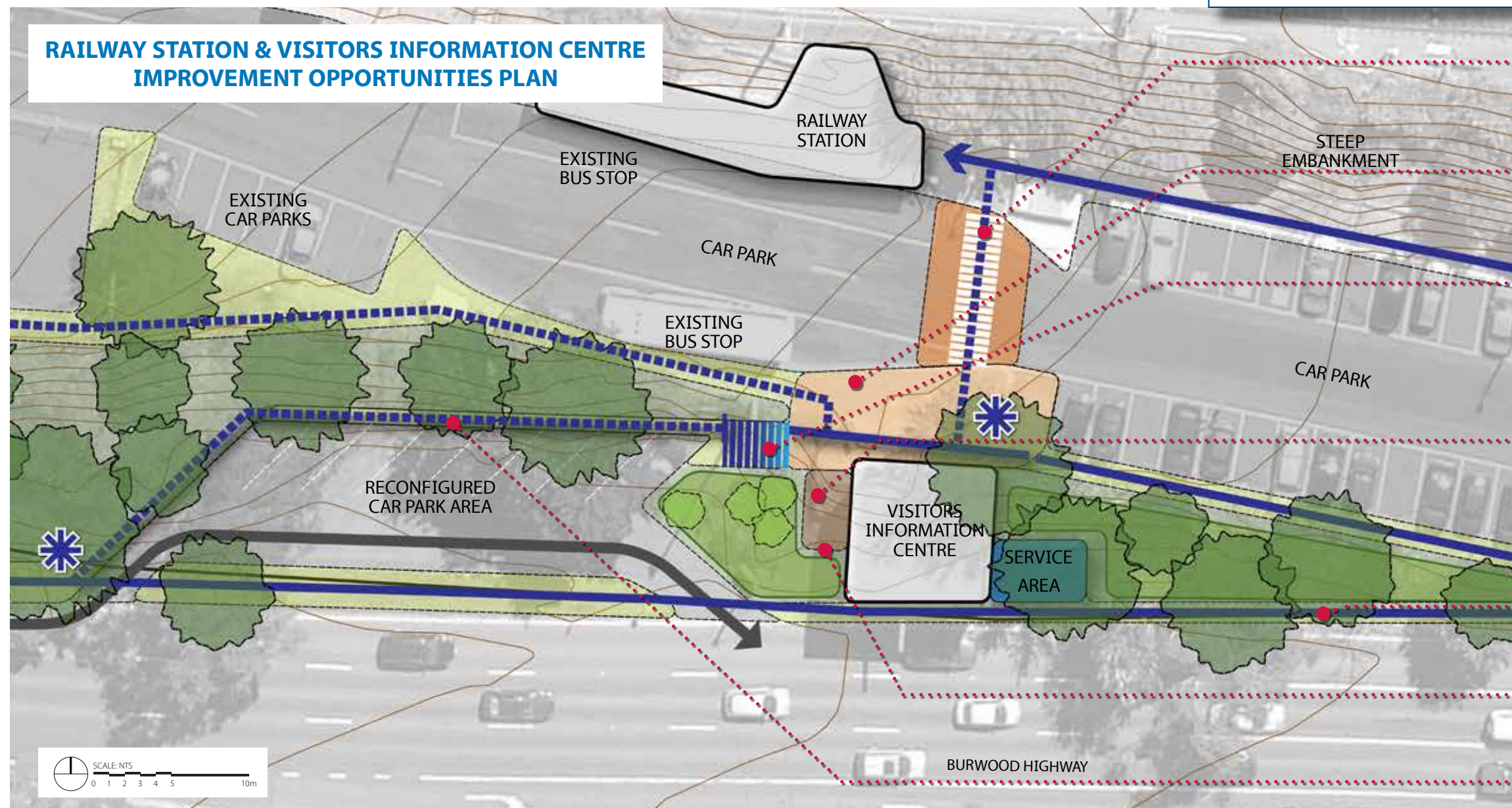
- S7.1 Increase the proportion of visitors to the Dandenong Ranges to patronise the Activity Centre by increasing the number of hospitality, entertainment and arts and culture options.**
- S7.2 Promote the Activity Centre as a destination in order to strengthen its brand as a 'Gateway to the Dandenong Ranges'.**
- S7.3 Provide built form and landscaping (e.g. proposed Burwood Highway foot bridge, Royal Hotel, Visitors Information Centre, Railway Station and The Gully Market) to reinforce the desired brand 'Gateway to the Dandenong Ranges'.**

Map 18. The Upper Ferntree Gully Railway Station and Visitors Information Centre Improvements Plan (Conceptual), identifies outlines potential improvements to the Visitors Information Centre and adjoining spaces. Although this land is managed by VicTrack and Yarra Ranges Tourism, Council can advocate for its improvement to enhance the tourism role of the Activity Centre and Upper Gully. The plan has incorporated key principles aimed to improve visibility and access to the Visitors Information Centre, upgrade the railway station to a 'public transport hub' and improve access and the amenity provided by the adjoining spaces.

Legend

- | | | | |
|---|--|---|---|
|  | VEHICULAR ACCESS |  | PEDESTRIAN PRIORITY TREATMENT - PROPOSED - Raised threshold and / or paving treatment |
|  | PEDESTRIAN ACCESS - EXISTING
Opportunity for improved pedestrian access |  | KEY PEDESTRIAN SPACE - Entry plaza to Visitor Information Centre. |
|  | PEDESTRIAN ACCESS - PROPOSED |  | BUILDINGS - EXISTING |
|  | CAR PARKING AREAS - EXISTING |  | DECK - POTENTIAL - Deck for Visitor Information Centre / outdoor dining |
|  | STAIR ACCESS - PROPOSED |  | SERVICE AREA - To be screened |
|  | STREETSCAPE ENHANCEMENT - Improved public amenity including shade, footpaths and seating |  | TREE PLANTING - EXISTING |
|  | IMPROVEMENT OPPORTUNITIES - Wayfinding directional signage, landscaping and /or landmark (i.e. public art) |  | TREE PLANTING - POTENTIAL |
| | |  | LANDSCAPE ENHANCEMENT OPPORTUNITY - Garden bed with low / ground cover planting |
| | |  | CONTOURS - 0.5M INTERVALS |

RAILWAY STATION & VISITORS INFORMATION CENTRE IMPROVEMENT OPPORTUNITIES PLAN



Provide pedestrian priority crossing between the railway station / bus stops (public transport hub) and the Visitors Information Centre.

