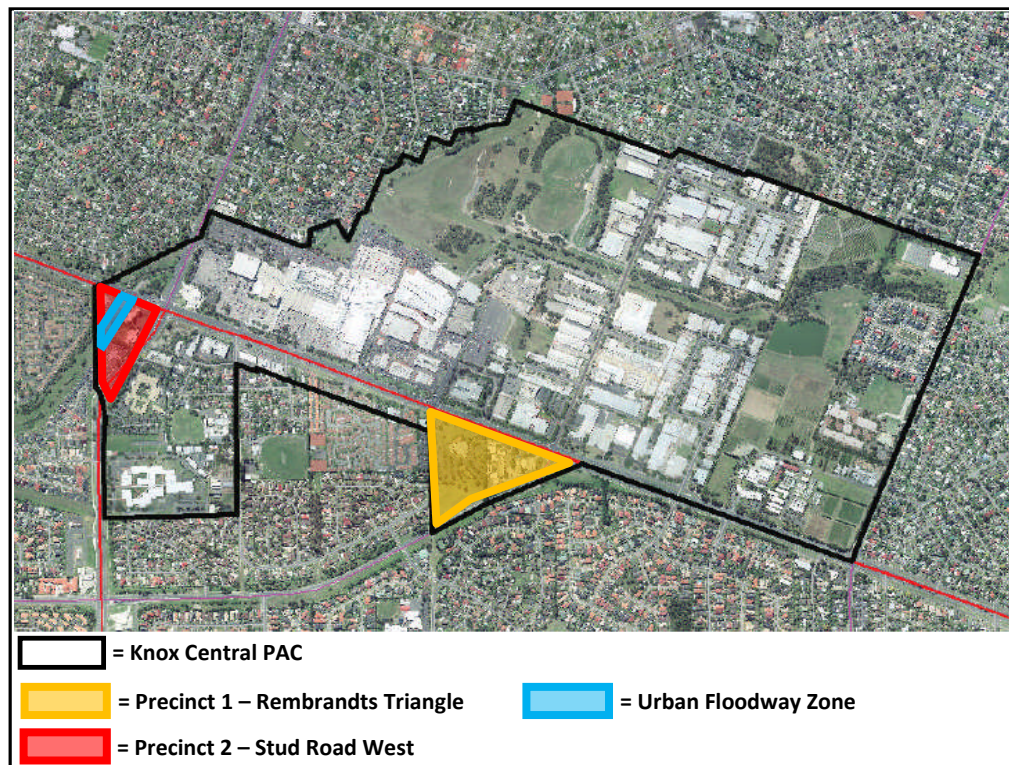


05/06/2014
GC6**SCHEDULE 1 TO THE PRIORITY DEVELOPMENT ZONE**Shown on the planning scheme map as **PDZ1**.**KNOX CENTRAL URBAN DESIGN FRAMEWORK – REMBRANDTS TRIANGLE AND STUD ROAD WEST****Land**

This Schedule applies to two areas of land affected by the *Knox Central Urban Design Framework* (July 2005) known as Precinct 1: Rembrandts Triangle, and Precinct 2: Stud Road West as shown below and in the Incorporated Plans at Section 7 of this Schedule.

**1.0**21/03/2013
C101**Objectives**

- To ensure land is used and developed in accordance with the *Knox Central – Rembrandts Triangle and Stud Road West Precincts Plan* (August 2010) to this Schedule and principles of the *Knox Central Urban Design Framework* (July 2005).
- To encourage a mix of land uses which support the role of Knox Central as a Principal Activity Centre.
- To encourage medium to high density residential development within a mixed use environment.
- To ensure land is developed to an intensity that reflects the role of a Principal Activity Centre and that avoids the underutilisation of sites.
- To encourage flexible and adaptable buildings to accommodate a variety of uses in response to changing needs.
- To ensure retail uses do not compete with, but complement the core retail area of Knox Central, north of Burwood Highway.

