

21.05 HOUSING

17/11/2016
C137

21.05-1 Housing Overview

17/11/2016
C137

The Housing theme implements the *Knox Housing Strategy 2015*. The preferred locations for different types of housing are shown on the Residential Policy Map included in this Clause.

Key Influences

The *Knox Housing Strategy 2015* has been developed to respond to the following key issues:

- The predominant household within the City of Knox comprises families with children and this has remained fairly constant in recent times. However, household composition is changing and becoming more diverse, with modest increases in lone person and couples without children households.
- The Knox population is ageing, with one in four residents aged over 55 in 2011. The municipality has the opportunity to encourage ‘ageing in place’ through continued support of aged care facilities and social housing, and an increase in smaller dwellings
- The availability of land within the municipality is limited, resulting in increasing pressure for infill development within established suburbs.
- Single dwellings on large blocks remain the dominant form of housing. In recent times, there has been an increase in the number of villa units, townhouses and apartment buildings in the municipality, to respond to the community’s demand for different types of housing.
- There is an undersupply of affordable housing within the City of Knox, which has contributed to high levels of mortgage stress within some parts of the municipality.
- Bushfire risk is a significant issue in parts of Knox, particularly in the foothills of the Dandenong Ranges and Lysterfield. Consideration to bushfire issues is required in the planning, siting and design of housing in these areas.

Knox Housing Strategy 2015

In managing the City of Knox’s current and future housing needs, Council supports a scaled approach to residential development. This scaled approach recognises that some parts of the City will need to accommodate change, due to population growth and the community’s changing household needs. In other areas, there will be limited change in order to enhance Knox’s green and leafy character and protect areas of environmental significance.

A third of the municipality is located within the Dandenong Foothills and is recognised as having a strong environmental character, with limited capacity for new residential development due to the topography, flora and fauna values and in some parts, the risk of bushfire. Other areas of the municipality also contain significant indigenous flora and fauna species that have been identified as Sites of Biological Significance. The scaled approach to residential development seeks to direct growth out of these significant areas and towards the City’s activity areas and other locations well located to public transport, shopping, employment and community services.

The *Knox Housing Strategy 2015* identifies four distinct residential areas that support the scaled approach to residential development. Within each area, a different level of change is anticipated to respond to the City’s current and future housing needs. The vision for each of these areas is:

Bush Suburban	Bush Suburban Areas includes two distinct areas: the Dandenong Foothills and the Sites of Biological Significance. These areas have distinctive and significant biological values. Limited and low scale residential development is anticipated in these areas in order to protect the environmental and biological qualities that make these areas distinct.
Knox Neighbourhood Areas	Knox Neighbourhood Areas represent the majority of Knox's residential areas and have a sense of spaciousness within the public and private realm. These areas will continue to be low-scale neighbourhoods, characterised by detached dwellings with large backyards which contribute to the area's green and leafy character.
Local Living Areas	Local Living Areas are focused around the larger local villages of Wantirna Mall, Studfield, Scoresby Village and Mountain Gate. These areas are within walking distance of local shops and have good access to public transport. Medium scale residential development that contributes to the green and leafy character of the area is encouraged within these areas.
Activity Areas	Knox's Activity Centres contain a range of shops, services and employment and have good access to a range of public transport options. A greater range and increased densities of residential development are encouraged within these areas.

Each of these areas will develop a distinct neighbourhood character that will contribute to the liveability, high amenity and environmental values of the municipality. Development in residential areas will need to respond positively to the desired future character of the local area and take account of the particular built form and natural environmental elements that make up the neighbourhood character of Knox. The strong landscape character is the unifying element of the neighbourhood character of Knox.

The Foothills area and many Activity Centres in Knox are subject to separate guidance based on Structure Plans, Built Form Guidelines and Urban Design Frameworks. In addition there are a number of sites where site specific guidance has been prepared and applied in the form of Development Plan Overlays or Design and Development Overlays.

The intent of the *Development in Residential Areas and Neighbourhood Character Policy* (Clause 22.07) is to ensure that residential development provides an appropriate design response that complements and respects the preferred housing types of each area.

Strategic Investigation Sites

Strategic Investigation Sites are generally sites that are not currently used for residential purposes, such as quarries, schools and golf courses. They are sites where the current land use is likely to change in a short to mid-term timeframe, and *could* be suitable for future residential development (either entirely or in part). Strategic Investigation Sites are indicated in Map 1 to this Clause and Map 1 to Clause 21.07 Economic Development. Strategic guidance for these sites is provided in the *Knox Housing Strategy 2015*.