Provide a pedestrian plaza space adjacent to the Visitors Information Centre and bus stops to create a welcoming environment for people.

Provide direct access from car park to Visitors Information Centre. Disability Discrimination Act compliant access will be provided via the existing station entry from Dawson Street / Burwood Highway.

Upgrade existing non-Disability Discrimination Act compliant ramp and provide additional landscaping and an elevated outdoor deck that reflects the character of the Dandenongs.

Provide pedestrian path along the northern side of the Burwood Highway.

Discourage pedestrian crossing between Information Centre and Maxi Foods.

Provide footpath along the northern edge of the car park.

Map 18. Railway Station & Visitors Information Centre Improvement Opportunities

STRATEGIC OBJECTIVE 8

To strengthen the community's valued local legacy, promoting Upper Gully's distinctive history, arts and culture.

WHAT YOU'VE SAID

- *Participants frequently identified the Royal Hotel and the Visitors Information Centre as important historic assets. The opportunity to promote the historical relevance of these buildings and features i.e. historical boards was identified.*
- *The 1812 Theatre was identified as a valued asset within the Activity Centre by participants. It was noted however, that the profile of the theatre participants was aging and there is the potential to encourage greater involvement from younger community members.*
- *The opportunity to incorporate public art in the public realm was identified as a key aspiration of participants.*
- *Participants expressed a desire for more events and activities within the Activity Centre, particularly focused around key dates such as Christmas.*

KEY INFLUENCES

Heritage

Heritage is an important aspect of local character and identity valued by residents in Upper Gully. It is unique and authentic, provides a connection to the past and can enrich a community's appreciation and experience of a place. Heritage can include cultural heritage places i.e. buildings and indigenous heritage places.

Areas of Cultural Heritage Sensitivity Mapping identifies the Activity Centre, south of Burwood Highway (refer to section 8.2 Heritage in the Consolidated Background Report). Under the Aboriginal Heritage Act 2006 a Cultural Heritage Management Plan is required if all or part of the proposed activity is in an area of culture heritage sensitivity, and all, or part of the activity is a high impact activity.

Formally recognised cultural heritage places within the Activity Centre are limited to the Royal Hotel, which has a heritage overlay applied to conserve this place. During community consultation the Visitors Information Centre (managed by Yarra Ranges Tourism), and the Upper Ferntree Gully Railway Station were also identified as valued buildings of historic significance for Upper Gully. A heritage assessment was subsequently coordinated, which confirmed the heritage significance of these valued buildings. The assessment also identified St Thomas Anglican Church, which abuts the Activity Centre at 12 Mount View Road as a locally significant historical building.

Coonara Community House is another valued heritage place located within Kings Park.

The Strategic Plan supports the retention of these buildings for the enjoyment of future generations. There are also opportunities to celebrate these heritage places through interpretation and education to tell the story of Upper Gully.

Arts and Culture

Arts and culture provide outlets for imagination and innovation within the community. They also enable opportunities to accept, appreciate and respect diversity and difference within the community. Upper Gully has an active arts and culture community with the 1812 Theatre providing a local focal point. While the 1812 Theatre is a highly valued facility, the profile of theatre participants is aging and there may be opportunities to complement its function and enhance its contribution within the community.

Upper Gully also has a strong history of art and artists in the region, particularly associated with the Dandenong Ranges. Despite this, public art and reference to this aspect of Upper Gully history, is limited. Public art adds vitality, visual interest to a place and can enhance community pride. Opportunities exist to incorporate exciting and relevant public art into future projects across the Activity Centre.

STRATEGIES

- S8.1 Reinforce Upper Gully's strong local identity through the enhancement of its landscape character, cultural and built heritage.**
- S8.2 Manage future change in a way that improves the artistic, cultural and historical presence in public spaces to enhance Upper Gully's distinct identity.**
- S8.3 Support the design of new or modified buildings and spaces that respects valued heritage or built form character qualities to achieve the desired design quality and construction standards in the Activity Centre**

STRATEGIC OBJECTIVE 9

To manage the risk to people, property and the environment from adverse impacts of natural hazards, including bushfire from the surrounding area, flood from overland flow and mainstream flooding and landslip in designated landslip areas.

WHAT YOU'VE SAID

- *Participants highlighted concerns about flooding within Upper Gully, particularly sheet flooding (from the adjacent hills) and flooding along Burwood Highway.*
- *Community consultation events also highlighted awareness and concern regarding the risks of future bushfires, particularly given recent fire events in the area.*
- *Participants expressed concerns regarding the provision of accessible evacuation routes as roads are heavily congested and the lack of a fire refuge area within Upper Gully.*
- *The closure of the Burwood Highway during the 2009 bushfires was identified as key issue as there were no other suitable evacuation routes.*

KEY INFLUENCES

Upper Gully's natural environment and location at the foothills of the Dandenong Ranges is a significant contributor to the threat of a natural hazard occurring. Key risks include flooding, landslip and bushfire.

Flooding

The presence of a number of waterways, its location within a valley surrounded by steep hills and existing drainage capacity issues means that parts of Upper Gully are at risk of flooding. Based on existing flood mapping from Melbourne Water, the majority of properties within the Activity Centre are located within areas affected by a 100-year Average Recurrence Interval (ARI) flood, with flood depths of up to 0.6m on private property (refer to Map 19 overleaf). This presents implications for future development across the Activity Centre and is addressed in the Built Form Guidelines (refer to Section 5).

