

**22.04**11/08/2016  
C148**KNOX CENTRAL PRINCIPAL ACTIVITY CENTRE**

This policy applies to all land in Knox Central, Wantirna South / Knoxfield as identified in Figure 1 that forms part of this policy.

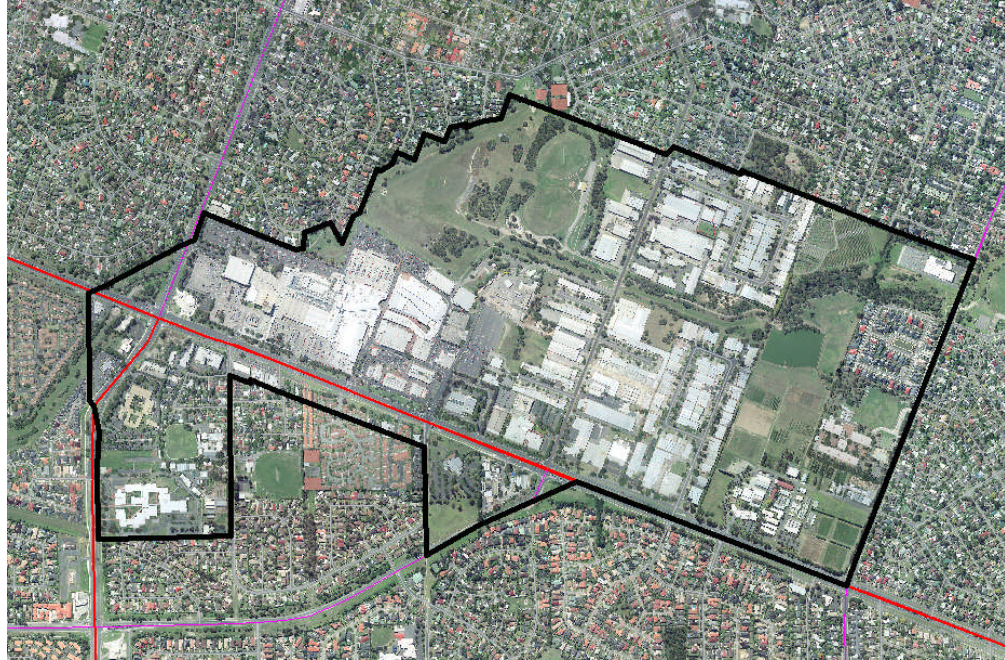


Figure 1 showing the boundary of Knox Central Principal Activity Centre

**22.04-1**19/07/2012  
C113**Policy basis**

This policy:

- Applies the following SPPF objectives to local circumstances - Clause 11 (Settlement), Clause 15 (Built Environment and heritage), Clause 16 (Housing), Clause 17 (Economic development), Clause 18 (Transport) and Clause 19 (Infrastructure).
- Builds on the MSS objectives in Clause 21.04 (Urban Design), Clause 21.05 (Housing), Clause 21.06 (Environment), Clause 21.07 (Economic Development), and Clause 21.08 (Infrastructure).

Given the strategic importance of Knox Central and the considerable body of relatively underutilised and unimproved land, it is essential to map out a strategic urban design and activity vision for this principal activity centre that embraces local values, achieves *Melbourne 2030* initiatives and assists in achieving objectives of Clause 22.10 (Housing).

The purpose of this policy is to implement the *Knox Central Urban Design Framework*, (2005) as it applies to land use and development.

**22.04-2**17/07/2008  
C68**Objectives**

- To implement the land use and development vision for Knox Central based on the Knox Central Urban Design Framework.
- To achieve a high intensity of activity throughout the area that creates the critical mass needed to support the widest possible range of higher order commercial, community and other uses.

- To achieve high standards in landscape architecture and urban design that contribute positively to the urban environment.
- To improve access to and throughout the activity centre, and improve legibility for all forms of transport including pedestrians.

**22.04-3**11/08/2016  
C148**Policy**

Where a permit is required for the use and/or development of land, it is policy to:

**Land Use and Activity**

- Encourage the intensification of the level of activity throughout the area and provide opportunities for people to live and work in, and close to, the Centre.
- Encourage the diversification of the mix of activities in the area, with a particular focus on achieving high density residential and employment uses on and adjacent to the Knox City Shopping Centre site.
- Support the civic and local government presence as a core element of the activity centre.
- Support the expansion of the retail and shopping role of the Knox City Shopping Centre, to retain its role as a pre-eminent regional shopping destination.
- Encourage the diversification of business and employment opportunities in existing industrial areas, consistent with the emergence of Knox as a major suburban business centre.
- Encourage development and land use that focuses activities towards Lewis Park and the Blind Creek Corridor, in order to create active and attractive interfaces.
- Support the development of under-utilised land such as the Horticultural Research Station site, as and when it becomes available, for a mix of compatible medium to high density institutional, employment, and residential uses.

**Built Form**

- Encourage built form that is integrated with the surrounding environment, particularly Lewis Park, Blind Creek, and the bush boulevards.
- Encourage built form that creates active pedestrian-friendly streets.
- Encourage built form that respects the character and amenity of existing residential areas where development occurs adjacent to residential areas.
- Support taller buildings within the activity centre, than those outside the activity centre.
- Support development that realises opportunities for landmark buildings where they define key corner sites, topographical high points, and gateways to and within the precinct.
- Facilitate the replacement of areas of ground level car parking and open decked car parks, with activity generating uses such as residential or commercial, while accommodating car parking requirements with underground parking and deck parking concealed by an active front to the street.

**Transport and Movement**

- Facilitate public transport access to the area.

- Improve accessibility throughout the area for pedestrians, cyclists, and public transport.
- Improve road access between precincts.

### **Landscape and the Environment**

- Encourage a high quality landscaped setting for development that contributes to the existing character of the area, building on elements such as Lewis Park, the Blind Creek corridor, the bush boulevards, and the Dandenongs backdrop.
- Encourage the incorporation of Environmentally Sustainable Design principles in the development of the activity centre, especially in relation to storm water management and water reuse.
- Facilitate the establishment of a Civic Way as a major landscape and urban design feature, extending from the Rembrandts site, through the civic precinct and continuing through to Lewis Park.

### **Reference documents**

Knox City Council (2005) Knox Central Urban Design Framework

### **Expiry**

This policy expires on 30 January 2018.