- To encourage the incorporation of Ecologically Sustainable Development initiatives and Water Sensitive Urban Design treatments into new development.
- To ensure new development provides for an active, pedestrian-friendly and highly attractive streetscape, particularly along Burwood Highway and Stud Road.
- To encourage the development of well-designed, high-quality and distinctive ‘feature buildings’ along Burwood Highway.
- To ensure new development provides an appropriate interface and transition to surrounding sensitive residential areas.
- To reinforce the Bush Boulevard theme along the Burwood Highway.
- To prioritise and maximise opportunities for walking, cycling and public transport accessibility.
- To encourage a building form that is higher and more intense than land outside Knox Central in order to ‘mark’ the activity centre.

2.0

05/06/2014
GC6

Table of uses

Section 1 - Permit not required

Use	Condition
Animal keeping (other than Animal boarding)	Must be no more than 2 animals.
Minor utility installation	
Railway	
Railway station	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Camping and caravan park, Caretaker’s house, Corrective institution and Host farm)	Any frontage at ground floor level must not exceed 2 metres.
Agriculture (other than Animal keeping, Animal training, Apiculture, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) – if the Section 1 condition is not met	Must be no more than 5 animals
Caretaker’s house	
Car park	Must be used in conjunction with another use in Section 1 or 2.
Car wash	The site must adjoin, or have access to a road in a Road Zone, but cannot be located on High Street Road.
Child care centre	

Use	Condition
Commercial display area	Must be located at ground floor level. Must front or directly adjoin Burwood Highway or Stud Road. Must not exceed 500sqm of leasable floor area.
Convenience restaurant	The site must adjoin, or have access to a road in a Road Zone, but cannot be located on High Street Road.
Dry cleaner	
Food and drink premises (other than Convenience restaurant, Hotel, Restaurant and Tavern)	Must be located at, but not limited to ground floor level. The site must adjoin, or have access to a road in a Road Zone, but cannot be located on High Street Road.
Function centre	Must be located in Precinct 1.
Hotel	
Laundromat	
Leisure and recreation (other than Major sports and recreation facility and Motor racing track)	
Office	
Place of assembly (other than Amusement parlour, Carnival, Cinema, Circus, Drive-in theatre and Function centre)	
Retail premises (other than Food and drink premises, Shop and Trade supplies)	Must front or directly adjoin Burwood Highway or Stud Road.
Restaurant	
Shop (other than Adult sex bookshop)	Must be located at ground floor level. Must front or directly adjoin Burwood Highway or Stud Road.
Tavern	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Veterinary centre	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Adult sex bookshop
Amusement parlour
Animal boarding
Animal training
Brothel
Camping and caravan park
Cemetery
Cinema
Cinema based entertainment facility
Corrective institution
Crematorium
Drive-in theatre
Extractive industry
Freeway service centre
Horse stables
Host farm
Industry (other than Car wash, Dry cleaner and Laundromat)
Intensive animal husbandry
Major sports and recreation facility
Mineral exploration
Motor racing track
Saleyard
Trade supplies
Transport terminal (other than Bus terminal and Railway station)
Warehouse (other than Commercial display area and Mail centre)
Winery

3.021/03/2013
C101**Use of land****Amenity of the neighbourhood**

A use must not detrimentally affect the amenity of the surrounding area. This includes:

- The transport of materials, goods or commodities to or from the land.
- The appearance of any buildings, works or stored materials or goods.
- Emissions from the land.

4.021/03/2013
C101**Subdivision**

Subdivision of land must:

- Avoid the further fragmentation of potential development sites; and
- Not compromise the consolidation of land to facilitate the creation of viable development sites.

5.021/03/2013
C101**Buildings and works**

A permit is not required for:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
 - An awning that projects over a road if it is authorised by the relevant public land manager.

6.021/03/2013
C101**Design and development**

The following requirements should be met to the satisfaction of the responsible authority:

- Development must incorporate Ecologically Sustainable Development (ESD) measures for: energy management, water conservation, treatment and reuse, building materials, indoor environmental quality, waste management, integrated traffic and transport management, landscaping and the private-public realm, and construction management.
- New built form should not exceed the number of storeys shown on the Precinct Map, except where it can be demonstrated that:
 - The design is of exceptional quality;
 - Does not create any additional impact on the amenity of surrounding residential areas;
 - Preserves solar access to public spaces.
- New development should achieve active and attractive street and public realm interfaces at both ground and upper levels.
- Building entries should be clearly defined.
- New built form should utilise high quality, contemporary and innovative architectural forms that are highly visible along Burwood Highway.
- Parking should be concealed behind building frontages to ensure that a sense of address is presented to the streetscape.
- Landscaping should complement the Bush Boulevard planting along Burwood Highway and Stud Road, and complement indigenous planting along the Blind Creek corridor.

