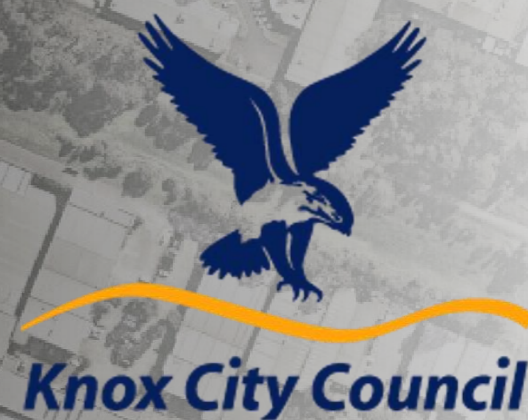


# Knox Central Precinct Plan Land Use Plan

March 2023

Draft



*This document was endorsed by the Council in 2023 for consultation. Some references may require updating.*

# Table of Contents

<b>1</b>	<b>Executive Summary</b>	<b>2</b>	<b>4</b>	<b>Access and Movement</b>	<b>18</b>
<b>2</b>	<b>Precinct Context</b>	<b>4</b>	<b>5</b>	<b>Land Use and Built Form</b>	<b>23</b>
	<ul style="list-style-type: none"><li>Local Context</li><li>Planning</li><li>Existing Access &amp; Infrastructure</li><li>Existing Habitat &amp; Natural Environment</li><li>Existing Services</li></ul>		<b>6</b>	<b>Open Space</b>	<b>31</b>
<b>3</b>	<b>Opportunities &amp; Guidelines</b>	<b>14</b>	<b>7</b>	<b>Development Staging</b>	<b>40</b>
	<ul style="list-style-type: none"><li>Design Guidelines</li><li>Key Nodes &amp; Interfaces</li></ul>				

*The City of Knox acknowledges that it sits on the traditional land of the Kulin Nation.  
Knox City Council recognises, respects and shares in the customs of the people of Wurundjeri and the Bunurong.*



# Executive Summary

# Executive Summary

## Purpose

The Knox Central Precinct Plan (**Plan**) is intended to inform and guide the future planning and development of the Knox City Council (**Council**) owned Knox Central Precinct (**Precinct**).

The staged redevelopment of the Precinct over the next two decades is central to realising the future vision for the Knox Activity Centre as a vibrant and modern mixed-use destination. Over time it is anticipated that the development of the Precinct will support and stimulate the gradual growth and renewal of the entire activity centre area, including existing light industrial uses along Lewis Road.

In preparing this Plan, Council is seeking to partner with private developers to develop its landholdings in a manner that optimises urban design, built form, open space and broader community and economic outcomes for the municipality.

## Scope

The Plan sets out the Precinct context, opportunities and guiding principles, anticipated development outcomes, and indicative delivery and implementation considerations.

The Plan represents a view of “what could be” based on anticipated market demand and other considerations. Importantly, Council does not need to make definitive and detailed decisions now about the specific scale, design, use, location and transaction arrangements relating to the various development parcels. These decisions can be made at the time of divesting parcels to the market.

## Key Objectives

The Plan seeks to deliver primarily medium to high density residential and integrated commercial uses to accommodate people and jobs close to surrounding retail, transport and natural amenity. In addition, the Plan identifies opportunities for new Council offices, open spaces that complement the Lewis Park Masterplan and Blind Creek upgrades, and community facilities such as a future community hub, library and performing arts centre (subject to need and funding). These uses offer the potential for iconic and catalytic anchor developments for the Precinct capable of accelerating the process of renewal.

## Delivery Partners

Aside from any new community facilities, Council does not intend to be the developer of the Precinct. The Plan assumes that Council will control the staged release of surplus landholdings to the market to enable the viable delivery of the proposed activity centre uses. The appropriately staged and de-risked release of land to the market is anticipated to optimise financial returns to Council and community benefits for the municipality.

Medium to high density residential outcomes represent an emerging market for the area and will take time for the market to deliver. The extent of demand will need to be monitored throughout the Plan’s 20-year plus implementation phase.

The Plan also assumes that Council delivers certain critical transport, open space and other supportive infrastructure for the Precinct, to unlock the development opportunities and improve the viability of private sector investment in the Precinct.

The Plan has been informed by preliminary discussions with major adjoining landowner, Scentre Group. The integrated development of the Precinct and the Scentre Group landholdings will be critical to the overall success of the activity centre in meeting the needs of residents, workers, businesses, visitors and shoppers. The Plan has also had consideration of the current development of Knoxfield at 609-621 Burwood Highway by Development Victoria.

## Next Steps

The community will be consulted on the Plan in 2023. Following consultation, the final plan will need to be endorsed by Council prior to implementation. Aspects of the Plan can start to be implemented immediately following Council approval.

It is expected that a Development Plan Overlay will be prepared by Council and applied to the Precinct via a Planning Scheme amendment. This will provide certainty to the market and the community as to what will be considered acceptable form and scale of development.

Other amendments to the Planning Scheme will also be required to rezone certain industrial and public use zoned areas in the Precinct to Mixed Use Zone and to ensure consistency between the Plan and existing planning controls.



# Precinct Context

# Local Context

Knox Central Precinct (**Precinct**) refers to the area shown in Figure 1. The Precinct is owned by Knox City Council (**Council**) and is approximately 9 hectares in size.

The Precinct is 25km east of Melbourne's CBD, and 10km west of the Dandenong Ranges. The Precinct is well serviced by bus routes which provide access to other centres in Knox, as well as to the CBD and beyond. The nearest train station is Boronia Station, and is 4km from the Precinct.

The Precinct is home to Council's Civic Centre and is surrounded by the Westfield Knox Shopping Centre to the west, light industrial / commercial uses including mechanics and bulky goods to the east, Lewis Park and Blind Creek to the north, and Burwood Highway to the south.

On the corner of Burwood Highway and Scoresby Road, approximately 1km from the Precinct, Development Victoria is delivering a 416 townhouse development, set to commence construction in 2023.

The population of the City of Knox is set to grow by 25,000 over the next 15 years, and the development of the Precinct presents an opportunity to support this growing community while delivering on several Council policy objectives.



# Local Context

## Westfield Knox

Westfield Knox is immediately west of the Precinct. It is a proud space for local businesses and has provided amenities to the wider community for 25 years. In the late 80s the redevelopment of Knox O-Zone provided an indoor/outdoor entertainment and hospitality strip just a minutes walk from the Precinct.

## Blind Creek Trail

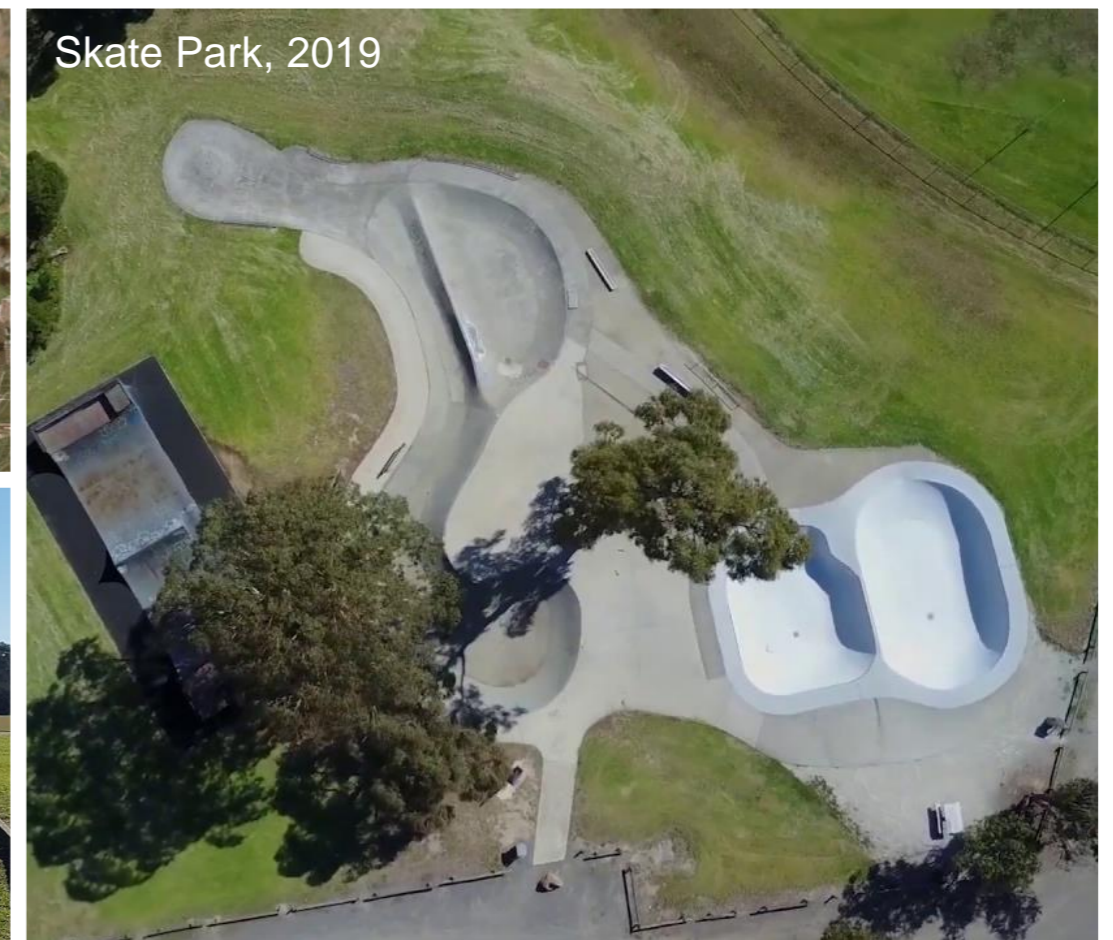
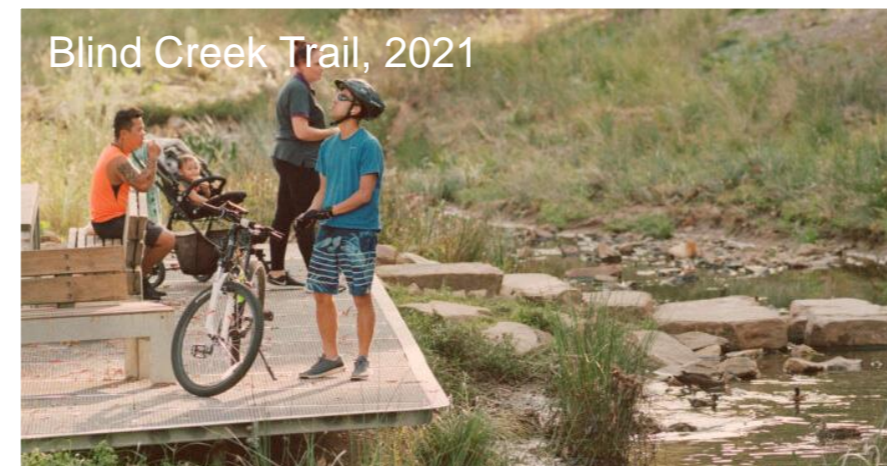
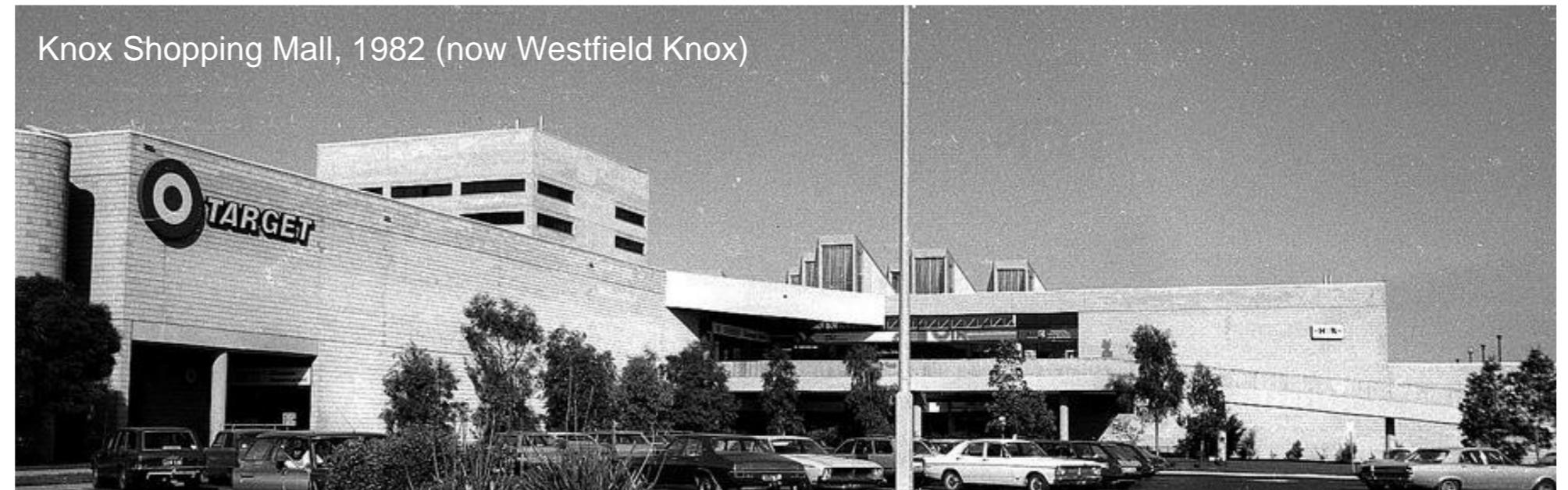
To the north of the Precinct, the Blind Creek Trail is a nature corridor and popular destination for cyclists, dog walkers and families. The trail has a strong community following including support from the Knox Environment Society and is undergoing several local council rejuvenation projects. The trail forms part of a broader wildlife corridor and is home to many species of native flora and fauna, and major upgrade works to the are scheduled to commence in early 2023.

## Lewis Park Reserve

On the other side of Blind Creek, Lewis Park is host to a number of sporting events and clubs including the Lewis Park Disc Golf and the Lewis Park Pavilion, home of the local Eastern Lions Junior Football Club. The Lewis Park Masterplan was approved in 2019 and will deliver a new nature playground, multi-purpose courts and improved sports pavilion.

## Skate Park

The Skate and BMX park is a joint community project run by the Knox City Council and Victoria YMCA and is a popular family-friendly recreation amenity located in Lewis Park.



# Local Context

## Existing Uses

The Precinct currently comprises three Council buildings – the Civic Centre, Eastgate North and Eastgate South. The existing Civic Centre is physically nearing the end of its useful life and will need to be replaced in the short to medium term. The Precinct is otherwise vacant or used for at-grade carparking.

The Council Depot has been decommissioned and the site is currently being remediated by Council.

