

22.07 DEVELOPMENT IN RESIDENTIAL AREAS AND NEIGHBOURHOOD CHARACTER

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This policy applies to development on residentially zoned land shown in Figure 1 - Housing Map at Clause 21.06 (Housing).

This policy does not apply to land in a Design and Development Overlay or Development Plan Overlay.

22.07-1 Policy basis

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This policy:

- Provides design guidance to facilitate development that contributes to the strong 'green and leafy' character of Knox and preferred future character of residential areas.
- Implements Clause 15 (Built Environment and Heritage) and Clause 16 (Housing) of the State Planning Policy Framework to take into account the particular needs of Knox.

Development in residential areas needs to respond to the particular built form and natural environment elements that make up the neighbourhood character of Knox. These elements include topography, vegetation, building form, scale, siting, materials and front fencing.

A balance is required to address the changing housing needs of the Knox community, while protecting the City's significant environmental and cultural elements. The *Knox Housing Strategy 2015* seeks to achieve this balance by adopting a scaled approach to residential development.

This approach to housing directs specific types of housing to areas with good access to a range services and infrastructure (Activity Areas and Local Living areas) and away from areas with special local character and significant environmental values (Bush Suburban and Knox Neighbourhood areas).

These outcomes will be achieved by providing housing that:

- has a diversity of housing types and forms in specified locations;
- meets the needs of and is accessible to all groups within the community;
- is well designed and responsive to the local character and environment; and
- recognises that in areas of environmental, biological and landscape significance, these values outweigh the need for urban consolidation.

22.07-2 Objectives

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To facilitate development that is responsive to the unifying 'green and leafy' character of Knox.

To facilitate development that is responsive to the desired future character of the area.

To support sustainable urban growth by directing housing to preferred locations.

To support a range of housing types and forms to meet the needs of the existing and future community.

To support more intensive development in areas where there is access to frequent and reliable public transport services, shopping, employment and community facilities.

To support smaller dwellings (one and two bedrooms) in appropriate locations (Local Living and Activity Areas).

To recognise that the environment significance of the Dandenong Foothills and Sites of Biological Significance (Bush Suburban areas) outweighs the need for urban consolidation within these areas.

To facilitate the design and scale of new development makes a positive contribution to the area's built form.

22.07-3 Bush Suburban14/12/2017
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Bush Suburban areas have distinctive and significant environmental and biological values.

Preferred Future Character

Bush Suburban areas will:

- Contribute to the protection and enhancement of Knox's distinctive environmental and biological values.
- Continue to be low-scale neighbourhoods where significant indigenous and native vegetation is retained and complemented.
- Require built form that is subservient to the area's landscape dominant character.

Preferred Dwelling Typologies

- In Bush Suburban areas it is policy to support detached dwellings and dualoccupancies.

Design Objectives and Guidelines

It is policy that the following Design Objectives and Guidelines are addressed when considering any application to develop land:

Design Objectives

- To retain canopy trees and encourage the new planting of indigenous canopy trees.
- To maintain the continuity of vegetation and landscape character around and in front of dwellings.
- To avoid buildings being prominent from the street.
- To avoid the loss of front and rear garden space.
- To avoid the dominance of car storage facilities from the street.

Design Guidelines

- Design buildings to be nestled and tucked into the landscape.
- Design buildings to accommodate landscaping including canopy trees in front and rear gardens.
- Retain existing canopy trees and understorey planting, wherever possible.
- Plant indigenous and native canopy trees in accordance with the requirements of the applicable zone schedule.
- Locate carports and garages behind the line of the dwelling or in the rear yard.
- Provide single crossovers for driveways.
- Minimise the amount of paving in front yards and driveways.
- Design new buildings to incorporate pitched, hipped or gabled roof forms.
- Significantly setback first floor levels from the ground floor level.
- Provide no, low or transparent front fencing.

22.07-4 Knox Neighbourhood14/12/2017
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Knox Neighbourhood areas have the characteristics that many people value about living in Knox – a sense of open space, fresh air, trees and large backyards. In this sense, they are 'typical Knox' and represent the majority of Knox's residential areas. Some areas have access to bus services, but in many locations the car is the main way of getting around.