7.0**Precinct requirements**21/03/2013
C101**7.1****Precinct 1 – Rembrandts Triangle**21/03/2013
C101**Precinct objectives**

- To provide for the preferred uses of major hotel accommodation, convention facilities, entertainment and leisure, educational and institutional uses along the Burwood Highway frontage.
- To allow a variety of commercial, office and convenience retail uses along the Burwood Highway frontage which support and play a secondary role to that of the Knox Shopping Centre.
- To provide for higher density residential development above and behind commercial uses fronting Burwood Highway.
- To provide for educational uses behind commercial uses fronting Burwood Highway.
- To establish a distinct built form presence within the Rembrandts Triangle site to the corner of Burwood Highway and High Street Road.
- To ensure strong pedestrian connectivity is created between the Rembrandts Triangle and the balance of Knox Central to the north of Burwood Highway.

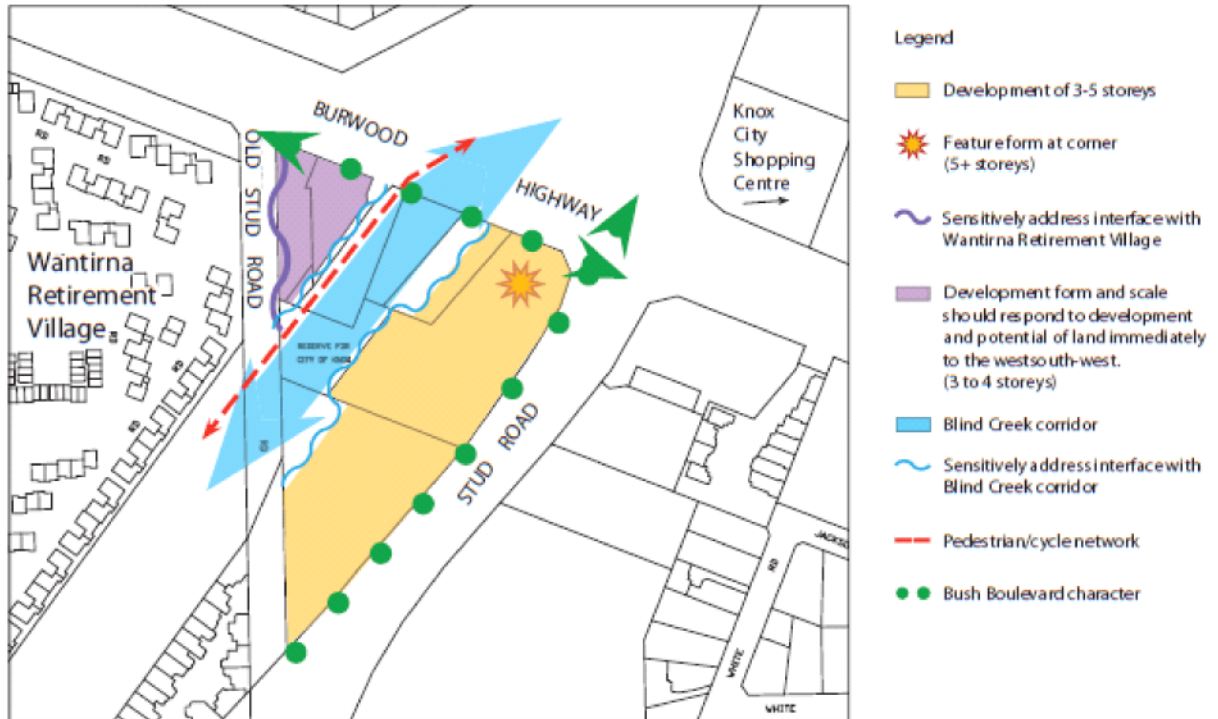
Precinct guidelines

- Buildings should be of a height of between 4 and 8 storeys, with emphasis at the Burwood Highway corners.
- At the Burwood Highway corners, high quality architectural 'feature forms' should be developed. Feature forms are buildings which define key sites and gateways and may exceed the heights specified above.