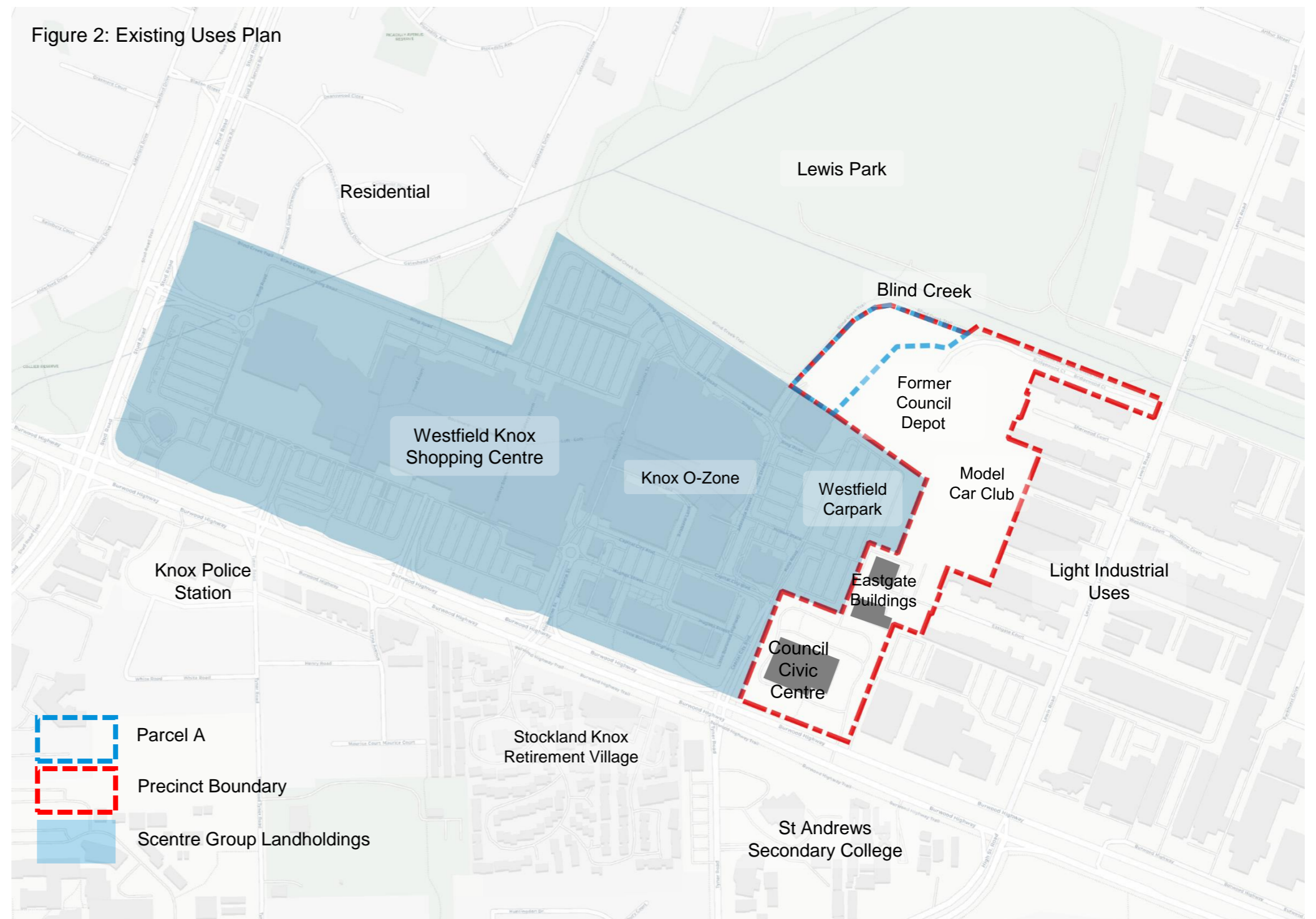
A model-car club currently leases a small area of land from Council.

'Parcel A' is subject to a First Right of Refusal in favour of Scentre Group.

Scentre Group is currently underway with upgrade works to the shopping centre, including upgrading their retail core to create a more contemporary retail offering, as well as delivering sporting facilities within the shopping centre landholding and not immediately adjacent to the Precinct.

Scentre Group has in place a 2019 development application for additional retail floorspace in the shopping centre, along with road mitigation works, but has not currently moved forward with this.

In 2020 Council agreed to a 20-year lease for a library in the shopping centre expected to commence in 2023.



## Strategic Planning

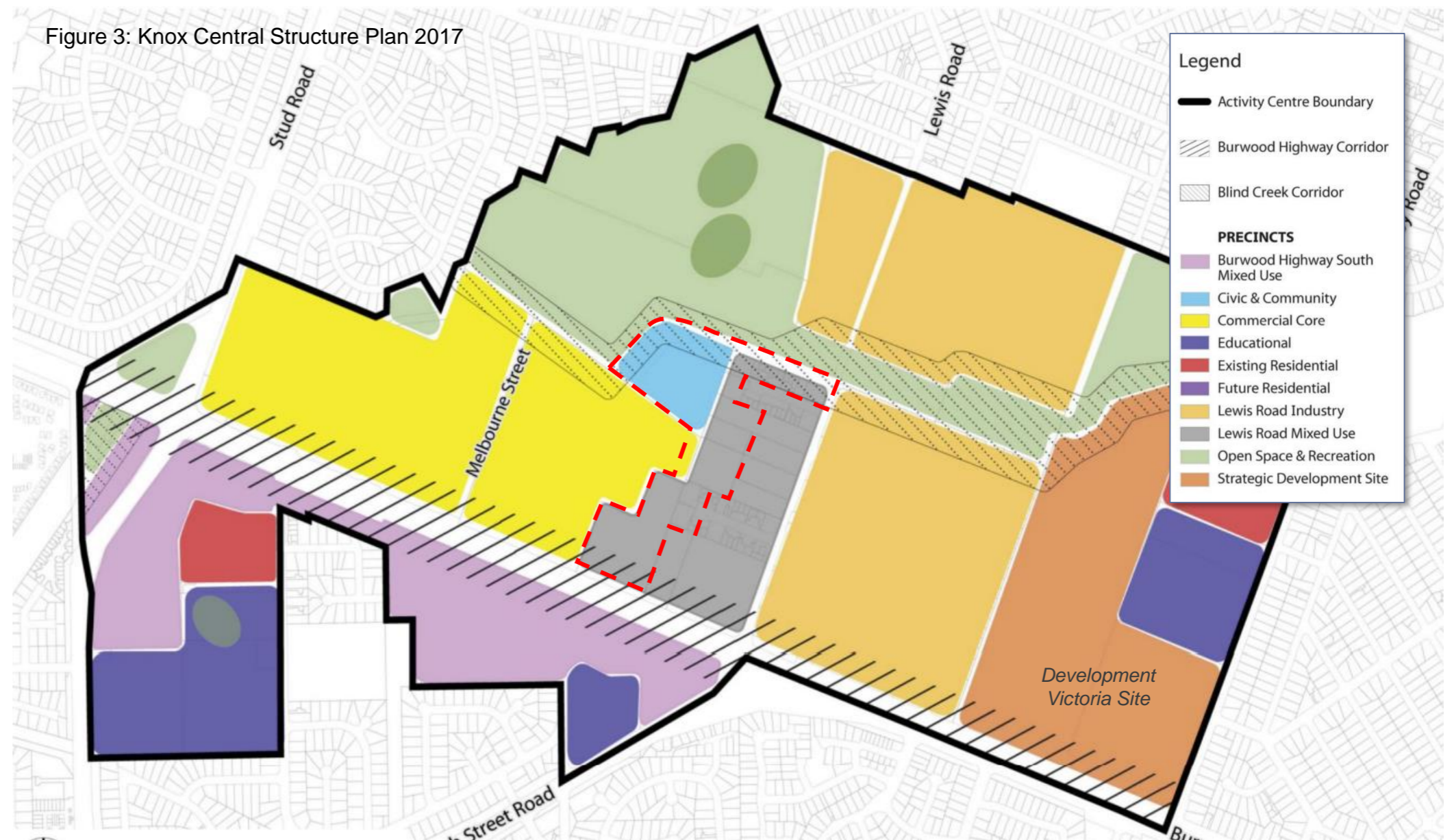
The Precinct is part of the Knox Central Activity Centre (KCAC) – the largest activity centre in the municipality.

The Knox Central Structure Plan (2017) set out the vision for the KCAC to become a vibrant modern mixed-use activity centre that attracts residents, workers and visitors from across Melbourne’s east.

The Structure Plan promotes mixed-use, civic and community development in the Precinct. The yellow area designated as Commercial Core comprises the Westfield Knox Shopping Centre owned by Scentre Group.

Civic and community uses are notionally identified at the interface with Blind creek and Lewis Park.

Over time it is expected that the commercial / light industrial uses along the western side of Lewis Road transition to higher intensity mixed use outcomes.



### Quotes from the Knox Central Structure Plan (2017):

*“Knox Central’s physical form, encompassing a distinctive boulevard presence along Burwood Highway alongside the well-activated **Blind Creek Corridor and Lewis Park**, will provide a unique Activity Centre presence in Melbourne’s eastern suburbs”*

“

*“the most **well-known and popular destination** in the east of Melbourne”*

*“a **busy and attractive urban centre** which has a strong connection to the natural environment”*

*“provide a focus for public life, **connecting people and communities**, and will be an attractive place to **live, work, and play**”*

# Planning

## Zones

The Precinct currently comprises the Mixed Use Zone (**MUZ**), Public Use Zone 6 (**PUZ6**) and a small component of Industrial 1 Zone (**IN1Z**) and Commercial 1 Zone (**C1Z**)

The MUZ parcels were rezoned in 2018 to facilitate renewal of the Precinct over time in line with the KCAC Structure Plan and the Precinct.

## Building Heights

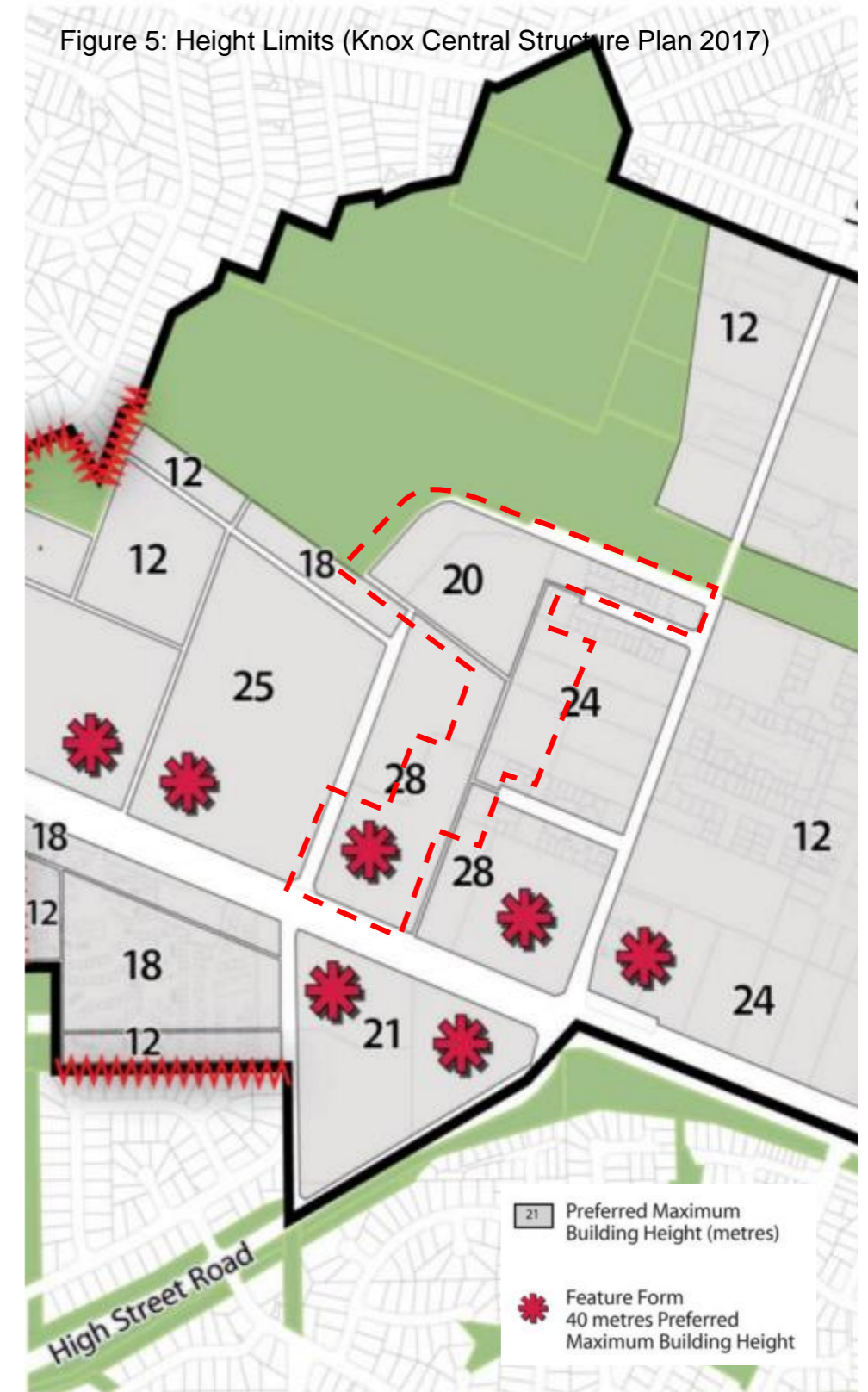
The Structure Plan established preferred height controls for the Precinct (refer Figure 5).

Preferred maximum building heights in the Precinct range from 20m (approximately 6-storeys) in the north to 40m (approximately 12-storeys) along the Burwood Highway frontage for 'feature' buildings.

## Affordable Housing

Council has aspirations to support the delivery of affordable housing within the municipality in line with its adopted policy (*Knox Housing Strategy, 2015*; currently under review).

While not expressly shown, the proposed Plan provides opportunities for affordable housing in the Precinct.



## Overlays

The entire Precinct is subject to the Design and Development Overlay (DDO) which has the effect of incorporating the Structure Plan into the Planning Scheme.

A Land Subject to Inundation Overlay (LSIO) covers areas to the north of the Precinct. A permit is required to construct a building within this area. It is understood that the LSIO is subject to review. Development in this area will be subject to engineering advice and detailed design.

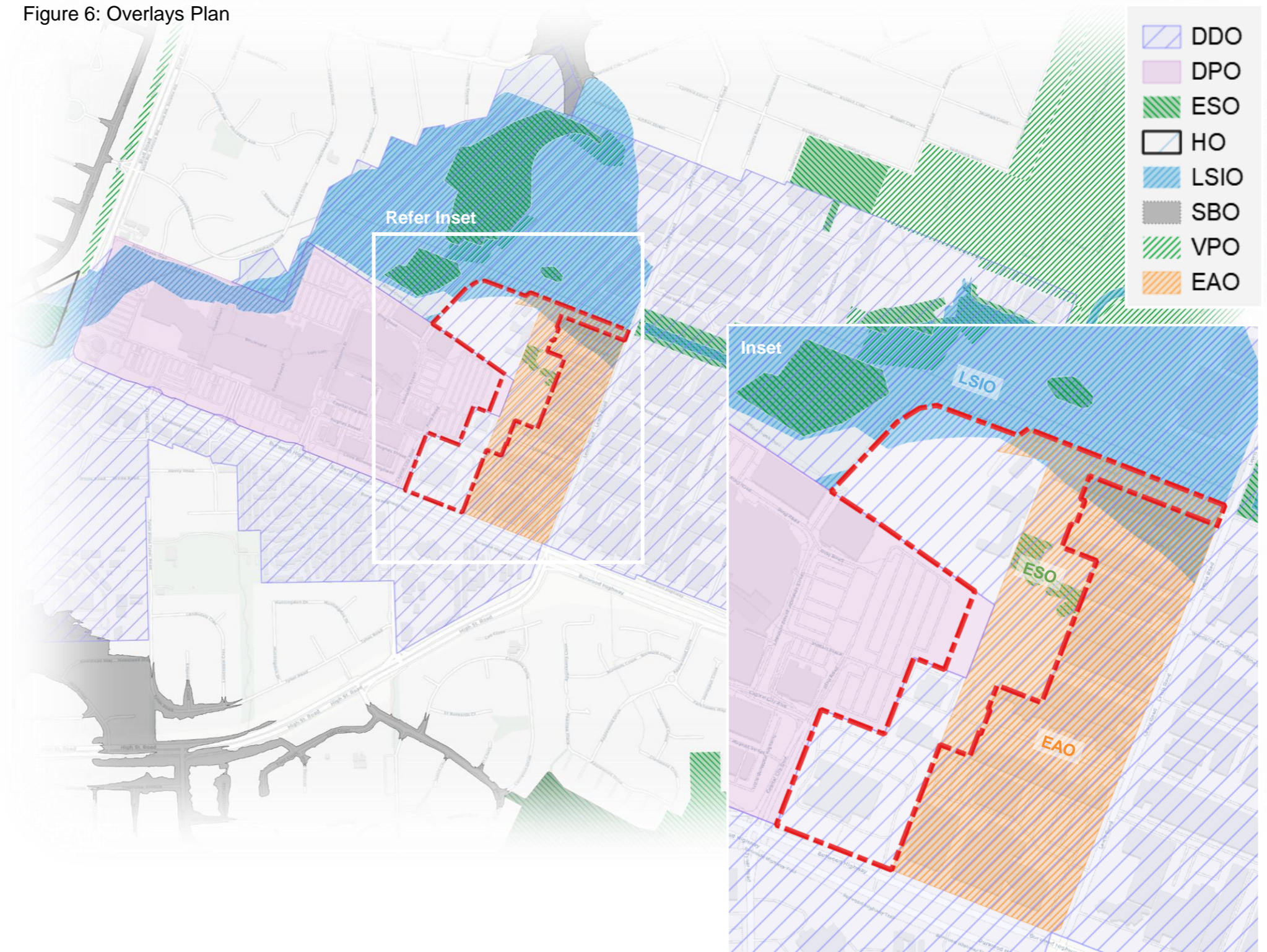
An Environmental Significance Overlay (ESO) is located in the Precinct in relation to existing biodiversity. Other areas of significant remnant vegetation exist in the Precinct (refer Figure 7).