In addition to development control for private land, improvements can also be made to the existing waterways and drainage infrastructure to require that the impacts of future flood events are minimised and development in the Upper Gully is less constrained by the risk of flooding. This could include additional flood storage capacity in public land so that the impact on downstream properties is reduced.

Landslip

A significant proportion of Upper Ferntree Gully is identified as being at risk of landslip (generally moderate to high risk (refer to section 7.9 Natural Hazards in the Consolidated Background Report). This risk is associated with the sloped topography, soil types and the scale and nature of development. As the scale and nature of development is generally low, the building permit process is appropriate to manage any risk of landslip in Upper Gully.

Bushfire

The CFA's Upper Ferntree Gully and Ferntree Gully Community Information Guide identifies an 'extreme' bushfire risk for both communities (refer to Section 7.9 Natural Hazards in the Consolidated Background Report). This classification is based on high fuel loads in the

bordering forest, the hilly terrain, a lack of accessibility with narrow dead-end roads and homes nestled into bushland.

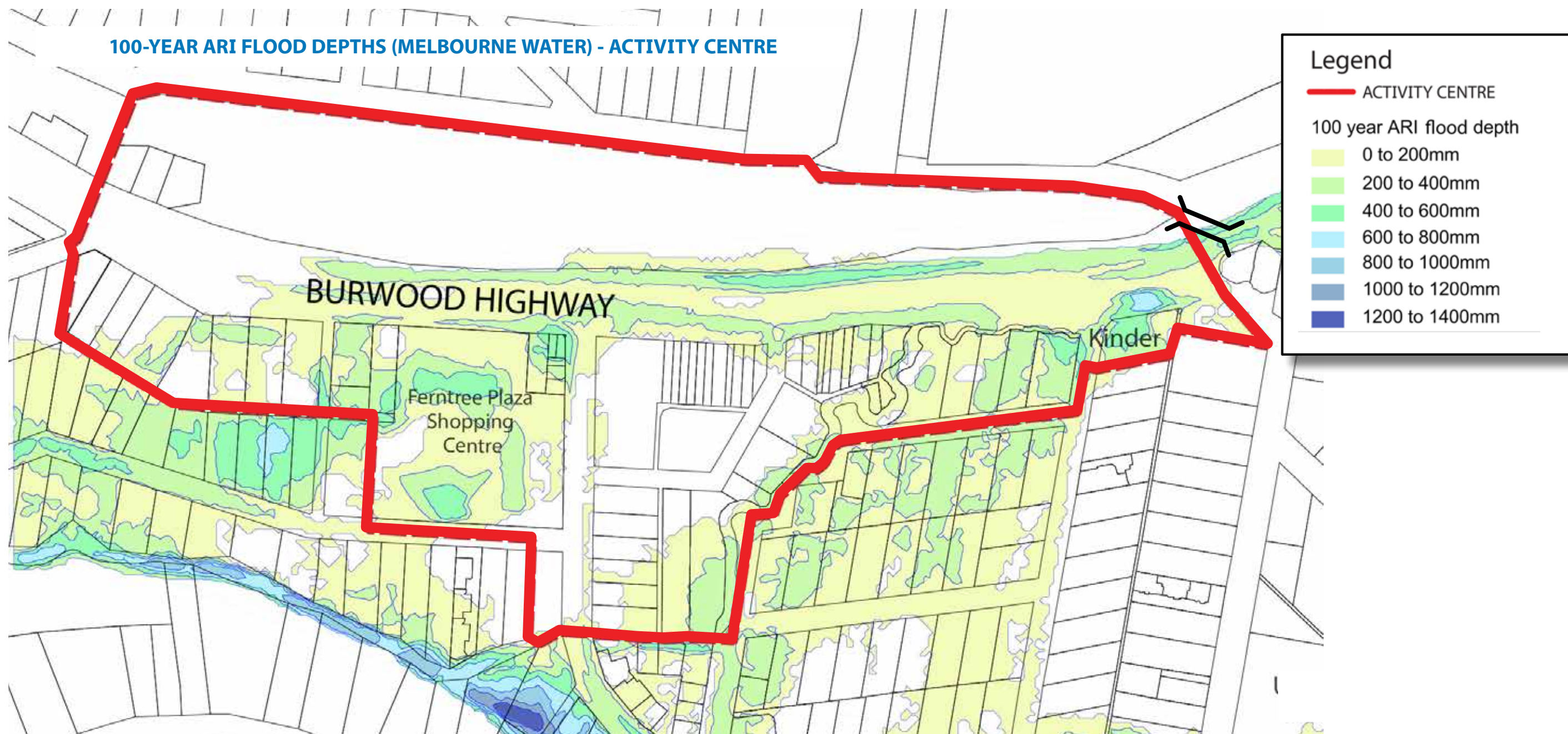
The Community Information Guide also states that there are no designated 'Neighbourhood Safer Places – Places of Last Resort' in Upper Ferntree Gully or Ferntree Gully.

It is currently unlikely that a refuge area will be provided within Upper Gully given its status and topography and its close proximity to places not at risk of bushfire. Travelling on roads in the area during a bushfire is dangerous. The Community Information Guide provides important community bushfire safety information to guide the community to make informed decisions during a bushfire event.

A Bushfire Management Overlay (BMO) applies to the Activity Centre, north of Burwood Highway (refer to section 4.3.4 Overlays in the Consolidated Background Report). This overlay requires future development to provide adequate bushfire protection measures. Bushfire protection measures are also required as part of the Building Amendment (Bushfire Construction) Regulations 2011 to for future development within a 'Bushfire Prone Areas'. 'Bushfire Prone Areas' (refer to section 7.9 Natural Hazards in the Consolidated Background Report) apply to a greater area within the Activity Centre (compared to the BMO) and include land north of Rose Street.

STRATEGIES

- S9.1 Manage the risk of bushfire, flood and landslip when making decisions about development and works.**
- S9.2 Support Water Sensitive Urban Design (WSUD) in development, land use practices and associated works.**



Map 19. 100-Year ARI Flood Depths (Melbourne Water) - Activity Centre



STRATEGIC OBJECTIVE 10

To strengthen custodianship and leadership and partner with the community in the planning and management of Upper Gully.