Preferred Future Character

Knox Neighbourhood areas will:

- Continue to be low-scale neighbourhoods, characterised by detached houses and dual occupancies; with some villa unit developments on larger blocks.
- Retain their green and leafy identity and character through the retention of front and back yards, and the establishment of a garden setting that includes canopy trees.

Preferred Dwelling Typologies

- In Knox Neighbourhood areas, it is policy to support detached dwellings, dual occupancies and villa unit developments (more than two dwellings) on lots greater than 1,000 square metres.

Design Objectives and Guidelines

It is policy that the following Design Objectives and Guidelines are addressed when considering any application to develop land:

Design Objectives

- To retain and enhance the streetscape by the planting of appropriate trees on private land.
- To avoid the dominance of buildings from the street.
- To avoid the loss of front and rear garden space.
- To avoid the dominance of car storage facilities from the street.
- To retain large backyards for landscaping and open space.
- To require buildings to reflect the prevailing scale of buildings in the street.

Design Guidelines

- Design buildings to accommodate landscaping including canopy trees in front and rear gardens.
- Retain existing canopy trees and understorey planting, wherever possible.
- Provide a landscaped front and rear yard and plant indigenous canopy trees in accordance with the requirements of the applicable zone schedule.
- In developments of three or more dwellings, require the rear dwelling to be single storey in height.
- Provide single crossovers for driveways.
- Locate carports and garages behind the line of the dwelling or in the rear yard.
- Minimise the amount of paving in front yards and driveways.
- Design new buildings to incorporate pitched, hipped or gabled roof forms.
- Significantly set back first floor levels from the ground floor level.
- Provide no, low or transparent front fencing.

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Local Living

Local Living areas are focused around the Wantirna Mall, Scoresby Village, Mountain Gate and Studfield activity areas. These areas are within walking distance of local shops and have access to several transport options.

Preferred Future Character

Local Living areas will:

- Contribute to creating quality designed detached houses, dual occupancies, villa units and townhouses.
- Contribute to and enhance the 'green and leafy' identity and character of the area.
- Improve the 'village feel' of local shopping areas, by providing medium density housing in the form of dual occupancies, villa units and townhouses.

Preferred Dwelling Typologies

- In Local Living areas, it is policy to encourage detached dwellings, dual occupancies, villa units and townhouses.

Design Objectives and Guidelines

It is policy that the following Design Objectives and Guidelines are addressed when considering any application to develop land:

Design Objectives

- To support high quality, innovative architectural design and a diversity of housing stock.
- To support quality, innovative architectural design.
- To support a diversity of housing stock, with an increase in smaller dwellings (one and two bedrooms).
- To integrate new styles of housing within existing streetscapes.

Design Guidelines

- Retain existing canopy trees and understorey planting, wherever possible.
- Provide a landscaped front yard, including the planting of canopy trees in accordance with the requirements of the applicable zone schedule.
- Locate carports and garages behind the line of the dwelling or in the rear yard.
- Provide single crossovers for driveways.
- Minimise the amount of paving in front yards and driveways.
- Significantly set back first floor levels from the ground floor level.
- In developments of three or more dwellings, ensure that the rear dwelling is single storey in height.
- Provide no, low or transparent front fencing.

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Activity Areas

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Activity Areas are located either on the SmartBus route or close to regional infrastructure such as train stations, bus interchanges, universities, large shopping centres, leisure facilities and employment opportunities.

Preferred Future Character

Activity Areas will:

- See the most substantial change in housing styles than other areas in Knox.
- Balance retaining the 'green and leafy' character when viewed from the street, whilst allowing more intensive residential development.

- Support new residential development that is well designed both architecturally and functionally.

Preferred Dwelling Typologies

- In Activity Areas, it is policy to encourage villa units, townhouses and apartments.

Design Objectives and Guidelines

It is policy that the following Design Objectives and Guidelines are addressed when considering any application to develop land:

Design Objectives

- To support high quality, innovative architectural design and a diversity of housing stock.
- To support a diversity of housing stock, with an increase in smaller dwellings (one and two bedrooms).
- To minimise the appearance of site services to adjoining public and private areas.
- To establish new styles of housing within existing streetscapes.
- To establish consistent street setbacks as part of the future character of the area.