- Building scale and massing should respond to the slope of the land to allow for solar penetration to courtyard spaces.

7.2 Precinct 2 – Stud Road West

21/03/2013
C101



Precinct objectives

- To provide for the development of offices and other commercial uses (including limited convenience-style retailing), as well as educational, institutional and leisure and recreational uses along Stud Road and the Burwood Highway, with residential development above and behind.
- To create high quality, contemporary and distinct built form on the corner of Burwood Highway and Stud Road to act as a 'gateway' site for the Knox Central Principal Activity Centre.
- To ensure new development provides an appropriate interface to the Wantirna Retirement Village to the west.
- To ensure new development maintains and enhances pedestrian and bicycle accessibility along the Blind Creek corridor.
- To enhance the interface between new development and the Blind Creek corridor to increase the activity, safety and amenity of the natural environment and open space corridor.
- To ensure the natural environment of the Blind Creek corridor is protected and enhanced.

Precinct guidelines

- New development should incorporate medium scale commercial or service business forms, and larger scale residential adjacent to the Knox Village retirement precinct, to form a continuous built form and landscape frontage.

- For land east of the Blind Creek corridor, new development at the corner of Burwood Highway and Stud Road should form 5 plus storeys which steps down to 3 storeys at the rear to integrate with southern residential neighbours.
- At the corner of the Burwood Highway and Stud Road a high quality architectural 'feature forms' should be developed. Feature forms are buildings which define key sites and gateways and may exceed the heights specified above.
- For land west of the Blind Creek corridor, new development should be 3-4 storeys, with a maximum of 3 storeys at the western boundary to provide an appropriate interface with the Wantirna Retirement Village

8.0

21/03/2013
C101

Application requirements

An application to subdivide, use or develop land must be accompanied by the following information, as appropriate, to the satisfaction of the Responsible Authority:

Use of land

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- The means of maintaining land not required for immediate use.

Buildings and works

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking, loading areas, external storage and waste collection areas.
 - Proposed landscape areas.
 - Areas not required for immediate use.
 - Indicative sign location and sizes.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas, external storage and waste collection areas.
- A landscape layout which includes the description of vegetation to be planted and how it contributes to the Bush Boulevard theme, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
- A Sustainable Design Assessment for the following applications:
 - Retail development or extensions with a net floor area of 80sqm or more;

- Commercial development or extensions with a net floor area of 500sqm or more;
- Residential development resulting in 3 or more dwellings in total; and
- All mixed use development.

The Sustainable Design Assessment must be in the form of a written report and accompanying plans, where appropriate and to the satisfaction of the responsible authority, detailing the development's proposed building energy management, stormwater management, construction materials, indoor environment quality, waste management, contribution to biodiversity and transport arrangements.

Subdivision

- Plans drawn to scale and dimensioned which show:
 - Site shape, size, dimensions and orientation.
 - The pattern of subdivision of the surrounding area.
 - Easements.
 - Location of drainage and other utilities.
 - Street frontage features such as poles, street trees and kerb crossovers.
 - Access points.
 - Any natural features.

9.0 Exemption from Notice and Review

21/03/2013
C101

For land west of the Blind Creek Corridor, an application for buildings and works under clause 37.06-4 of the scheme is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

10.0 Decision guidelines

21/03/2013
C101

Before deciding on an application to subdivide, use or develop land, in addition to the decision guidelines in Clause 65 and Clause 37.06-7, the Responsible Authority must consider, as appropriate:

- The land use and development objectives set out in this Schedule.
- The *Knox Central – Rembrandts Triangle and Stud Road West Precincts Plan (August 2010)* which forms part of this Schedule.

11.0 Advertising signs

21/03/2013
C101

Advertising sign requirements are at Clause 52.05. The following categories apply:

Precinct	Advertising Category
Precinct 1: Rembrandts Triangle	Category 3
Precinct 2: Stud Road West	Category 2

12.0 Reference documents

21/03/2013
C101

- *Knox Central Urban Design Framework (July 2005).*