An Environmental Audit Overlay (EAO) has been placed over the existing industrial areas in the east of the Precinct. The EAO will trigger an Environmental Audit for the delivery of sensitive uses (such as residential and child care uses) in these areas.

## Cultural Heritage

A Cultural Heritage Management Plan (CHMP) is being prepared by Council to assess the potential impact of the Precinct on Aboriginal cultural heritage. The CHMP is nearing approval by the local Registered Aboriginal Party.

Figure 6: Overlays Plan



# Natural Environment

## Proximity to Natural Environment

The Precinct is uniquely located next to significant open space assets in the form of Lewis Park and Blind Creek, both of which are scheduled to undergo large upgrades.

Lewis Park upgrades in line with the Lewis Park Masterplan are scheduled to commence in late 2023.

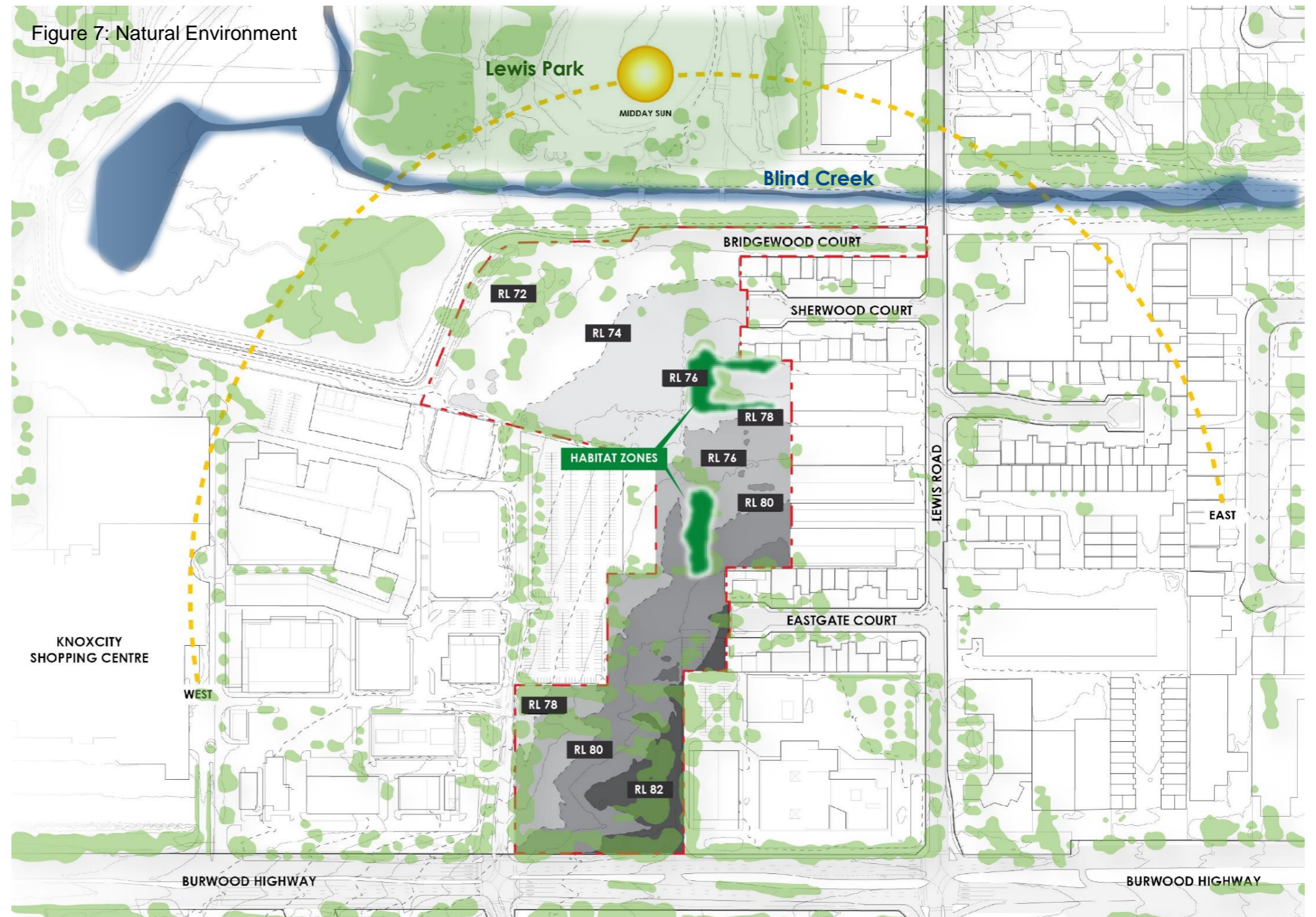
Blind Creek is undergoing daylighting - that is, opening up the buried Creek and restoring it to more natural conditions. This daylighting is occurring alongside the development of three new wetlands, 6,300m of new paths and 1,700 new trees. Construction for these upgrades are expected to commence in 2023.

## Existing Tree Coverage

The Precinct has two designated Habitat Zones pursuant to Clause 52.17 of the planning scheme. The Zones are proposed to be protected by this Precinct Plan. Outside of these Zones, there is a generous tree coverage toward Burwood Highway as well as the north-east of the Precinct.

## Topography

The Precinct is relatively flat, with a 10m decrease from the south-east to the north-west corner.



# Existing Access & Infrastructure

## Public Transport

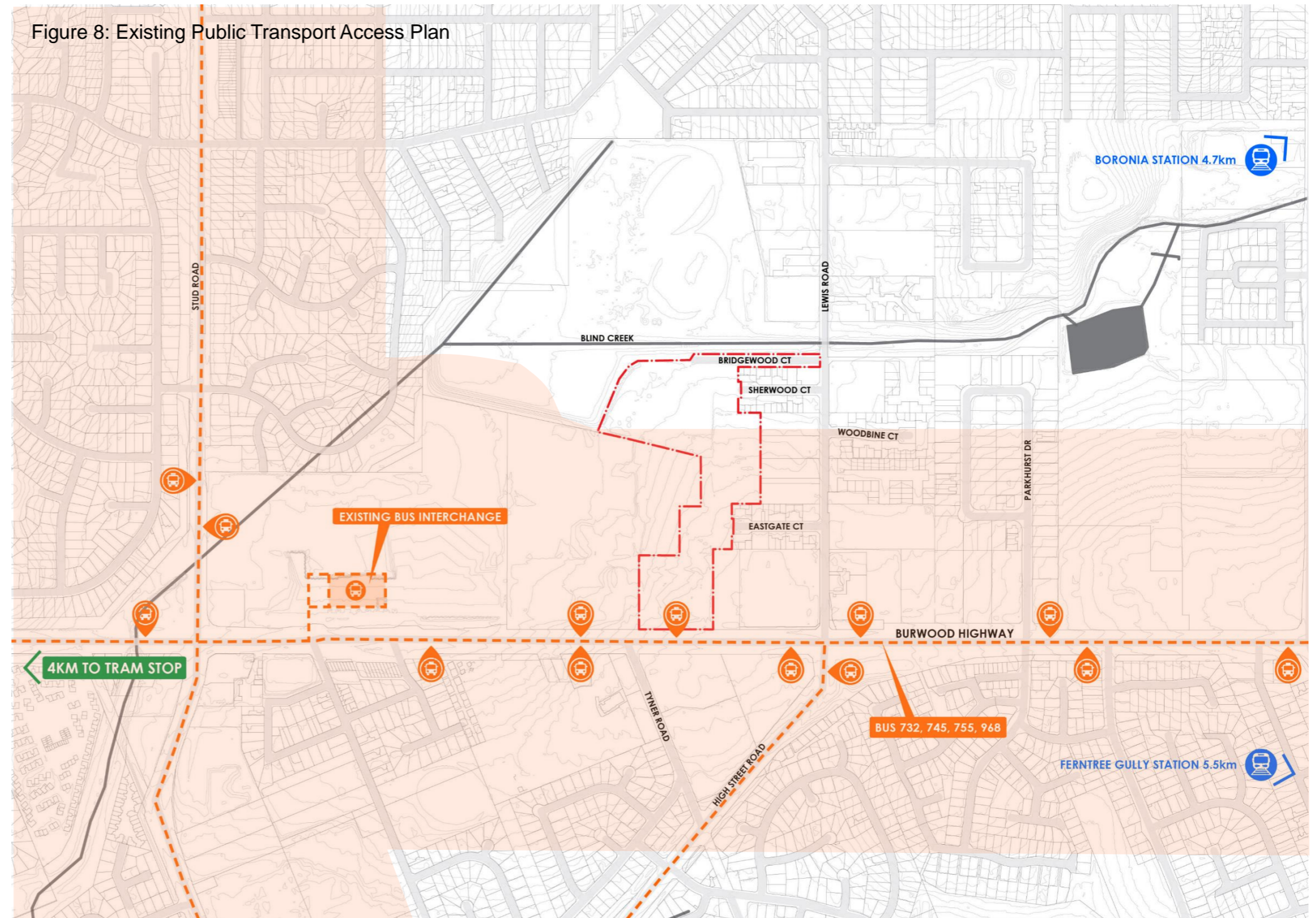
The Precinct is well serviced by bus, with a major regional public bus interchange located at Westfield, approximately 600m to the west of the Precinct. There are no other public transport modes servicing the Precinct.

There are several bus services that stop at the existing interchange (routes 664, 681, 682, 732, 737, 738, 745, 755, 757, 758, 901 and 968) which can take commuters as far as Monash University (Clayton), Frankston and Tullamarine.

There are multiple bus stops located along Burwood Highway, including one in front of Council's existing Civic Centre. Being located along this major bus corridor, the majority of the Precinct is within the Principal Public Transport Network (PPTN). The PPTN permits a reduced statutory car parking rate for future development given the proximity to public transport.

At present, the route 75 tram along Burwood Highway terminates in Vermont South, approximately 5.7km west of the Precinct. A bus transit link connects the Precinct to the terminus. Council is presently investigating extending the route further along Burwood Highway, terminating beyond the Precinct.

The nearest train station is Boronia, followed by Bayswater.



# Existing Access & Infrastructure

## External Road Network

Travel to, from and around the activity centre is heavily car dependent.

Primary vehicular access to the Precinct is via an unsignalised fully directional intersection at Burwood Highway and Civic Access Road.

Cars can also currently access the Precinct via the privately owned (and signalised) Capital City Boulevard. Notably, Scentre Group is currently in the process of installing boom gates to each of their entry and exit points, including at the southern end of Capital City Boulevard.

Retaining direct access to the Precinct off Burwood Highway to achieve a standalone road network for the Precinct is critical.

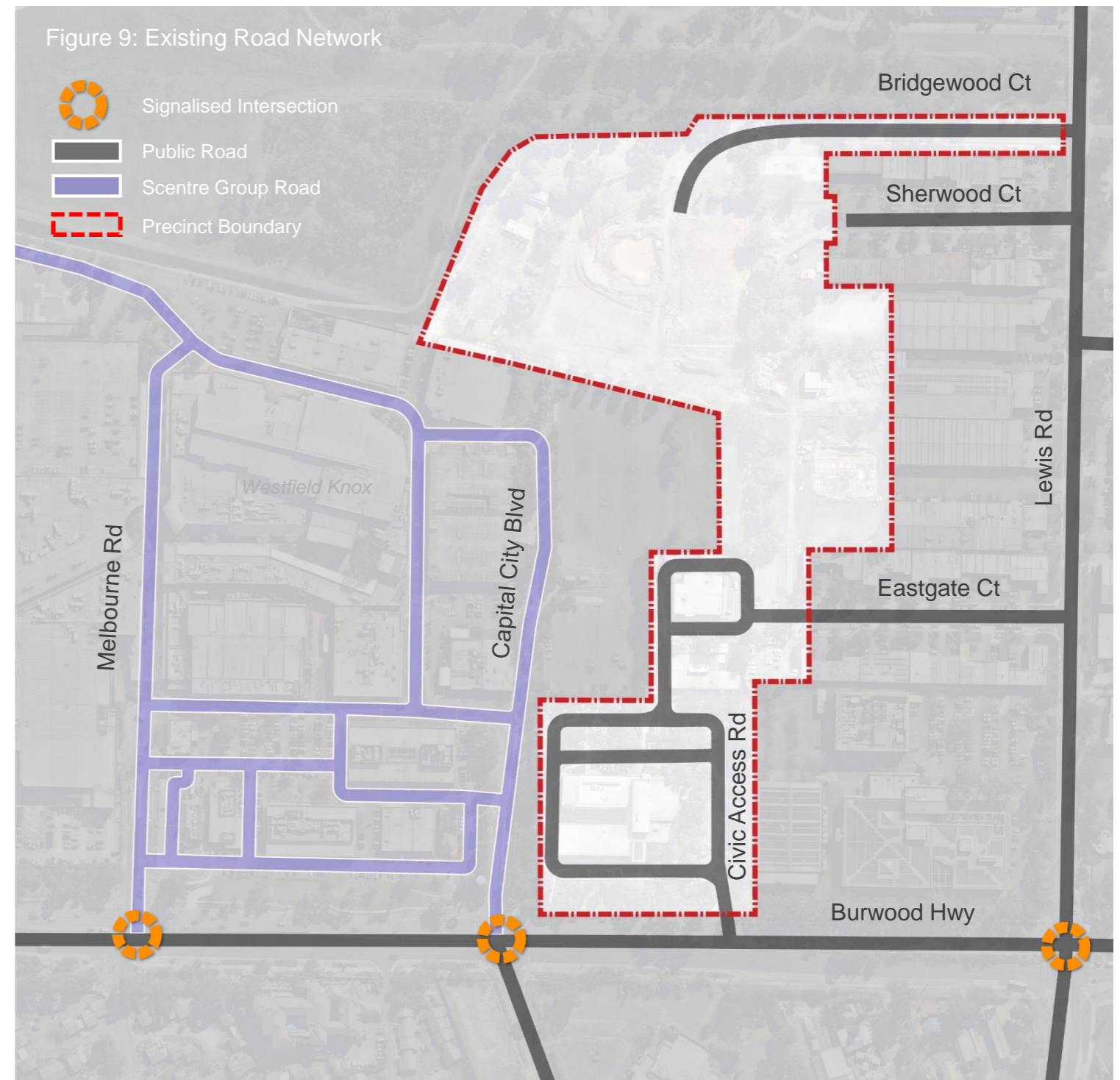
## Internal Road Network

The existing road network within the Precinct is sparse and disconnected, lacking any meaningful north-south and east-west connections to facilitate ease of movement.

## Infrastructure

An existing infrastructure audit was carried out in relation to the Precinct in 2019. The audit found that all services and utilities are readily available in close proximity to the Precinct with the exception of recycled water. That said, opportunities exist for localised stormwater harvesting and integrated water management.

Further detailed design, analysis and capacity assessments by relevant authorities will be required to support the delivery and implementation phase of the Precinct. This will determine the precise location of services upgrades needed in the Precinct, including the location of gas, sewers, and any new High Voltage electrical substations or kiosks.