WHAT YOU'VE SAID

- *Participants identified a number of challenges associated with being on the boundary of two Councils. This included drainage concerns, frequency of rubbish collection and the differences between planning policies.*
- *Participants also noted that they appreciated the engagement opportunities offered as part of the Strategic Plan process and suggested opportunities for other demographics to be engaged including young families, older residents and the local hospital.*

KEY INFLUENCES

Involving the community in the future planning and revitalisation of the Activity Centre has potential benefits for both the community and Council.

For the community, involvement enables people to influence the future planning and design of the Activity Centre, provide a deeper understanding of the issues at play, and understand what can realistically be delivered through the project process. For Council, community involvement provides an understanding of local aspirations, offers new interpretations and ideas for existing places and spaces, and can help foster partnership opportunities between Council and the community.

Attendance at the Upper Gully Plan workshops and feedback received during consultation demonstrated that the local community have a strong interest in local issues and would like to be involved in future decision making. The Strategic Plan supports the future engagement of the local community, both in the finalisation of the Strategic Plan and in future projects within Upper Gully.

Future engagement should also extend across municipal borders and to relevant State Government agencies to ensure projects can be resourced and delivered, places are appropriately managed and local community aspirations are considered.

There are unique opportunities to partner with state agencies including VicRoads and VicTrack as major landholders in Upper Gully.

STRATEGIES

- S10.1 Increase community participation and leadership by employing a 'place based' delivery approach to the implementation of strategies outlined in the Strategic Plan.**
- S10.2 Create a 'Stakeholder Advisory Group', supported by a dedicated place manager, to provide effective partnership in the future of Upper Gully.**
- S10.3 Facilitate alliances between Knox City Council, relevant State Government agencies and key stakeholders to deliver future projects within Upper Gully.**



Engagement opportunities offered as part of the Strategic Plan process were appreciated by the community (pictured). The Strategic Plan supports increased community participation and leadership to the implementation of strategies outlined in the Strategic Plan.

5. BUILT FORM GUIDELINES

5.1 Overview

Built Form Guidelines have been prepared for the Activity Centre to support future development that contributes to the character of the Activity Centre, provide a high level of amenity for visitors, employees and neighbours, and to set benchmarks in design quality. The Guidelines inform the proposed development of a Design and Development Overlay and Local Planning Policy for the Activity Centre.

DESIGN ELEMENTS

Building Height

This element addresses the height of buildings, and requirements for floor to ceiling level requirements.

A key driver for determining building heights is retaining key views to the Dandenong Ranges from within the Activity Centre. This has resulted in a maximum height of 8.5m (two storeys) and 12.0m (three storeys) above natural ground level or above 100-year ARI flood floor levels where applicable (refer to Map 19). Given that these flood prone areas are low lying, the impacts on key views are negligible. The strategic justification for the proposed building height is further described under Strategic Objective 3 and in the Consolidated Background Report.

The Guidelines set out minimum floor to floor and floor to ceiling heights for buildings. For retail and restaurant uses, the floor heights support a greater sense of openness and higher level of amenity for occupants. For residential and other uses, the floor heights will create a high level of internal amenity for occupants.

The Guidelines also recommend that all ground floors across the Activity Centre should have a minimum floor to floor dimension of 4.5m. This will require buildings to be adaptable to support a variety of uses over time.

Siting and Setbacks

This element addresses the desired setbacks and siting requirements for development across the Activity Centre.

The recommended setbacks focus on reinforcing the street edge with built form to provide for a strong presence of activity along streets in the Activity Centre. This will be achieved through zero front and side setbacks across the majority of the Activity Centre.

The setbacks also address the transition to adjoining residential areas. For these areas, it is recommended that the side and rear setback standard for Clause 55 of ResCode are adopted as well as the overshadowing and overlooking standards (Standards B17, B21 and B22). This will preserve residential amenity.

Building Design

This element provides guidance on façade articulation, roof forms, the street level interface, materials and colours, and environmentally sustainable design.

The Guidelines in this section focus on ensuring built form is responsive to the existing streetscape and foothills character through reducing visual bulk, fine-grain façade articulation, varied roof forms and the use of materials and colours that integrate with the foothills landscape.

For larger sites, the Guidelines recommend that fine grain articulation of façades is provided to support this valued characteristic of the existing shops is continued. Articulated roof forms are supported on large sites to reduce the visual bulk of buildings.

This element also addresses opportunities for designing buildings for universal access and opportunities to incorporated best practice Environmentally Sustainable Development in buildings and landscaping.

Internal Amenity

This element provides guidance on the design of internal spaces within buildings.

A key focus for this element is ensuring that access to sunlight and natural ventilation is maximised to provide high amenity spaces for occupants and reduce energy consumption.

Internal amenity will also be improved by the proposed floor to ceiling heights covered in the Building Height element. These design elements also consider the need to balance the economic viability of development, while achieving adaptable building design.

Importantly, the design of buildings and development is to have regard for adjoining sites, including the development potential of adjoining sites and the ability for future development to achieve reasonable amenity and design outcomes.

Services and Access

This element addresses the treatment of services, vehicle access and car parking in developments.

The Guidelines focus on minimising the visibility of the servicing aspects of buildings i.e. air conditioning units, waste storage etc. The Guidelines also recommend reducing the visibility of car parking and vehicle access so that it does not dominate the streetscape.

Pedestrian access is also addressed in this section with a focus on providing clearly defined access for people of all levels of mobility.

Weather Protection

This element provides guidance on the provision of verandahs for shopfronts across the Activity Centre.

The Guidelines identify the primary retail areas where verandahs are required to provide shade for pedestrians and protection from the rain. This will create an Activity Centre that is a pleasant place to enjoy.

Additional guidance is provided on the design of verandahs to facilitate consistency across the Activity Centre.

Stormwater and Flood Management

This element addresses the built form response in relation to flooding constraints in the Activity Centre and stormwater treatment.

