

Burwood Highway and Scoresby Road Knoxfield Comprehensive Development Plan

SEPTEMBER 2018

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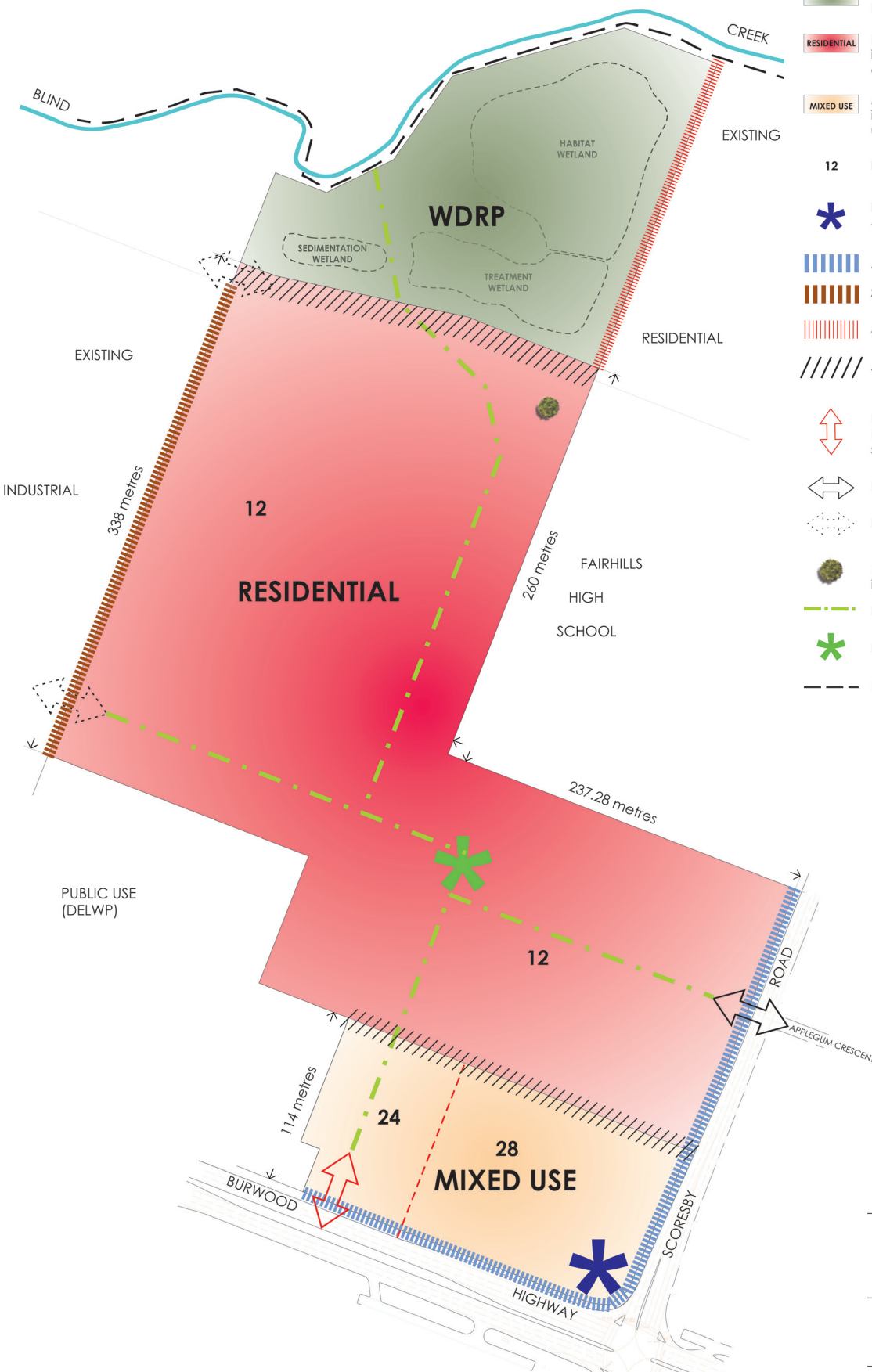
This comprehensive development plan (CDP) provides the vision, objectives and guiding principles for land use and development on the strategic development site identified in the Knox Planning Scheme at the corner of Burwood Highway and Scoresby Road, Knoxfield (the site). The site is shown on the attached plan.

Purpose

- To provide for land to be used and developed in accordance with the attached plan and the environmental and access considerations of the plan and the objectives listed below.

Objectives

- To ensure the Burwood Highway frontage of the area marked mixed use on the attached plan contains a genuine mix of uses.
- To ensure uses consider the site context and surrounding land.
- To ensure the combination of uses, their density and the scale and character of any development do not prejudice the amenity of surrounding areas.
- To provide for development that creates a gradual transition in built form and character from a robust Burwood Highway frontage to the naturalistic Blind Creek interface.
- To provide for building heights to be generally in accordance with the attached plan.
- To provide for buildings and works to be set back 8 metres from Burwood Highway with a maximum 4 storey street wall height.
- To establish a strong built form presence along the Burwood Highway frontage with landscaping included in the setback to Burwood Highway.
- To encourage development that exceeds the preferred building height must demonstrate that the design is of the high quality expected for the Knox Central Activity Centre. Development adjacent to a sensitive residential interface must also demonstrate that additional amenity impacts would not result from height above the specified preferred maximum height.
- To encourage built form that has an appropriate and sensitive response to the interfaces with Fairhills High School and the Wantirna Lea estate to the east.
- To encourage contemporary design and architecture that incorporates environmentally sustainable design (ESD) principles.
- To achieve an interface between new development and the Blind Creek corridor that contributes to the activity, safety and amenity of the natural environment and open space corridor.
- To encourage best practice stormwater management through the integration of water sensitive urban design principles.
- To ensure that development does not adversely affect the floodplain, the water conditions, water quality or stream ecosystem of Blind Creek.
- Development should incorporate street tree planting in accordance with the *Knox Green Streets Policy, 26 August 2014*.
- To provide for local public open space (local play space with community benefit e.g. park furniture) centrally to the site.
- To provide for signalised vehicular access point at the intersection of Scoresby Road and Applegum Crescent, subject to VicRoads requirements.
- To provide for a permeable street network provides future connections to adjoining areas.
- To encourage walkability, pedestrian and cycling connections to the Blind Creek trail.



LEGEND

- WDRP** Waterway / Drainage / Retardation / Public Open Space
- RESIDENTIAL** Residential including permitted and permissible uses as typical General Residential Zone
- MIXED USE** Mixed Use Area including permitted and permissible uses as typical Mixed Use Zone
- 12** Preferred maximum building height (metres)
- * Landmark built form on corner 40 metres preferred maximum building height
- Active frontages
- Sensitive interface with appropriate treatments
- Appropriate interface to existing residential area
- Appropriate transition between uses
- ↕ Potential Vehicular Access / Egress Point Location on Burwood Highway subject to VicRoads requirements
- ↔ Key Vehicular Access / Egress Point
- ⋯ Possible Future Access / Egress Point
- Retain significant remnant swamp gum including tree protection zone
- Possible Future cycle pedestrian links
- * Possible Future public open space
- Blind Creek Cycle / Pedestrian Trail

BURWOOD HIGHWAY AND SCORESBY ROAD KNOXFIELD

COMPREHENSIVE DEVELOPMENT PLAN

Drawing Number
16-8340-00201 September 2018 ver004
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Issue Date
25092018



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