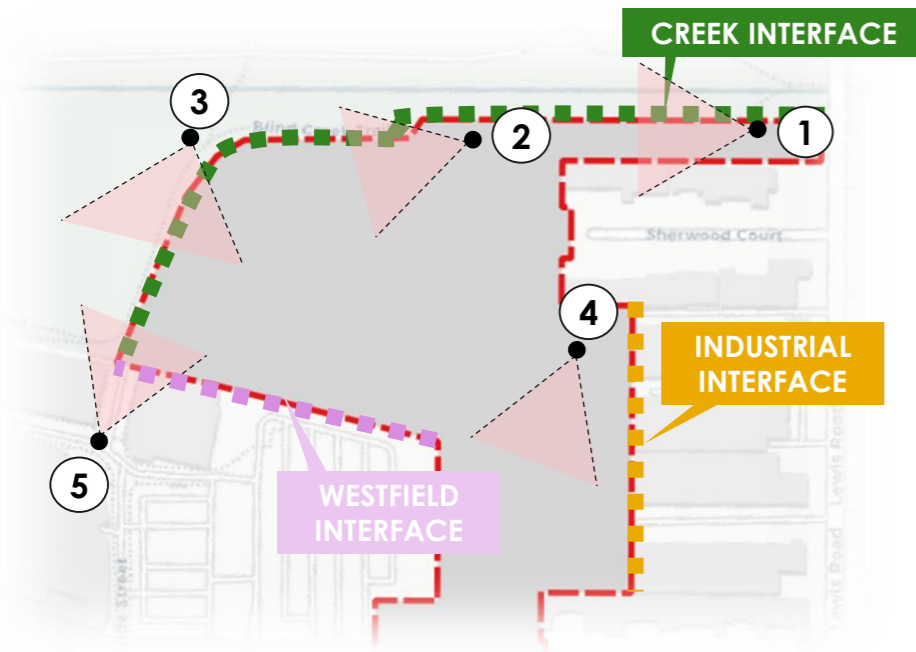
# Opportunities & Guidelines

# Design Guidelines

Based upon multiple visits to the Precinct and surrounds, and extensive context analysis (in Section 2), the following Design Guidelines were established to guide the preparation of the Precinct Plan. The Design Guidelines seek to enhance the key nodes, interfaces and existing amenity in the Precinct.

Guiding Principles		Details
	<b>Enhance the community's pride and sense of place</b>	<ul style="list-style-type: none"> <li>The Precinct should serve as the community's priority location for major activities, celebrations, history, arts and culture, and for the creation of a sense of community identity.</li> <li>The future character of the Precinct should reflect the area's indigenous and post-contact history and values.</li> </ul>
	<b>Strengthen Knox Central Precinct as a hub for community</b>	<ul style="list-style-type: none"> <li>The Precinct should serve as a primary hub for community organisations and services facilities. These facilities have the potential to create iconic, landmark and catalytic anchor developments to attract and stimulate further investment.</li> </ul>
	<b>Create inviting streets, open spaces and destinations</b>	<ul style="list-style-type: none"> <li>A network of diverse open spaces should provide passive and active recreational options for a range of community groups, while complementing the extensive work underway at both Lewis Park and Blind Creek.</li> <li>The streets and footpaths should be designed to create a desirable and balanced environment for pedestrians, cyclists, and drivers, creating a complete road network.</li> </ul>
	<b>Expand Knox Central Precinct's role as a mixed-use centre</b>	<ul style="list-style-type: none"> <li>The Precinct should provide a balanced mix of housing and employment opportunities, creating a convenient mixed-use environment, that promotes the vision to increase the vitality of the centre and attract residents, workers and visitors.</li> <li>Council should pursue employment growth through attracting new industries and supporting the expansion of existing major employers.</li> </ul>
	<b>Create development opportunities and housing options</b>	<ul style="list-style-type: none"> <li>A range of housing options should be provided within the Precinct. Dwelling diversity should cater for different social groups, allowing for an inclusive, socially and culturally rich neighbourhood, all of which will contribute to a richer and more vibrant mixed-use activity centre.</li> </ul>
	<b>Strengthen partnerships to achieve common goals</b>	<ul style="list-style-type: none"> <li>Strong partnerships and physical connections with Westfield Knox Shopping Centre and other major landowners need to be fostered to benefit all users and ensure the Precinct and its landowners can operate harmoniously to achieve commonly held goals.</li> </ul>

# Key Interfaces



**1**  
**Bridgewood Court / Blind Creek**  
 Existing road to be reconsidered to accommodate a direct built form interface to Blind Creek / Lewis Park



**2**  
**Bridgewood Court**  
 Strong potential for links to high-quality parklands on north-facing lots



**3**  
**Lewis Park and Blind Creek**  
 Opportunity to leverage investment in, and create residential interface to, Blind Creek and Lewis Park allowing great views and amenity for residents. Scentre Group is in discussions with Melbourne Water to provide direct pedestrian access to the Creek

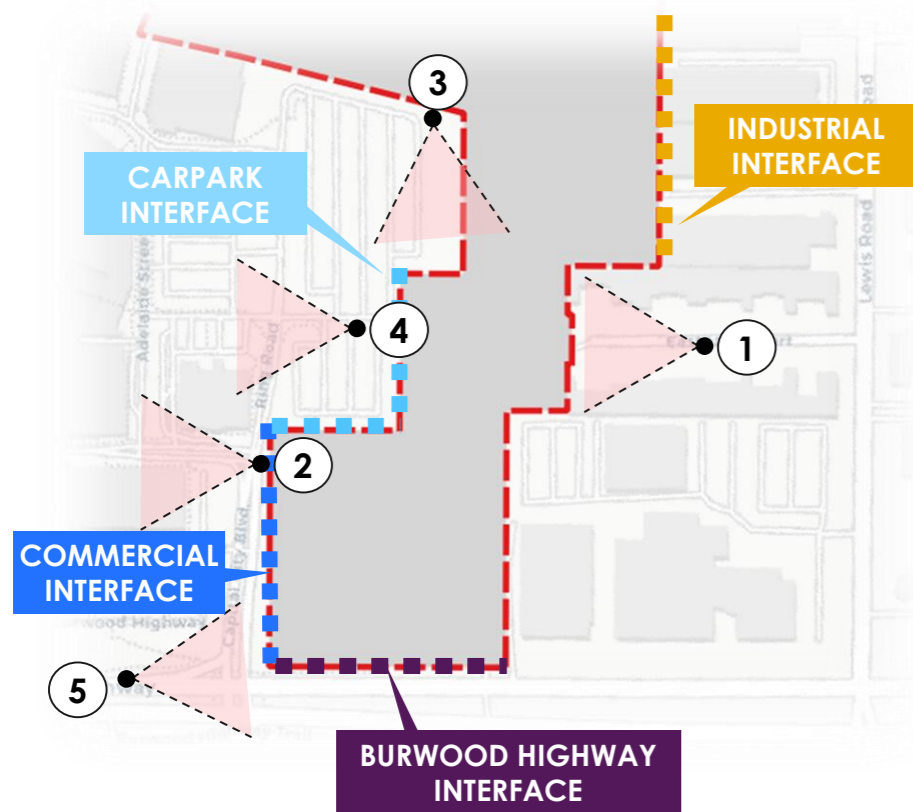


**4**  
**Existing Trees & Habitat Zones**  
 Large canopy trees and native vegetation across the Precinct need to be incorporated and designed around.



**5**  
**Laneway Connection to Precinct**  
 Key access point for pedestrian and potentially vehicles to the Precinct and Blind Creek from the Shopping Centre.

# Key Interfaces



**1 Connection to Eastgate Court**  
 Opportunity to enhance, create and future proof east-west pedestrian and vehicle connections across the precinct and beyond.



**2 Capital City Boulevard**  
 South western edge of Precinct interface with Westfield presenting opportunities for integration with shopping centre amenity and Westfield-owned roads.



**3 Existing Westfield-owned Carpark**  
 Consideration of the existing abutting car park and understanding its impact now and into the future.



**4 View to Knox Retail Precinct**  
 Visual line of sight to Knox Ozone presents a strong active corridor opportunity.



**5 Burwood Highway Frontage**  
 Burwood Highway frontage and access capable of supporting intensive mixed-use development in the Precinct.



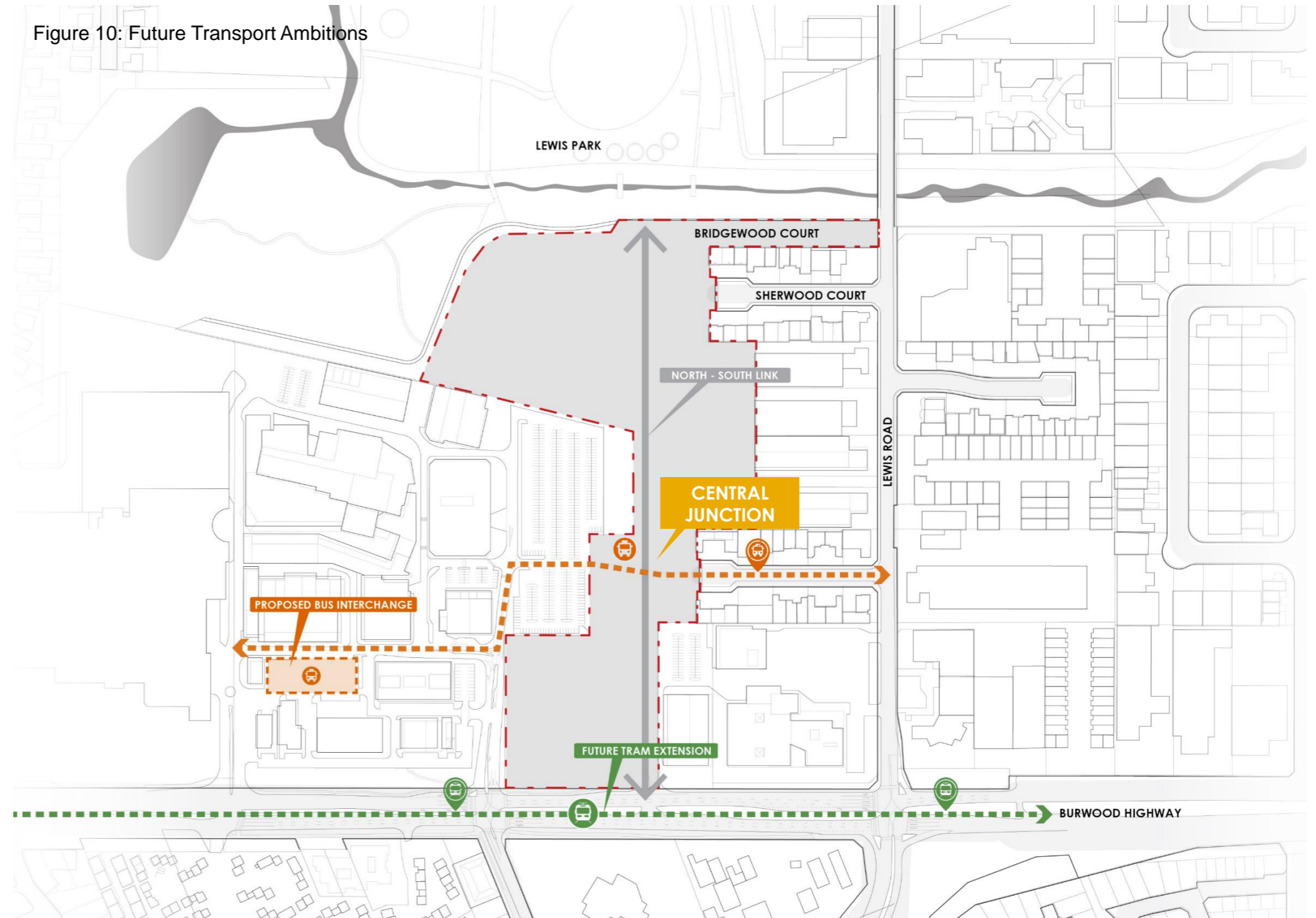
# Access and Movement

# Public Transport Key Moves

Council is seeking to deliver several key public transport moves over the short, medium and long term:

- the relocation of the regional bus interchange east, much closer to the Precinct;
- a new east-west bus service through the Precinct; and
- the extension of the existing route 75 tram west along the Burwood Highway.

The creation of a legible north-south and east-west road spine through the Precinct will support the proposed public transport moves and culminate in a highly accessible central node capable of supporting community, commercial, retail and residential activity.



# Proposed Road and Pedestrian Connections

## 1 North-South Link

Creation of a strong link from Burwood Highway toward Lewis Park and Blind Creek provides destination-based access. The core north-south spine connection will minimise the impact of service and utility relocations and maintain drainage flow paths through the Precinct

## 2 East-West Link

Creation of a bus-capable east-west pedestrian link from the heart of the Precinct through to Westfield Knox

## 3 Signals

Signals are proposed at Civic Access Road / Burwood Highway to improve safety, ensure long-term access, and manage traffic generation. Minor line-work and phasing changes are required at Lewis Road / Burwood Highway

## 4 Bridgewood Court

Explore reduction of the existing road reserve to accommodate a built form interface to Blind Creek / Lewis Park

## 5 Active Transport Links

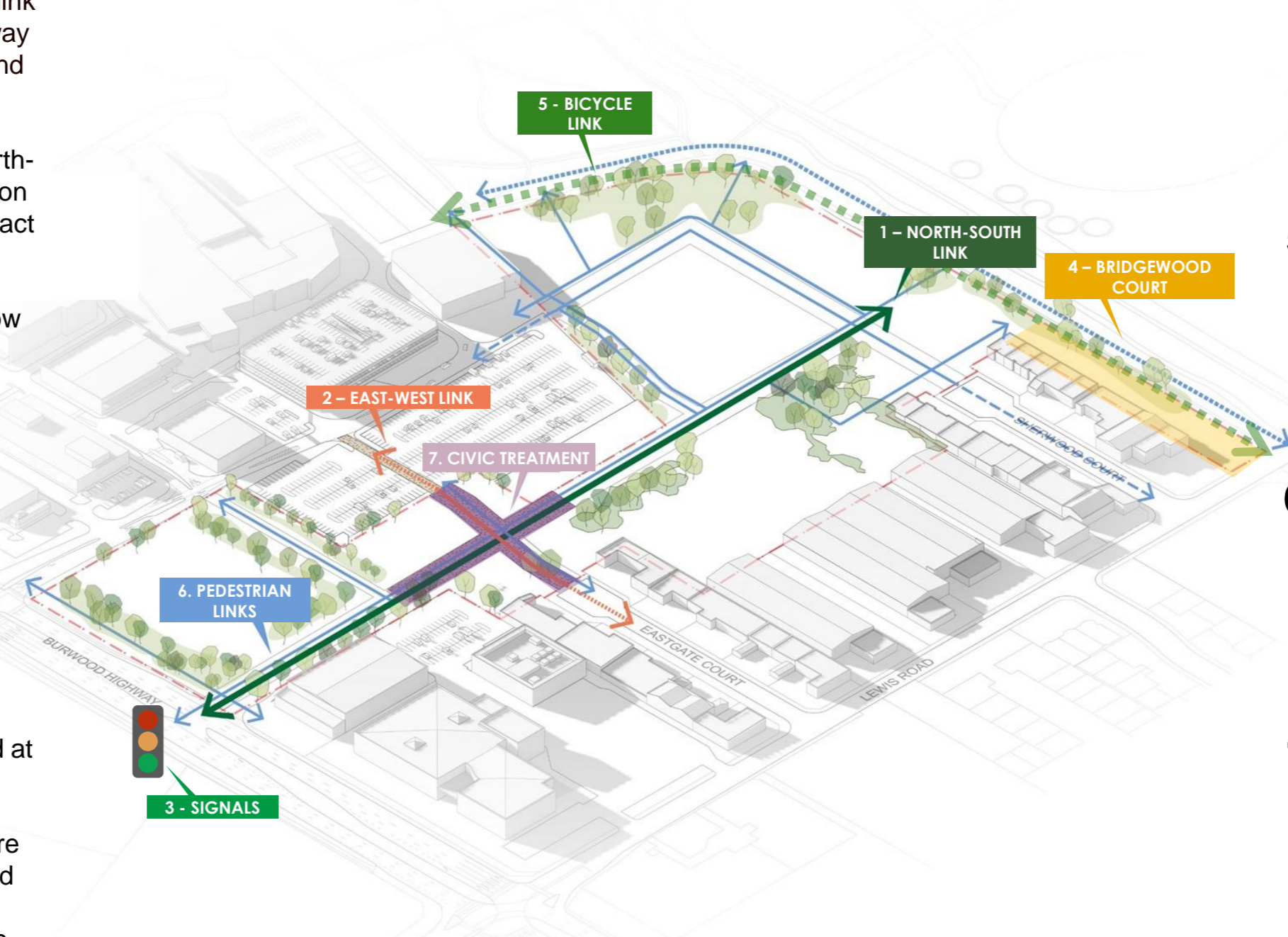
Priority given to safe walking and cycling infrastructure along the North-South and East-West corridors

## 6 Pedestrian Links

Strong access to all corners of the Precinct via footpaths, linking together high quality open space and civic access for pedestrians

## 7 Civic Treatment

To facilitate a safe, vibrant, and interactive civic centre for the Precinct, the road network will prioritise pedestrians through the use of appropriate road treatments, speeds, materials, and traffic controls to enable shared use and activation



# Proposed Road Connections

A mix of public and private road links are proposed for the Precinct.