Flood inundation is a key consideration in the Activity Centre with some areas subject to flooding depths of up to 0.6m in a 100-year ARI flood event. Future development will need to respond to flooding constraints by providing floor levels at a suitable height above the flood level.

The guidelines in this section also provide recommendations for management of stormwater on site so that off-site impacts are minimised.

Heritage and Built Form Character

The Activity Centre contains one building covered by a Heritage Overlay, being the Royal Hotel. The Guidelines aim to require alterations to this heritage building and development on adjoining sites is undertaken to respect the significance of the heritage building.

The section also considers the Visitors Information Centre and Upper Ferntree Gully Railway Station, which are identified as valued buildings through the Heritage assessment and through the community consultation phases.

Landscaping

This element provides guidance on landscaping in new developments within the Activity Centre.

The guidelines aim to facilitate development that is designed to retain existing trees where possible. This will strengthen the valued landscape setting in the Activity Centre.

Signage

This element addresses the design and location of signage across the Activity Centre.

A key driver for the guidelines is to support signage that is integrated with the design of the building and does not dominate the streetscape.

BUILT FORM GUIDELINES STRUCTURE

Table 2 overleaf, includes objectives, design responses and outcomes to achieve for key design elements as described below:

Design Element - Individual elements that influence the built form character and development outcomes in the Activity Centre.

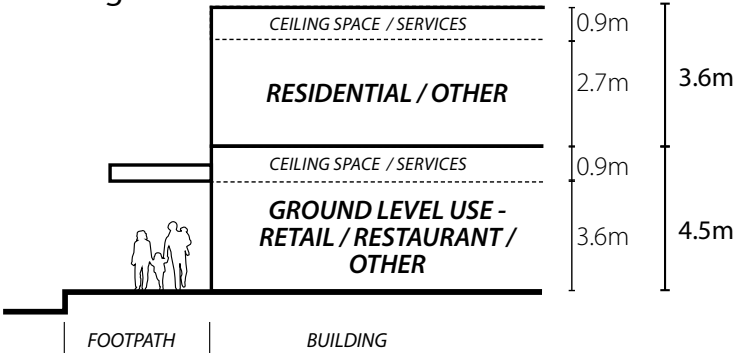
Objectives - A statement of the desired outcome for the relevant design element.

Design response - The preferred approaches for achieving the relevant design element objective(s). Other approaches for achieving the relevant objective(s) may be demonstrated to Council's satisfaction.

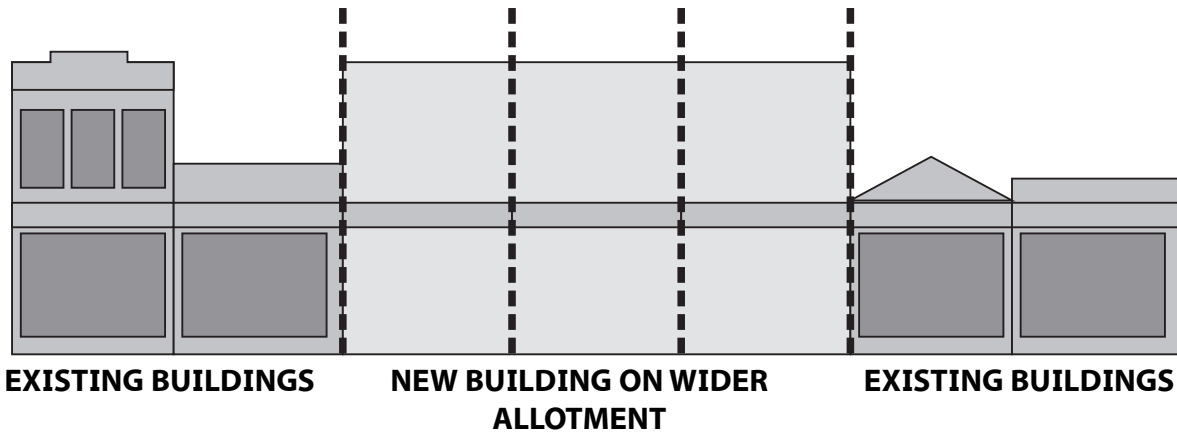
Avoid - Examples of unsuitable design responses.