Design Guidelines

- Orient and design buildings to maximise key views to the Dandenong Ranges, other local landmarks and open space.
- Provide a landscaped front yard, including the planting of canopy trees in accordance with the requirements of the applicable zone schedule.
- Retain existing canopy trees, wherever possible.
- Plant canopy trees in accordance with the requirements of the applicable zone schedule.
- Locate carports and garages behind the line of or underneath the dwelling or in the rear yard.
- Provide single crossovers for driveways.
- Minimise the amount of paving in front yards and driveways.
- Significantly set back first and second floor levels from the ground floor level.
- Provide wide, upper floor balconies fronting the street and any adjoining public open space to maximise passive surveillance.
- In developments of three or more dwellings, provide a mix of dwelling sizes (number of bedrooms). At least one dwelling should contain a bedroom, kitchen, bath or shower, and a toilet and wash basin at ground floor level.
- Provide no, low or transparent front fencing.

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Accessible Design

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Design Objectives

- To require the design of new development to consider the needs of people with limited mobility.

Design Guidelines

- Provide a clear and accessible path from the street to the front door.

- Require dwellings with ground floor level entrances to be visitable by people with limited mobility.
- Where possible, the entries of all dwellings should be visible from the street.
- Provide wide and sheltered step-free entries.
- In developments of three or more dwellings, provide at least one dwelling with a bedroom, kitchen, bath or shower, and a toilet and wash basin on the same level as the entrance to the dwelling.

22.07-8 Architectural Design

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Design Objectives

- To require the design and scale of new development to be consistent with the housing type(s) encouraged in each area and make a positive contribution to the built form of the area.

Design Guidelines

- Provide an appropriate degree of visual interest and articulation to present an appropriate scale and detail to the street frontage and adjoining sites.
- Design street facades with an appropriate scale, rhythm and proportion, which respond to the site's context.
- Support opportunities for social interaction at interfaces between the public and private areas, spaces and facilities within multi storey residential and mixed use developments.
- Design development along public spaces and creek corridors to front those public areas.
- Design development along main road corridors to:
 - emphasise views to the Dandenong Ranges;
 - provide opportunities for passive surveillance to the road frontage; and
 - incorporate landscaping that contributes to the 'Bush Boulevard' character.
- Avoid large blank walls and facades.
- Require site services and car parking areas are sensitively designed and sited so as to be as visually unobtrusive as possible, from the street and adjoining sites.
- Require an appropriate design response for signage, buildings and structures.
- Screen unattractive buildings and developments through planting.
- Integrate elements into the design of the building/s and facades, including: security grills/screens, ramps, carpark entry doors, shading and screening structures, drain pipes, air conditioning units, lift over-runs, plant and communication equipment and other building services.
- Provide large and useable open spaces to maximise solar access.
- Consider including green roofs and walls.

22.07-9 Housing for aged persons

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Design Objective

- To facilitate development of specialised housing for aged persons that provides a range of on-site services to residents, or can be adapted to do so over time.
- To require development of specialised housing for aged persons to minimise impacts on the surrounding area.

Design Guidelines

- Provide a variety of communal public and private open spaces that:
 - link with open space networks in surrounding areas; and
 - are designed to support a variety of events and activities and facilitate informal social interaction.
- Include accessible paths on-site that link on-site facilities and services, and with networks in surrounding areas (particularly key destination points such as public transport stops, local shops etc).
- Integrate the development with the surrounding neighbourhood by providing, for example:
 - lower scale buildings fronting the street and other public spaces; and
 - paths on-site that link with networks in surrounding areas (particularly key destination points such as public transport stops and local shops).
- Include accessible paths that link on-site facilities and services. Paths should be non-slip, wide enough to allow different users to safely use the path at different speeds and have dropped kerbs to road level.
- Provide seating and shade at regular intervals along paths.
- Provide some affordable housing options in the development, including social housing.
- Protect special views, such as to the Dandenong Ranges.

22.07-10 Policy references

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Knox Housing Strategy, Knox City Council, 2015

Knox Urban Design Framework 2020, Knox City Council, 2003

Knox Affordable Housing Action Plan 2015-2020, Knox City Council, 2015