These all seek to encourage low traffic speeds to provide an accessible and safe street system for all users.

Similarly, the road network will provide for integrated walking, cycling, vehicle and public transport routes to connect surrounding areas.

Figure 11: Indicative Cross Sections



Figure 12: Proposed Road Ownership

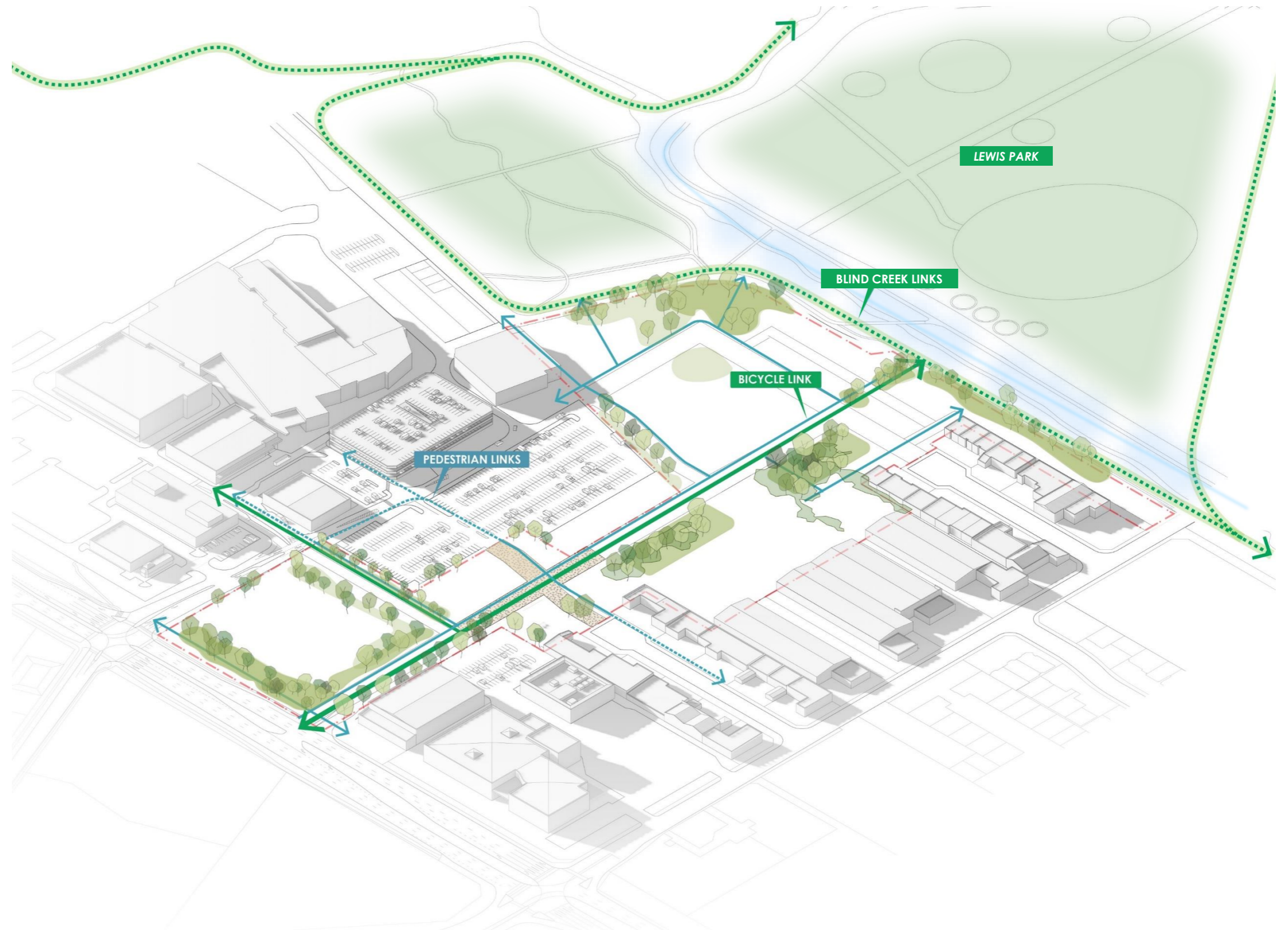


# Proposed Sustainable Transport Connections

Extensive sustainable transport connections are supported throughout the Precinct.

The key north-south link will contain a shared cycling and pedestrian path, integrating neatly into the Blind Creek Corridor and Lewis Park. This will provide sustainable access to high quality open spaces and amenities.

Outside of the north-south link, all roads will seek to encourage low traffic speeds, facilitating a safe environment for cyclists and pedestrians.





# Land Use and Built Form

# Sub-precincts

## Burwood Highway Precinct

High-density mixed-use towers with active retail, commercial and residential edges.

## Central Junction Sub-Precinct

Public spaces and civic and community uses with unique building designs drawing people into the Sub-Precinct. The built form will be exemplar and showcase sustainable materials and functionality.

By locating these uses in the centre, the Central Junction Sub-Precinct provides a 'heart' for the community with strong access from Burwood Highway and opportunities to fully integrate with the range of residential, office, retail and other functions in the Precinct.

At the same time, the location of these uses in the Central Junction Sub-Precinct enables strong residential activation and interfaces between the Precinct and Blind Creek and Lewis Park.



## Eastern Sub-Precinct

Community focused residential integrating large existing trees within green open spaces.

## Northern Park Sub-Precinct

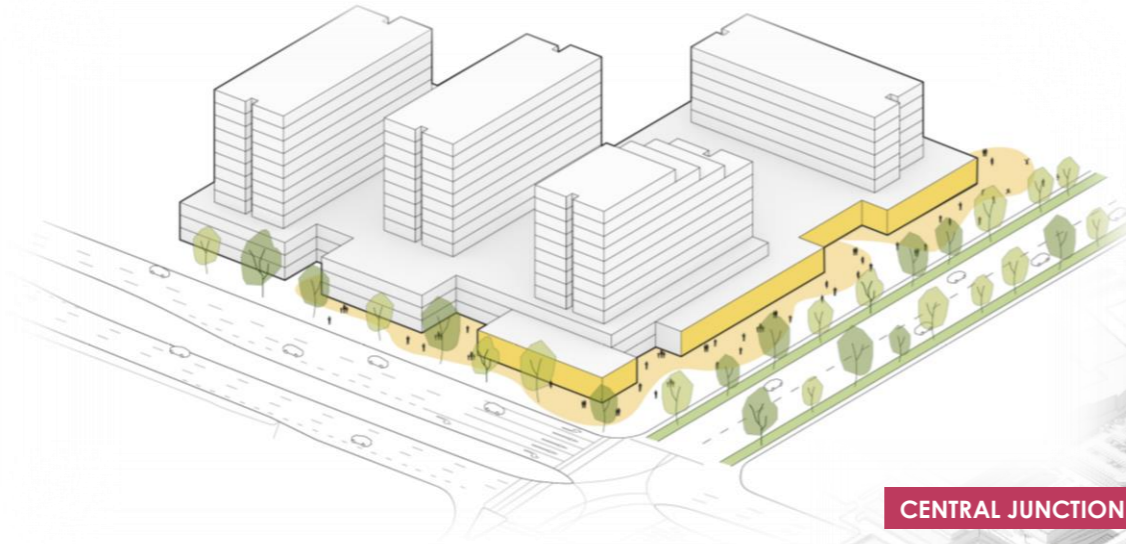
Medium density residential fronting new and existing green parks and recreational spaces.

Planning provisions should be applied to ensure built form in this location engages with Lewis Park and Blind Creek, and maximises passive surveillance to both the north and south.

# Sub-Precinct Characters

## Burwood Highway Sub-Precinct

High density, mixed use towers with active retail, commercial and residential edges



## Northern Park Sub-Precinct

Lower rise residential fronting new and existing green parks and recreational spaces



BURWOOD HIGHWAY SUB-PRECINCT

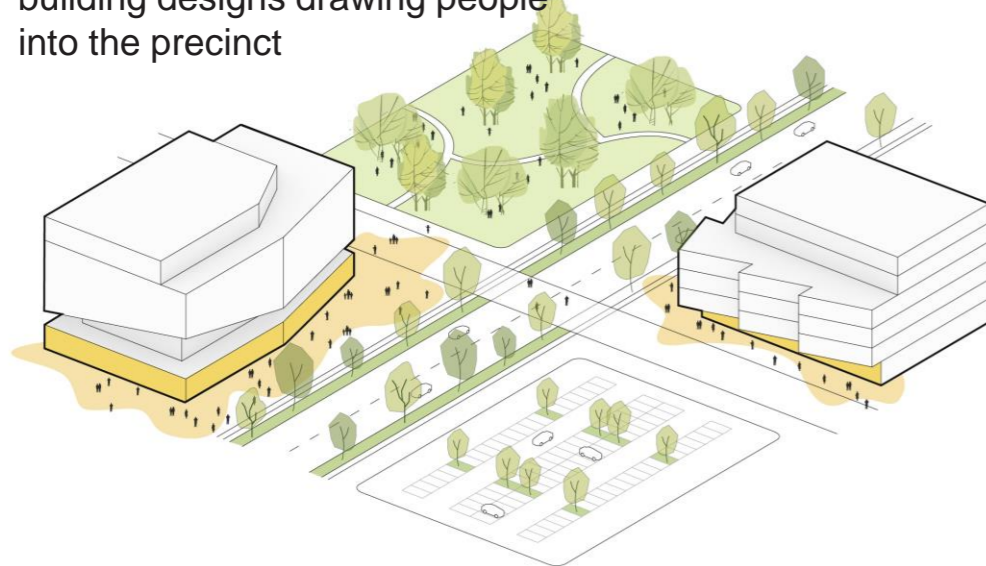
CENTRAL JUNCTION SUB-PRECINCT

NORTHERN PARK SUB-PRECINCT

EASTERN SUB-PRECINCT

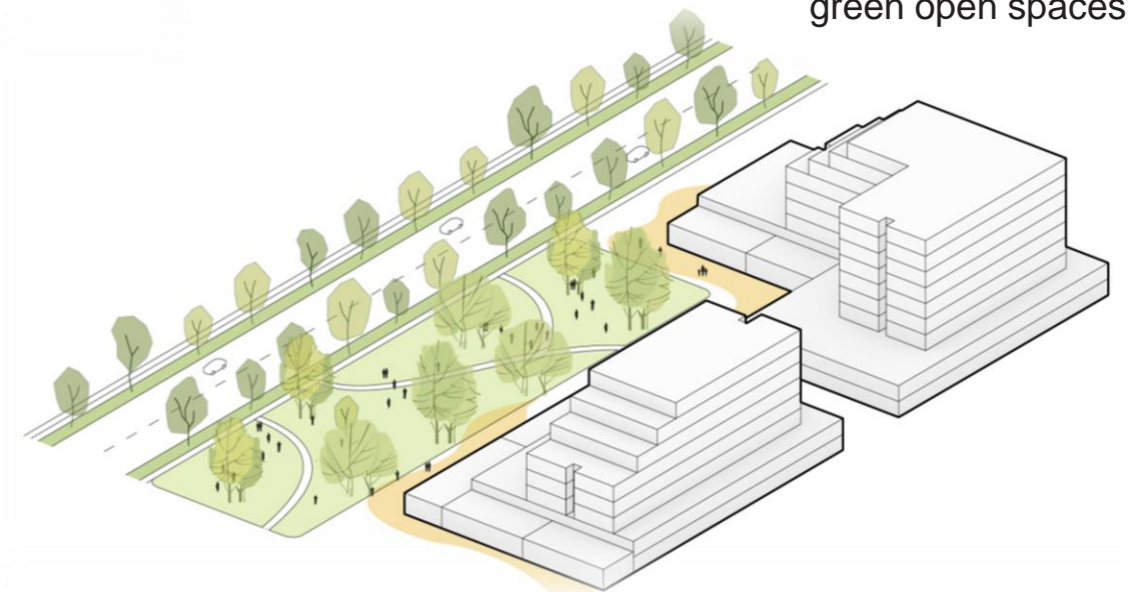
## Central Junction Sub-Precinct

Public spaces and civic and community uses with unique building designs drawing people into the precinct



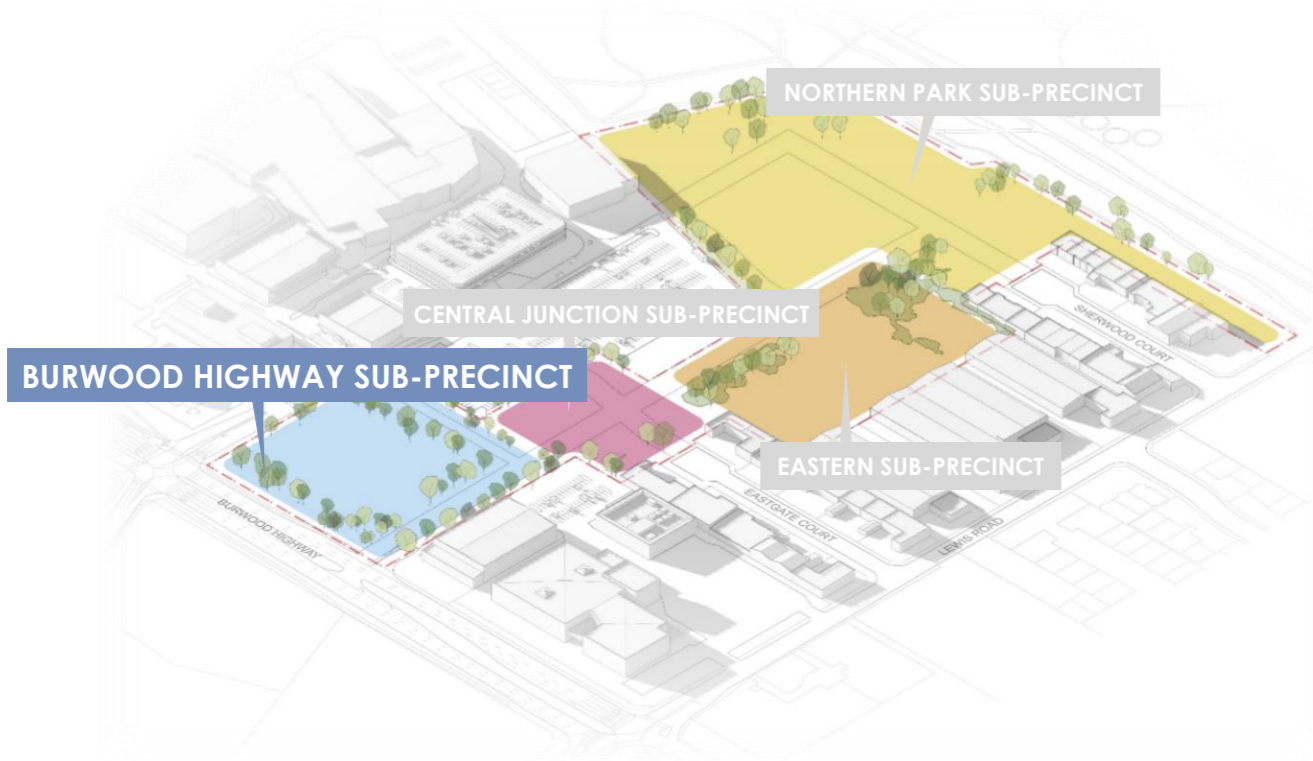
## Eastern Sub-Precinct

Community focused residential integrating large existing trees within green open spaces



A Development Plan Overlay and Design Guidelines are expected to be incorporated into the Planning Scheme to ensure high quality built form and materials are delivered.