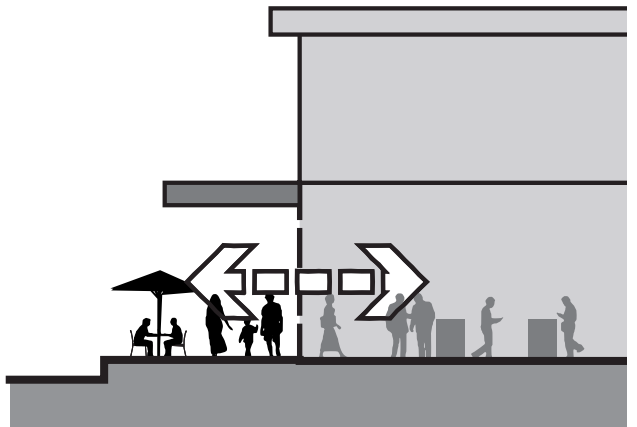
5.2 Built Form Guidelines

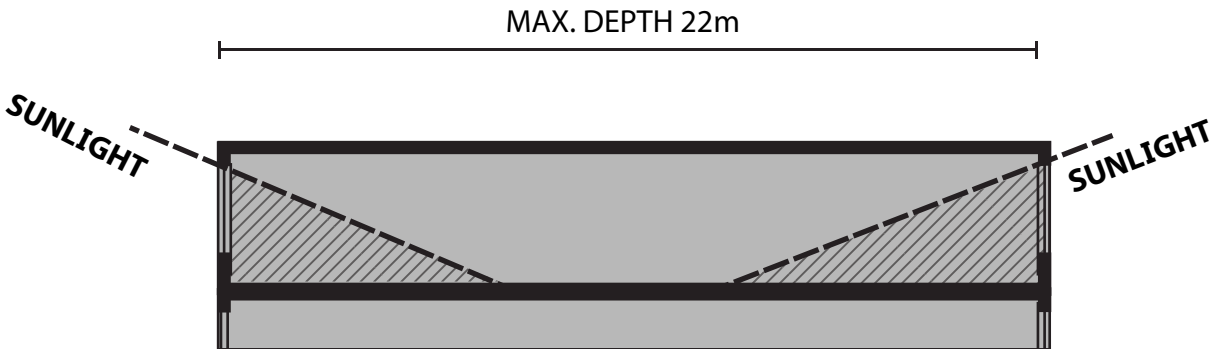
Table 2 – Built Form Guidelines

DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
BUILDING HEIGHT		
■ To provide building heights that respond to the predominant low scale of built form in the area. ■ To provide buildings that maintain views to the surrounding Dandenong Ranges. ■ To support buildings that respect the valued foothills setting. ■ To support the adaptive re-use of buildings. ■ To support business including entertainment and tourism function of the Activity Centre. ■ To provide improved internal environmental quality.	■ Buildings must be no more than 8.5m (two storey) or 12.0m (three storey) above natural ground levels (refer Map 10). Subject to meeting all design objectives allowance may be allowed for roof forms, architectural features, detailing for decorative purposes and service. ■ Where buildings are located within a floodplain or overland flow path, the maximum building height of 8.5m (two storey) or 12.0m (three storey) is to be measured from the minimum flood floor levels. ■ The following minimum floor to floor and finished floor level (FFL) to finished floor to ceiling level (FCL) dimensions should apply (refer to diagrams below): Retail or restaurant use - 4.5m floor to floor height - 3.6m FFL to FCL Residential Use - 3.6m floor to floor height - 2.7m FFL to FCL Any other use - 3.6m floor to floor height - 2.7m FFL to FCL ■ Ground floors should be developed with a minimum floor to floor dimension of 4.5m at ground level and 3.6m at second and third levels to enable adaptation to a variety of uses. Refer to the Minimum floor to floor and FFL to FCL diagram below. Minimum floor to floor and FFL to FCL diagram Two storey building	■ Buildings that dominate the streetscape and obscure views to the Dandenong Ranges. ■ Low floor to ceiling heights that provide low amenity and limit opportunities for adaptive re-use of buildings. ■ Additional ceiling height or roof space used for additional storeys or mezzanine levels. ■ Building and structures impeding flood flows or at risk of flooding in a 100-year ARI flood.

DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
SITING AND SETBACKS		
■ To provide buildings that are sited to retain canopy trees, where appropriate. ■ To provide buildings that have a strong presence of activity along key pedestrian routes of the Activity Centre. ■ To manage the impact of development on the amenity of existing residential buildings and foothills setting.	■ Buildings should be sited to accommodate the retention and/or planting of canopy trees and established vegetation. Primary Active Frontage Areas ■ Zero front and side setbacks with active and engaging frontages (including clear views to customer service areas, which are to be located at the street frontage of the site) to Burwood Highway, Rose Street, Dawson Street (part) and pedestrian links as identified in Map 10. ■ Active frontages should not be obscured by high or opaque fencing. ■ Upper level articulation with a minimum setback of 2m for two storey properties along the eastern side of Dawson Street north of Rose Street, as identified in Map 10. ■ Upper level articulation with a minimum setback of 2m for all three storey properties. Secondary Active Frontage Areas ■ Zero front and side setbacks with active and engaging frontages (including clear views to customer service areas, which are to be located at the street frontage of the site) to William Street (part), and pedestrian links as identified in Map 10. ■ Active frontages should not be obscured by high or opaque fencing. Primary and Secondary Landscaped Active Frontage Setback Areas ■ Street setbacks should be a minimum of 3m or 5m as identified in Map 10. ■ The street setback should be landscaped with permeable surfaces and plants with the exception of driveways and pathways. ■ Street setback areas should be free of structures such as rainwater tanks and outbuildings. Residential Interface ■ Where a development abuts an established residential area or property in a residential area (refer Map 10), development should respond to Standard B17, B21, and B22 of Clause 55 (ResCode) for side and rear setback, overlooking and overshadowing.	■ The siting of buildings that does not respect the preferred general streetscape character. ■ The siting of buildings that dominate the streetscape and impede views to the Dandenong Ranges. ■ Parking within front setbacks in Primary and Secondary Active Frontage Areas.

DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
BUILDING DESIGN		
■ To support new buildings to demonstrate a high architectural standard that responds to the local setting. ■ To support development that contributes positively to the streetscape through the use of innovative architectural responses and by presenting visually interesting façades to the street. ■ To support and maintain views at key public realm viewlines and activity centre arrival views (refer Map 10). ■ To reinforce the existing pattern of fine-grain shopfronts across the Activity Centre. ■ To support roof forms that contribute to creating an appealing and varied skyline. ■ To provide buildings within the Primary Active Frontage Areas that are designed to create an active and engaging street frontage (refer to Map 10). ■ To support buildings which visually complement the features of the surrounding foothills environment. ■ To support housing components of developments to be designed to provide universal access at the ground floor and can be easily adapted for a range of users at its entrances and internally. ■ To provide best practice Environmentally Sustainable Design.	■ Development on key corner sites should emphasise the corner through façade articulation and roof form. ■ Buildings on corner sites should be designed to actively address both frontages at street level. ■ The prominence of the Landmark Arrival Site at 1288 Burwood Highway be provided through building and site design to address the eastern approach into the Activity Centre. ■ Articulate the form and façades of buildings through the use of different colours and materials, and through the composition of rebates, openings and setbacks. ■ Upper level setbacks on Dawson Street and three storey buildings should be a minimum of 2m with articulated façades allowing for rebates and façade effects, in order to ameliorate visual building bulk and provide for variation in streetscape built form (refer Map 10). ■ Provide vertical articulation to visually break up the appearance of building frontages on wider allotments and reflect the existing pattern of fine-grain shopfronts. This vertical articulation should reflect the standard width of shopfronts (5-7m). Refer to diagram below: Vertical articulation on wider allotments  ■ Provide roof forms that vary in form and reflect the ridgeline of the Dandenong Ranges. ■ Roof forms should be integrated with the overall building façade design. ■ On larger buildings, articulate or divide roof forms into distinct sections in order to minimise visual bulk and respond to the roof proportions of existing buildings. ■ Where Primary Active Frontages are identified (refer to Map 10), buildings should provide pedestrian interest and interaction with a permeable façade incorporating windows and door openings with clear glazing. Refer to diagram overleaf.	■ Large building masses that dominate the streetscape. ■ Excessive use of flat and unarticulated roof forms. ■ Blank, unarticulated façades along key pedestrian streets. ■ Unarticulated or non-textured, sheer façades and building forms. ■ Bulky upper levels that obscure views to Dandenong Ranges (refer to Map 10). ■ Excessive use of colours that contrast strongly with the vegetation. ■ Highly reflective glazing and roofing materials. ■ Overuse of heavy looking materials such as brick.

DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
BUILDING DESIGN CONTINUED		
	Primary Active Frontages - Ground level interface  ■ Upper levels of buildings should be designed to provide habitable rooms with windows or balconies that overlook the public realm and capture views towards the Dandenong Ranges. ■ Use a mix of contemporary and traditional natural materials, textures and finishes including timber, render, glazing, stone, brick, and iron roofing. Materials that weather over time with the landscape should also be considered. ■ Support muted tones, finishes and colours that contribute to the landscape setting of the foothills. ■ Use glazing and roofing materials of low reflectivity. ■ Design the housing components to incorporate Universal Housing Design principles. ■ New buildings are to incorporate best practice Environmentally Sustainable Development (ESD) principles, such as designing for passive solar design, incorporation of green walls and roofs where possible and feasible, and use of sustainable materials. Refer to Council's policies and guidelines for sustainability in the planning permit / assessment process. ■ Internal building spaces are designed to be adaptable. ■ External walls which may be vulnerable to graffiti should incorporate vertical landscaping or other forms of graffiti control.	

DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
INTERNAL AMENITY		
To provide a high level of internal amenity in new buildings.	- Natural ventilation should be provided to all habitable spaces. - Habitable rooms should have a window facing an outdoor space open to the sky. - Buildings with sunlight access to both sides should have a maximum depth of 22m to enable adequate sunlight to habitable rooms. Maximum building depths for buildings with sunlight to both sides  - Orientate buildings and position windows, awnings and shutters to capture solar access in winter and provide appropriate shading in summer. - Include appropriate and fit for purpose noise attenuation measures in habitable rooms, considering adaptable building design outcomes, to the satisfaction of the responsible authority, where new dwellings are constructed on the Burwood Highway.	- Low amenity internal spaces - Additional ceiling height must not be used for additional storeys or mezzanine levels.

DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
SERVICES AND ACCESS		
■ Pedestrian entry points, access, paths and walkways to be prioritised to improve walkability and the pedestrian experience. ■ To provide site services that are incorporated into the design of developments and screened from public view. ■ To minimise the visual impact of car parking and access from the street so that it does not adversely affect streetscape character. ■ To provide Activity Centre Pedestrian Links to improve walkability and entrance passive surveillance.	■ Pedestrian entries to buildings should be clearly visible and easily identifiable from the street. ■ Priority pedestrian access paths and Activity Centre Pedestrian Links should be clearly identified and prioritised over vehicle movement (refer Map 5). ■ Ramps or stairs required to access a raised ground floor level must be provided within the development property boundary. ■ Distinguish residential entries from retail and commercial entries. ■ Require pedestrian entries to be accessible for all abilities. ■ Screen air conditioning services, antennas and other utilities from public view using roof structures/ architectural elements. ■ Provide appropriate waste storage, loading and recycling facilities and screen them from public view. ■ Parking and vehicle entries should not present as a dominant element when viewed from the public realm. Appropriate and innovative screening and screen planting should be incorporated where necessary. ■ Undercroft car parking is not supported in order to increase ground level active uses. If provided, it should be set behind built form providing active uses to the street. Use of other screening from the street, such as landscaping and / or articulated screening, may be acceptable where it can be demonstrate that active use to the street is not achievable. ■ Basement car parks are supported and should be designed with the following considerations: - Provide natural ventilation - Integrate ventilation grilles or security gates into the façade and landscape design - Provide security gates, conceal service pipes and ducts, to improve the appearance of basement entries from the street - Comply with Melbourne Water's: <i>'Guidelines for Development in Flood- Prone Areas'</i>. ■ Loading and service areas should be located away from sensitive uses including residential interfaces.	■ Buildings that are difficult to access for pedestrians. ■ Stairs and access ramps that extend into the footpath space. ■ Air-conditioning units and other equipment located within view of a primary active frontage street or residential area. Wherever possible, incorporate these elements within the building envelope. ■ Parking and vehicle access-ways that dominate the streetscape.

DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
WEATHER PROTECTION		
To provide continuous weather protection along key pedestrian routes of the Activity Centre.	- Incorporate verandahs into the façade design along Primary Active Frontages. In special circumstances verandahs or awnings may be omitted, such as on heritage buildings or where daylight or upward views are desirable. - Verandahs should be continuous and should be set back from street kerbs by at least 0.75m to avoid vehicle damage and service poles. Greater setback or cut outs might be required to accommodate existing or future street trees. - Verandahs should be at an appropriate height above the footpath to avoid damage whilst still providing effective weather protection, generally between 3 and 4.5m and consistent with adjoining sites. - The underside of verandahs should be lightly-coloured.	Primary Active Frontage Routes with inadequate protection from rain and sunlight (refer Map 10).
STORMWATER AND FLOOD MANAGEMENT		
- To require development in flood prone or flood risk areas to be sited, set back, and designed with appropriate freeboard requirements to avoid the risk of flood inundation. - To minimise any increase in stormwater run-off and protect receiving waters from environmental degradation.	- All new development must comply with the requirements of any flooding overlay, or Melbourne Water's <i>'Guidelines for Development in Flood prone Areas'</i>. If development occurs in the vicinity of an open waterway, floodplain or overland flowpath, appropriate freeboard requirements for the development should be adopted as determined by the responsible authority or referral authority (i.e. Melbourne Water). The guidelines set out the following requirements for freeboard levels: - For development within a floodplain - Building floor levels for habitable rooms should be at least 0.6m above the 100-year ARI flood level. Outbuilding floor levels should be at least 0.3m above the 100-year ARI flood level (refer to Map 19). - For development within an overland flow path - Building floor levels for habitable rooms should be at least 0.3m above the 100-year ARI flood level. Outbuilding floor levels should be at least 0.15m above the 100-year ARI flood level (refer to Map 19). NB. Allowances to meet minimum floor level requirements for development in flood prone areas can be accommodated above the maximum building height of 8.5m (two storey) or 12m (three storey) above natural ground level. For indicative 100-year ARI flood depths refer to Map 19. - Utilise permeable and porous surfaces and minimise impervious sealed services in order to maximise on-site stormwater infiltration. - Require stormwater run-off discharge from developments is at pre-development levels.	- Development that increases stormwater run-off downstream. - Buildings that are inundated in a flood event. - Development that impacts properties upstream of downstream. - Development redirecting flooding to adjoining properties.

DESIGN OBJECTIVE	DESIGN RESPONSE	AVOID
HERITAGE AND BUILT FORM CHARACTER		
■ To retain and protect buildings covered by a heritage overlay. ■ To provide new development that is designed to complement existing heritage and valued built form character buildings (refer Map 10).	■ Alterations and additions to heritage overlay buildings should be undertaken in a way that respects their design, appearance and significance in accordance with the Heritage Overlay. ■ New development adjoining or opposite heritage and valued built form character buildings should be designed to respect the appearance and significance of the heritage building. This includes existing development at 1206, 1210, 1212A and 1212 Burwood Highway, development on the car park at 1208 Burwood Highway and development in the railway reserve within 40m of the Visitors Information Centre.	■ Demolition of intact and visible parts of heritage buildings, covered by the Heritage Overlay. ■ Historical reproduction styles and detailing in new buildings.
LANDSCAPING		
■ To provide landscaping that is integrated with the design of the development and complements the landscaping of the adjoining public realm and its setting within the Dandenong Foothills.	■ Landscaping should provide visual and ecological links with the Dandenong Ranges. ■ Retain existing trees and provide for the planting of new vegetation, including canopy trees, wherever possible. ■ Landscaping along Burwood Highway should incorporate 'Path to the Hills' treatments.	■ Landscaping that provides little connection to the surrounding context.
SIGNAGE		
■ To support signage and advertising that is designed and located to be compatible with the character of the Activity Centre and the foothills setting.	■ In addition to the requirements of Clause 52.05 of the Knox Planning Scheme and any local policy covering signage, signage should: - Be of a scale, design and location that complements the design and proportion of the building and the streetscape setting. - Be kept to a minimum by consolidating information. - Be designed to avoid visual clutter and not incorporate animation, flashing, bright or reflective surfaces. - Be limited to one suspended sign per frontage, perpendicular to the façade, located below the verandah and one sign on the awning facing the road.	■ Signage that dominates the streetscape and the building façade. ■ Signage located above the awning or rooftop levels.

6. IMPLEMENTATION

6.1 Overview

The Implementation Plan forms part of the Strategic Plan and outlines the steps required to implement each strategy and action in the Strategic Plan including identifying responsibilities, stakeholders and priorities.

The Implementation Plan outlines statutory and non-statutory recommendations for the Strategic Plan, including changes to the Knox Planning Scheme to support the built form objectives. The purpose of the Implementation Plan is to:

- Provide a clear path for deliverables, based on the recommendations of the Strategic Plan;
- Identify statutory and non-statutory deliverables;
- Identify Council and non-council opportunities, including community and business based strategies;
- Identify opportunities for partnership and investment;
- Include staging and priorities, with opportunities for catalyst projects; and
- Provide clear performance indicators to measure the progress of the Implementation Program.

Refer to Upper Gully Plan – Implementation Plan for further information.





6.2 Next Steps

The following sets out the ongoing actions to reinforce the vision set out in the Strategic Plan translates into ‘real’ projects and caters for the needs and aspirations of the Upper Gully community as it evolves over time.

6.3 Management, Monitoring & Review

As part of the implementation process, Knox City Council will review, manage and measure the implementation of the Strategic Plan. It is proposed that the review of the Strategic Plan will occur every five years. This review will determine and analyse:

- the actions and projects that have been delivered or underway;
- the success of key actions and projects including partnerships;
- the consistency of projects against the shared vision for the Upper Gully and the objectives of the City Plan;
- development activity since the introduction of Planning Scheme Amendment; and
- any obstructions preventing the successful implementation of the program.

The review process will allow Council to measure the success of the program and allocate future resources as necessary and allow for the implementation program to be adjusted to ensure the vision is being achieved.

All actions require Council in its various roles to facilitate and deliver. Some actions require direct input and management by others who may be landholders or infrastructure providers. A significant role for Council will be as advocate and partner with key public landholders.

Advancement of actions in the Implementation Plan will require Council’s continued and dedicated involvement and commitment through the business and resource planning processes. Over time, the details of the Strategic Plan will be ‘fine tuned’ to incorporate evolving drivers of change including property market and demographic changes.

The ongoing management of the Implementation Plan will be facilitated by and integrated into the business planning for the City Futures Department of Knox City Council. Ultimately, a Place Manager dedicated to the ongoing management of the Implementation Program is essential for Council to achieve the objectives of the Strategic Plan.

6.4 Planning Scheme Implementation Approach

The Strategic Plan and Implementation Plan informed Planning Scheme Amendment to implement built form and development aspects of the Strategic Plan into the Knox Planning Scheme.

The provisions of Planning Scheme Amendment essentially manage and influence the land use and development proposals ‘initiated’ by the private sector and other landholders in the Activity Centre.