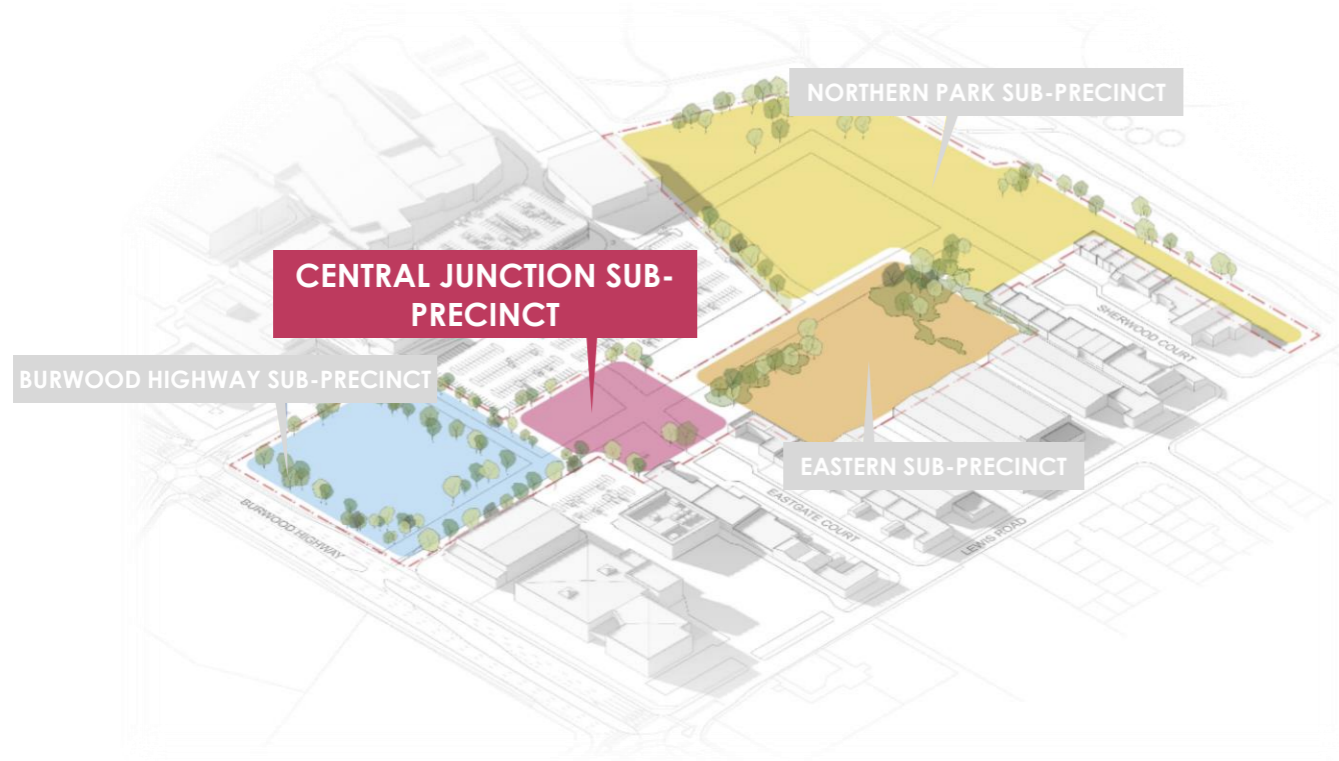
# Burwood Highway Sub-Precinct Precedents



Integrated Active Mixed Use Facades

Public Realm and Prominent Street Presence

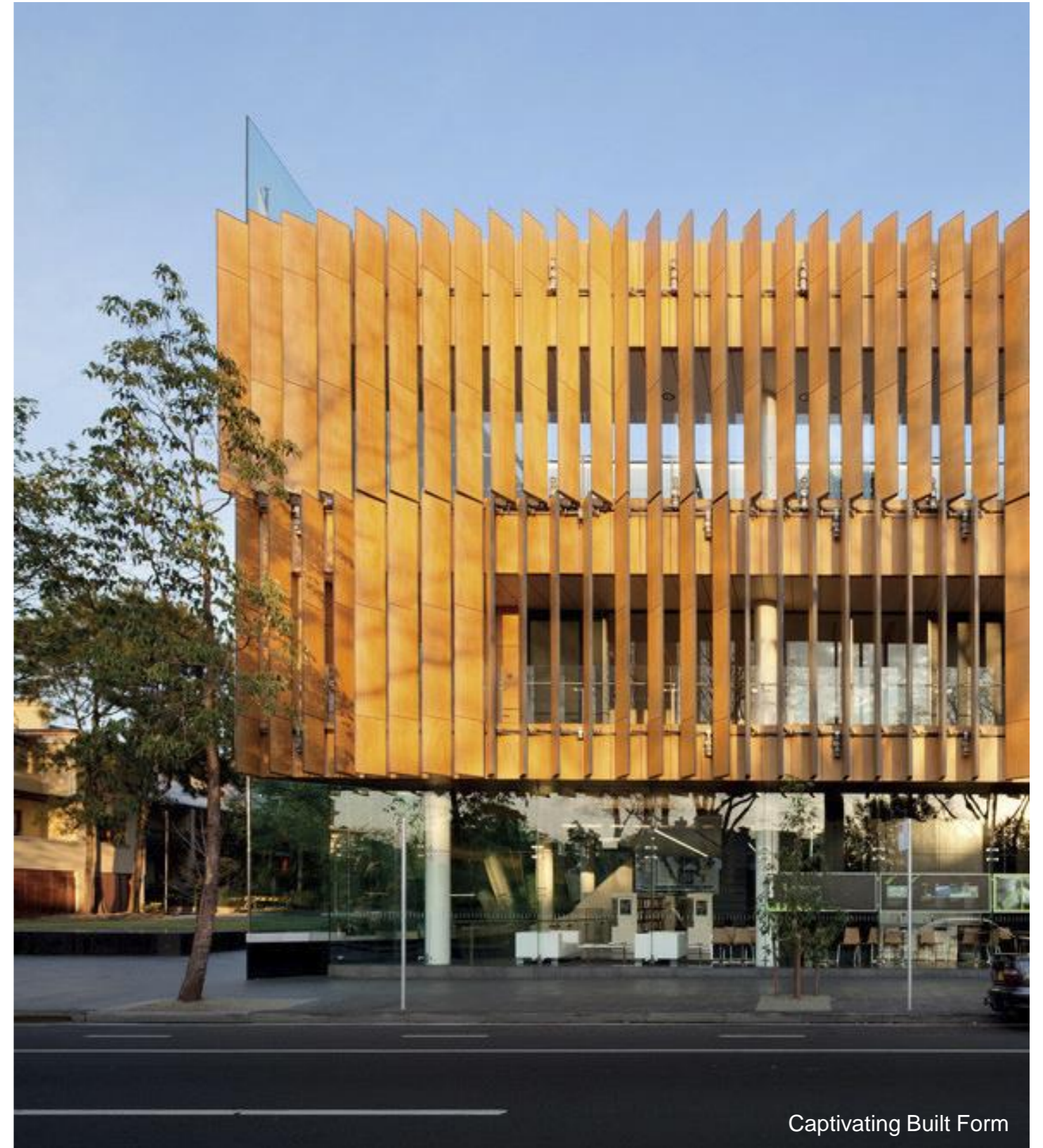
# Central Junction Sub-Precinct Precedents



Open Space and Public Realm Focus



Community Active Spaces



Captivating Built Form

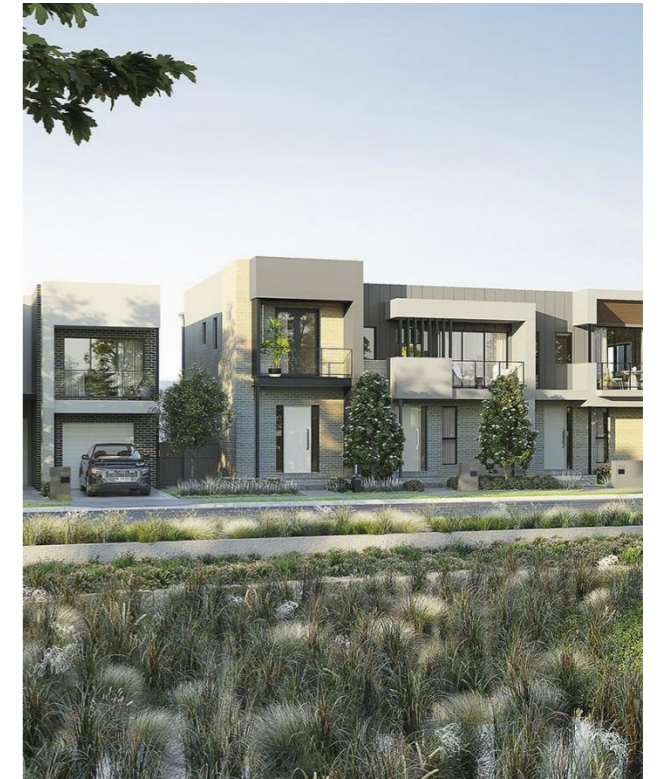
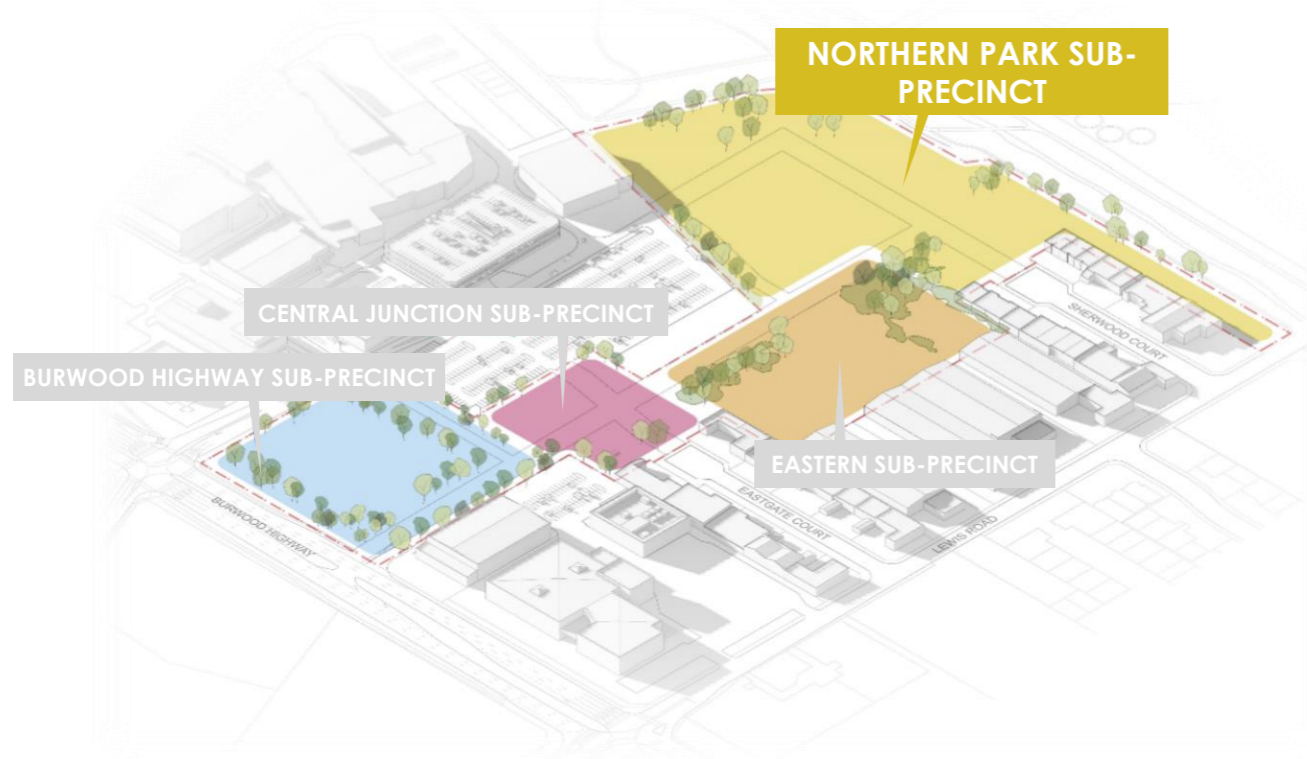
# Eastern Sub-Precinct Precedents



7-9 Level Buildings



# Northern Park Sub-Precinct Precedents

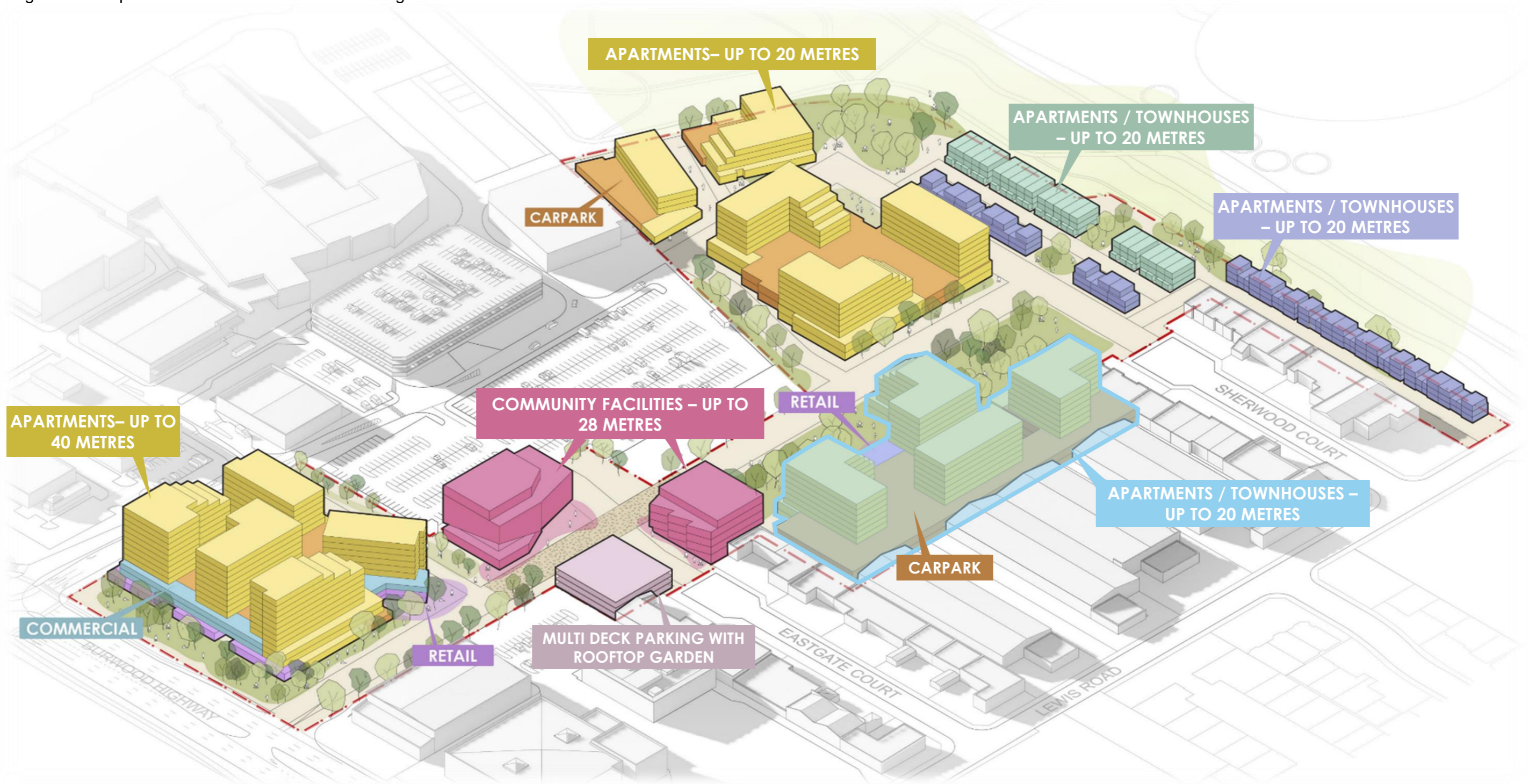


Drawing in Greenery and the Blind Creek

2 & 3 Level Townhouses Backing on Open Space

# Proposed Land Uses & Maximum Heights

Figure 13: Proposed Land Uses and Maximum Heights










Identified height limits are in line with the preferred maximum height limits set out in the Knox Central Structure Plan (2017)



Open  
Space

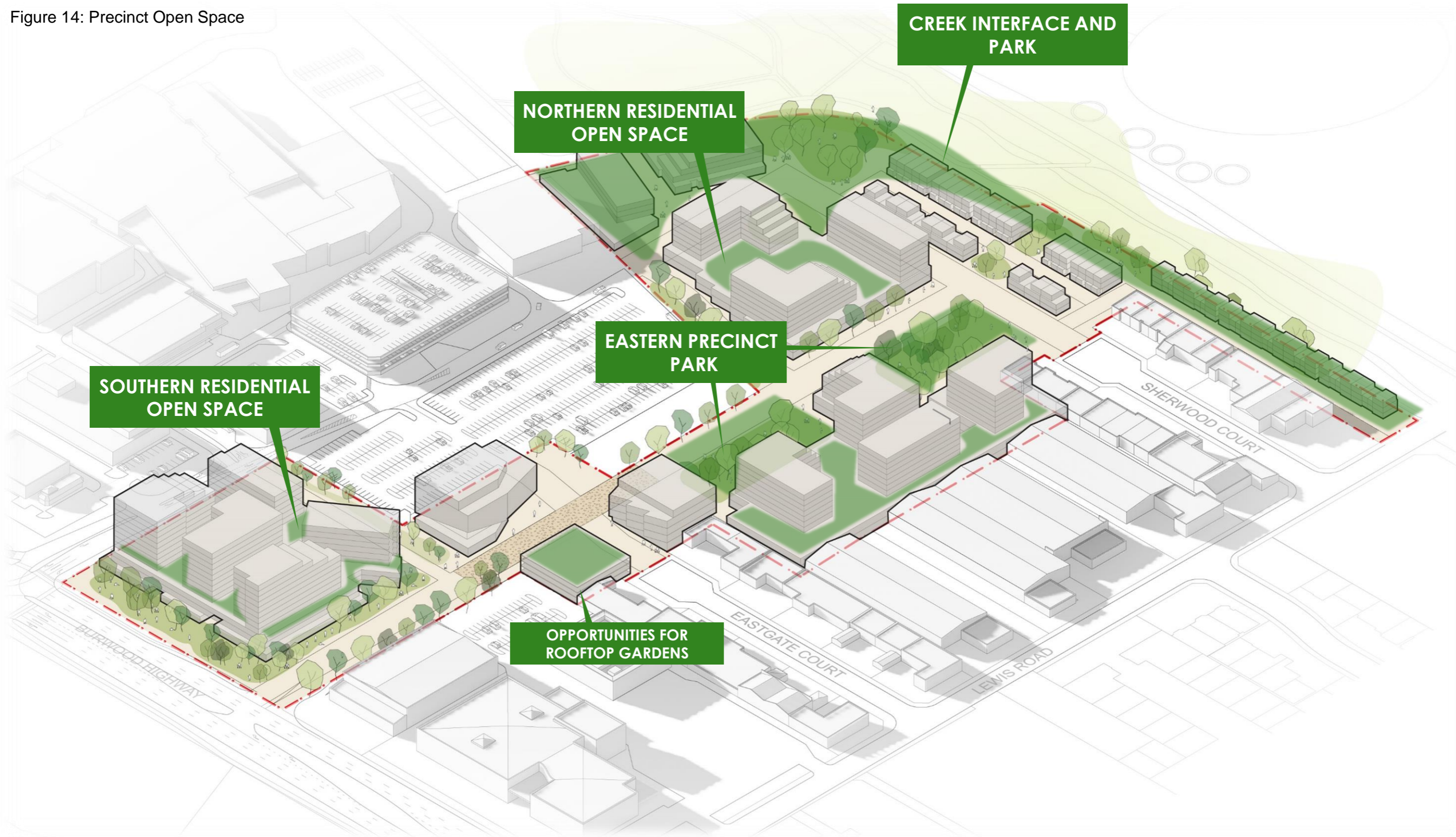
# Open Space Design Guidelines

The following Open Space Design Guidelines were established to guide the Precinct.

Guiding Principles		Details
	<b>Linked and permeable</b>	<ul style="list-style-type: none"> <li>• Clear links to key spaces, that are emphatically public, pedestrian focussed, welcoming, generous and safe.</li> </ul>
	<b>Canopy cover &amp; green</b>	<ul style="list-style-type: none"> <li>• Ensure the public realm is cloaked in a healthy green canopy which retains large healthy trees where possible and selects new ecological sensitive plant species resilient to climate change.</li> </ul>
	<b>Sense of place &amp; identity</b>	<ul style="list-style-type: none"> <li>• Distinct identity through spatial design and architecture as well as appropriate landscape character, furnishings, art and planting selection.</li> <li>• Public art and meaning through collaboration with Traditional Owners and land custodians, including with First Nations artists, in line with the Knox Reconciliation Plan.</li> </ul>
	<b>Sustainable initiatives</b>	<ul style="list-style-type: none"> <li>• Provide solar access to key public spaces.</li> <li>• Water sensitive initiatives.</li> <li>• Appropriate soil depth to enable plantings to thrive.</li> <li>• Durable high quality public realm materials and furnishings.</li> </ul>
	<b>Retain character of habitat zones</b>	<ul style="list-style-type: none"> <li>• Ensure habitat zones retain natural feel and character and are distinct from curated open space areas.</li> <li>• Maximise the ecological function of the habitat zones as natural features while capitalising on them as providing opportunities for neighbourhood amenity.</li> </ul>
	<b>Legibility of urban structure</b>	<ul style="list-style-type: none"> <li>• Provide a strong sense of arrival with through clear sightlines to destination spaces and a legible hierarchy of parks, civic spaces, pedestrian networks and streets.</li> </ul>
	<b>Active edges</b>	<ul style="list-style-type: none"> <li>• Animate the public realm with active edges that foster a spill out of activity.</li> <li>• Link facilities and new active edged developments with an integrated pedestrian network.</li> </ul>

# Proposed Open Space Network

Figure 14: Precinct Open Space



# Creek Interface and Park

**Area:** 8,400m<sup>2</sup>

## Context

- Creek Interface
- Proximity to regional open space - Lewis Park
- Existing trees
- North facing

## Opportunities

- Regional park connections
- Primary passive park to service broader context
- Play, BBQ, shelter, native garden opportunities
- Potential café / alfresco dining to ground floor of adjacent development
- Park could link to civic community use
- Creek Indigenous landscape theme
- Potential for integrated WSUD



# Eastern Sub-Precinct Park

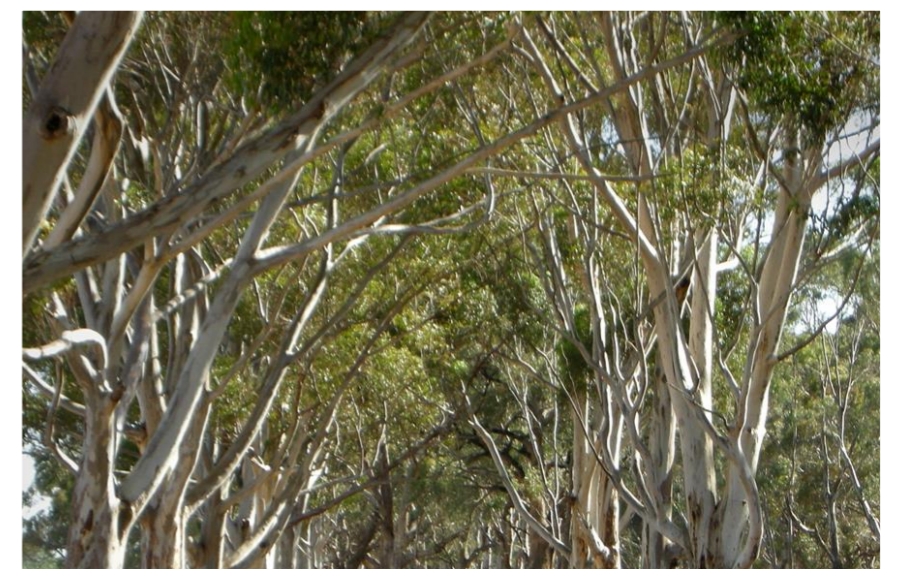
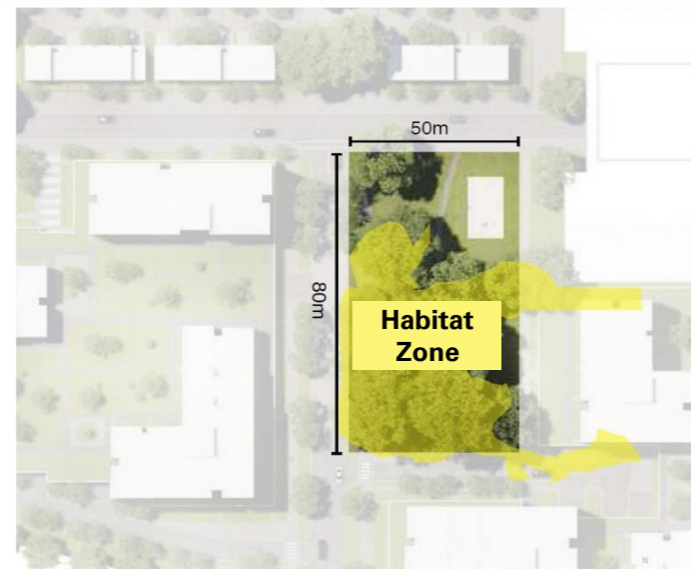
**Area:** 3,000m<sup>2</sup>

## Context

- North Eastern aspect
- Adjacent to central North-South road and Sherwood Court extension
- Existing trees and habitat zone (bright yellow area)

## Opportunities

- Passive recreation
- Minor nature play node
- Public amenities, e.g. BBQ's seating and furniture
- Native garden
- Open lawn
- Circuit paths
- Tree protection area
- WSUD opportunities



# Eastern Sub-Precinct Park

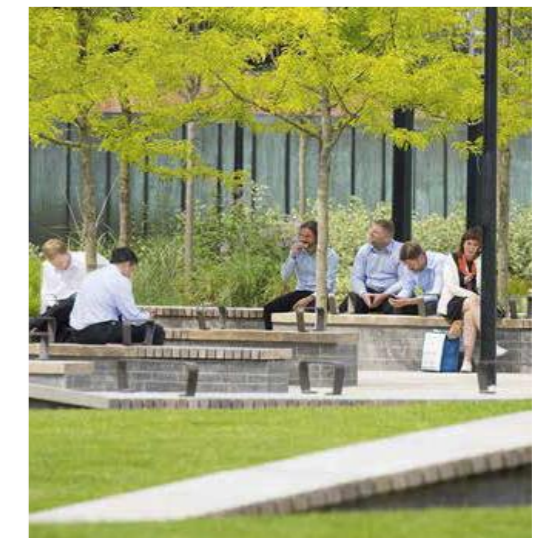
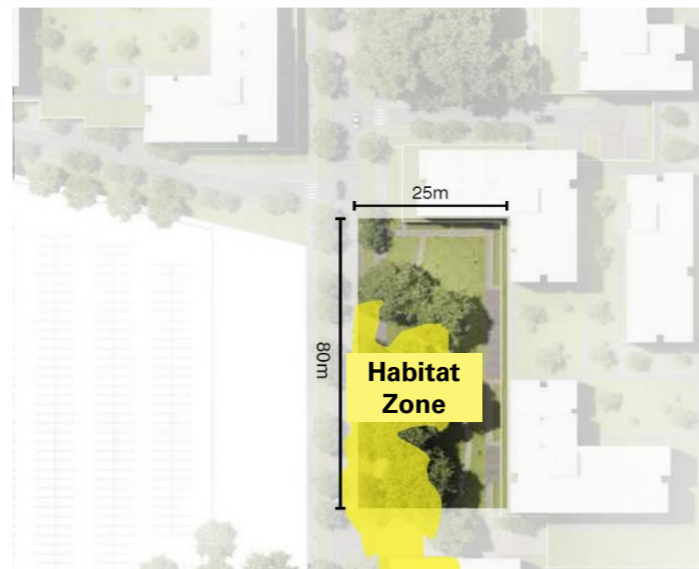
**Area:** 2,200m<sup>2</sup>

## Context

- North Eastern aspect
- Adjacent to central North-South road
- Existing trees and habitat zone (bright yellow area)

## Opportunities

- Passive recreation
- Minor nature play node
- Public amenities, e.g. BBQ's seating and furniture
- Native garden
- Open lawn
- Circuit paths
- Tree protection area
- WSUD opportunities
- Alfresco dining
- Active edges



# Northern Residential Open Space

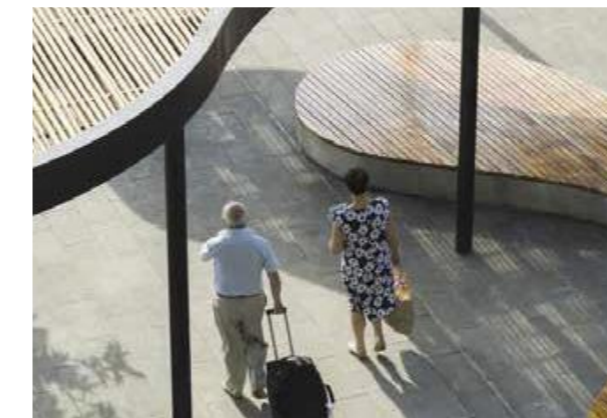
**Area:** 2,300m<sup>2</sup>

## Context

- Residential / Apartment interface
- Northern location
- Potential podium landscape

## Opportunities

- Community focused
- Shared open / park space
- Gardens, BBQs, shelters, productive gardens, small play element, courtyard spaces



# Central Hub

**Area:** 4,500m<sup>2</sup>

## Context

- Proposed land use: central hub plaza / potential interim at-grade carpark / potential future development pad site
- Linked to Knox Central

## Opportunities

- Pedestrian connection to North and South
- Clear links to Knox Central
- Active ground floor
- Pedestrian priority spaces
- Enveloping tree canopy
- Civic furnishing, lighting and paving
- Potential signature art and water element
- Opportunity for potential future development parcel on part of the area



# Southern Residential Open Space

**Area:** 8,700m<sup>2</sup>

## Context

- Residential / Apartment interface
- Southern location
- Potential podium landscape

## Opportunities

- Community focused
- Shared open / park space
- Gardens, BBQs, shelters, productive gardens, small play element, courtyard spaces





# Development Staging

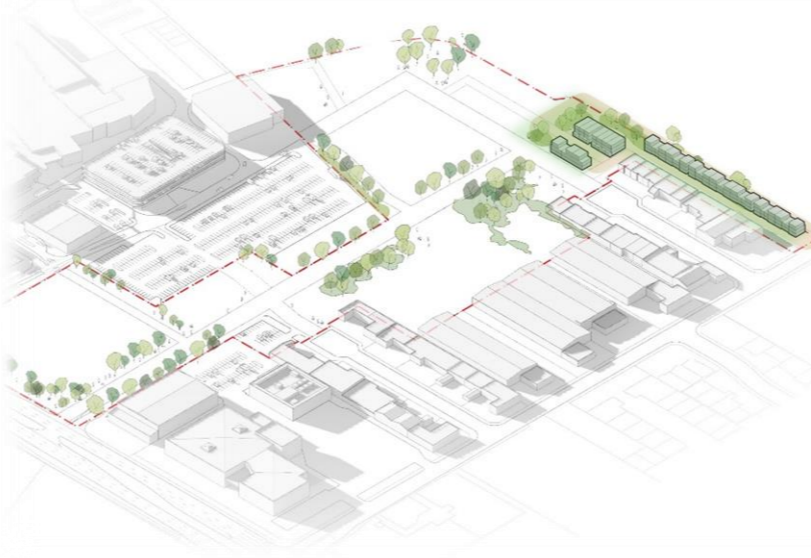
# Indicative Development Staging

High-level indicative development stages of the Precinct have been identified for the purpose of financial modelling and to reflect key opportunities. The development staging is indicative only, does not need to be committed to now and will be subject to market conditions.

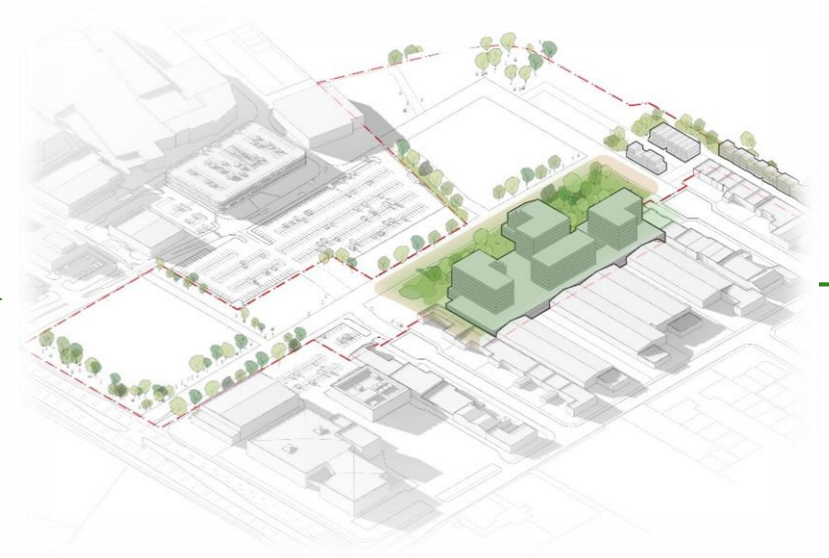
The Eastgate Court area can be developed first, making use of existing road access and framing the Precinct to the north. The potential for townhouse product in this location is likely to be more market-ready than the other parts of the Precinct, benefitting from a north-facing open space interface.

The development of the Eastern Sub-Precinct (Stage 2) will improve the Precinct's current interface with the backs of light industrial and commercial uses fronting Lewis Road, and start to radically transform the Precinct. This stage will populate the new north-south road and leverage existing open space.

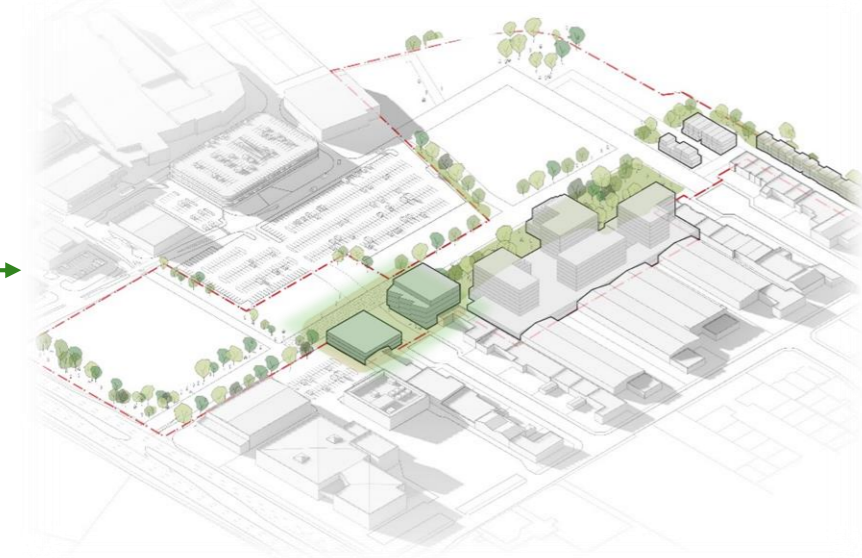
**Stage 1: Bridgewood Court**



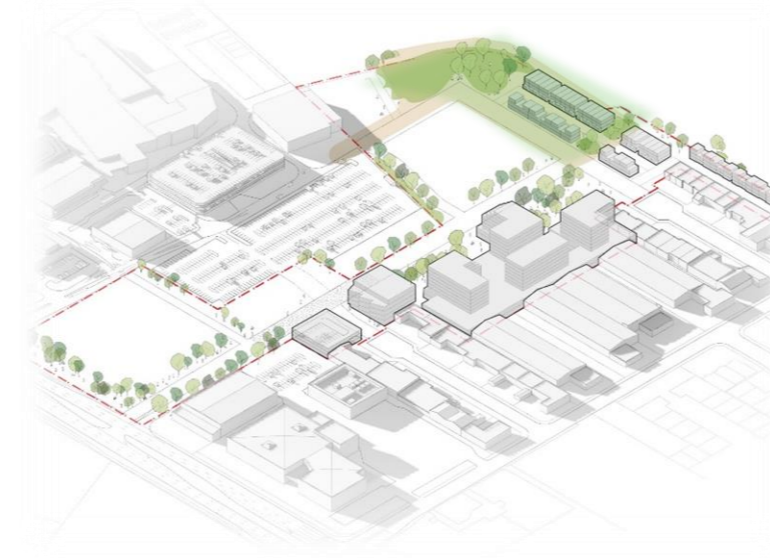
**Stage 2: Eastern Sub-Precinct**



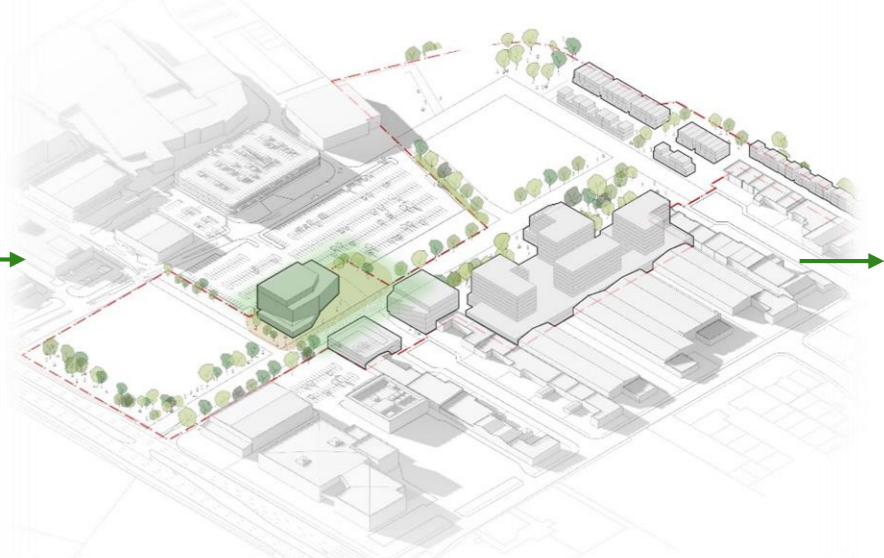
**Stage 3: Civic Core (Part 1)**



**Stage 4: Park-fronting medium density**



**Stage 5: Civic Core (Part 2)**

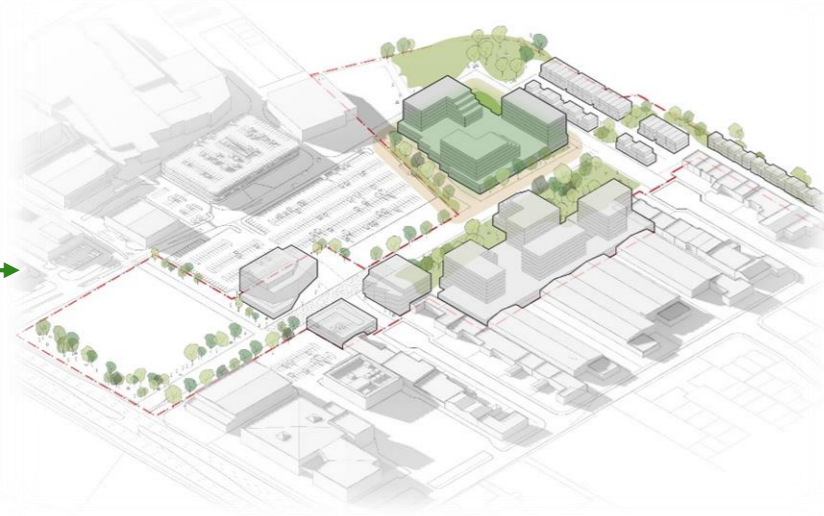


With a critical mass of dwellings now delivered, the civic core (Stage 3 and Stage 5) boasting community facilities and commercial office becomes more viable and provides a central heart for the Precinct.

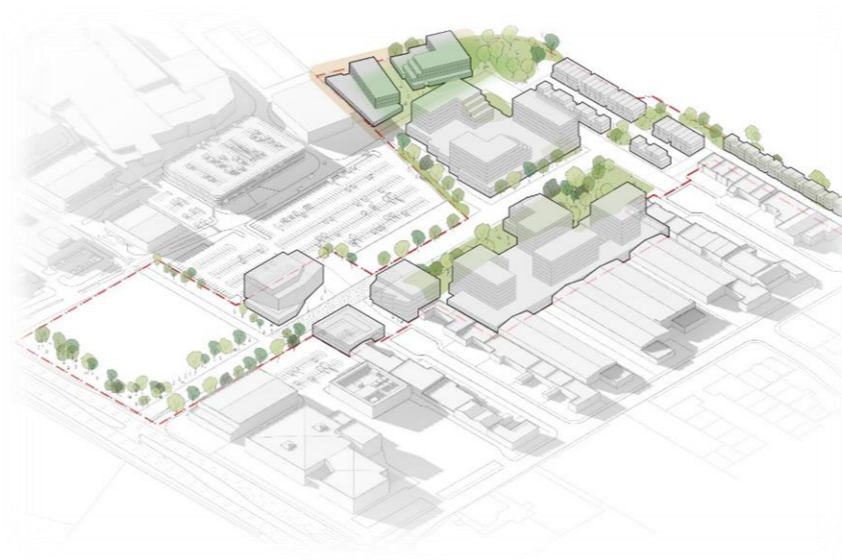
The potential cost of community facilities in the civic core may be supported through the development of Stage 4 for highly attractive north-facing, park-fronting dwellings.

# Indicative Development Staging

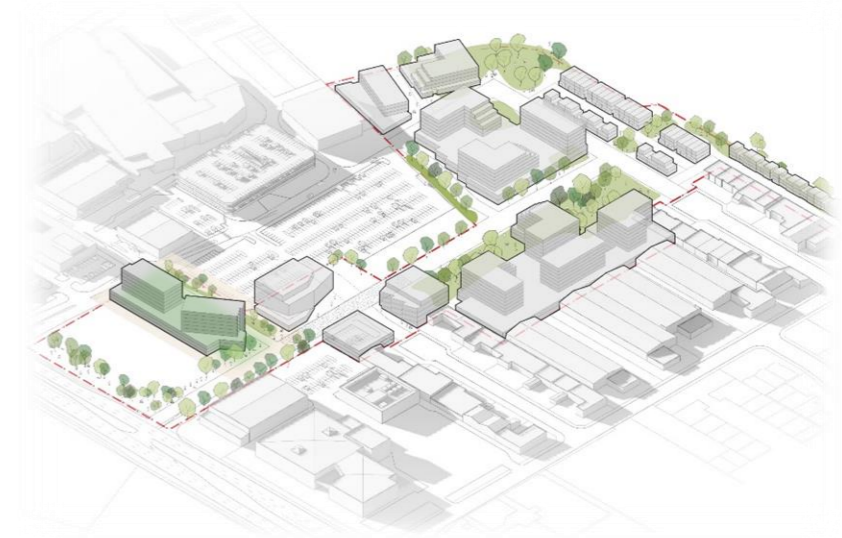
Stage 6: Northern Park (Part 1)



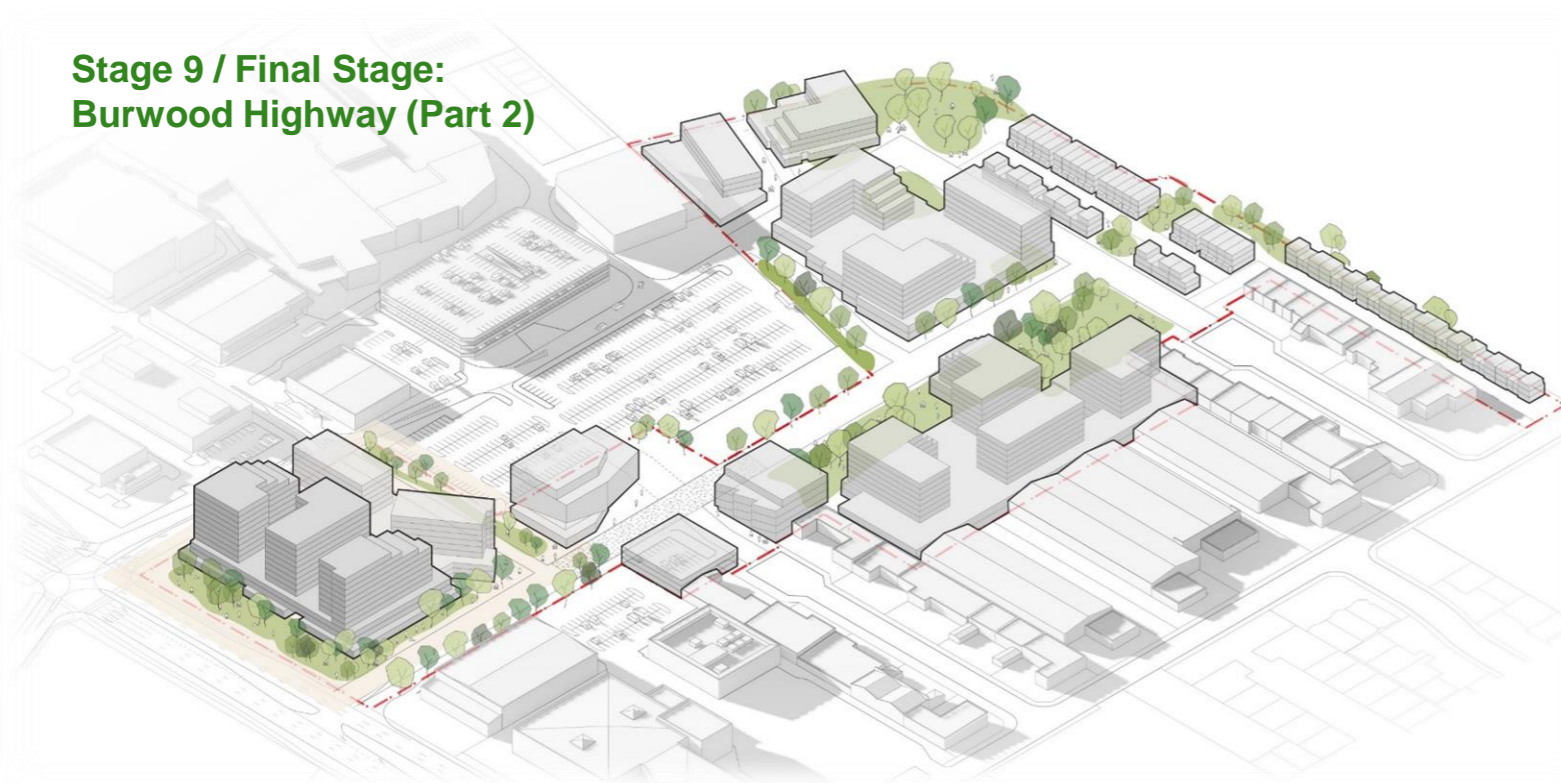
Stage 7: Northern Park (Part 2)



Stage 8: Burwood Highway (Part 1)



Stage 9 / Final Stage:  
Burwood Highway (Part 2)



The final 4 stages of the Precinct development (Stages 6 to 9) deliver higher density clusters along two distinct development fronts – the Northern Park and Burwood Highway.

By this time the Northern Park represents an attractive infill development opportunity surrounded by retail, residential, commercial and natural amenity.

The Burwood Highway parcels will be delivered last, enabling landmark buildings to leverage the substantial community, amenity and infrastructure that has been established in the prior stages.