21.05-2

17/03/2016
C131

Housing Objectives and Strategies

Objective 1

To support residential development in accordance with the *Knox Housing Strategy 2015*, which identifies a scaled approach to residential development.

Strategies

- Support residential development that is consistent with preferred dwelling typologies for each area.
- Direct growth away from Bush Suburban and Knox Neighbourhood areas.
- Direct housing growth toward Local Living and Activity Areas.

Objective 2

To support a diversity of housing choice in appropriate locations.

Strategies

- Encourage a diversity of housing styles, types, forms and sizes to cater for the changing needs of the community.
- Encourage developments of three or more dwellings in Activity Areas and Local Living areas to include a mix of dwelling sizes (including 1 and 2 bedroom dwellings), to respond to a shortfall in the number of smaller sized dwellings within the municipality.
- Increase the supply of social housing.
- Discourage the intensification of urban development in areas that are susceptible to bushfire events, particularly in the foothills of the Dandenong Ranges and Lysterfield.
- Discourage the development of villa units, townhouses and apartments in Bush Suburban areas.
- Discourage the development of townhouses and apartments in Knox Neighbourhood areas.
- Limit further subdivision and rezoning of land for urban purposes where there is a high risk of bushfire.
- In areas which are of high bushfire risk buildings are to be sited, designed, constructed and managed to meet the requirements of the relevant fire authority in respect to minimising the impact of ember attack, radiant heat and direct flame contact from a bushfire.

Objective 3

To ensure the quality of housing design in Knox is improved to better respond to neighbourhood identity and to create a stronger sense of place.

Strategies

- Ensure that residential development enhances the City's "green and leafy" image.
- Support development that makes a positive contribution to the preferred future character of the area.
- Ensure the height of new housing development in the Dandenong Foothills is below the dominant tree canopy height.
- Require that housing in association with neighbourhood centres in the Dandenong Foothills demonstrate a positive contribution to local character.
- Support development that is innovative, environmentally sustainable, accessible and site responsive.

Objective 4

To protect and enhance the landscape and environmental values of natural areas of significance within the municipality.

Strategies

- Recognise that the environment and landscape significance of the Dandenong Foothills outweighs the need for urban consolidation in the Foothills.
- Direct significant growth in housing stock to locations outside of the Bush Suburban areas to ensure the protection of the sensitive biological, environmental and landscape qualities of these areas.

- Require new housing development to preserve natural landscape features and create habitat.
- Ensure that development retains indigenous vegetation in areas that have been identified as Sites of Biological Significance.

Objective 5

To ensure that residential development better responds to the community's current and future needs, and allows people to 'age-in-place'.

Strategies

- Support the provision of a diverse range of housing, including smaller scale dwellings, consistent with Map 1 at this clause.
- Support the development of new residential aged care facilities, except in Bush Suburban areas.
- Support the diversification of existing aged care facilities to provide a range of housing and care levels on-site.

21.05-3

17/03/2016
C131

Housing Implementation

These strategies will be implemented by:

Using zones, overlays, policies and the exercise of discretion

- Applying the Neighbourhood Residential Zone – Schedule 1 to the Bush Suburban - Dandenong Foothills Area.
- Applying the Neighbourhood Residential Zone – Schedule 2 to the Other Bush Suburban Areas.
- Applying the General Residential Zone – Schedule 2 to Knox Neighbourhood Areas.
- Applying the General Residential Zone – Schedule 3 to Local Living Areas.
- Applying the Residential Growth Zone – Schedule 1 to Activity Areas, where no other guidance applies.
- Applying the General Residential Zone – Schedule 4 and the Residential Growth Zone – Schedule 2 to Bayswater and Boronia Major Activity Centres.
- Applying the Commercial 1 Zone within activity centres to encourage higher density development, including residential uses.
- Applying the *Dandenong Foothills* local policy at Clause 22.01.
- Applying the *Knox Central Principal Activity Centre* local policy at Clause 22.04.
- Applying the Development in Residential Areas and Neighbourhood Character local policy at Clause 22.07.
- Applying the *Ferntree Gully Village* local policy at Clause 22.11.
- Applying the Residential Land Use and Development within the Commercial 1 Zone local policy at Clause 22.12.
- Applying the *Rowville Plan* at local policy Clause 22.13.
- Applying the Knox Urban Design Framework 2020 (2003).
- Applying the Bayswater Major Activity Centre including Key Redevelopment Sites local policy at Clause 22.05.
- Applying the Boronia Activity Centre local policy at Clause 22.06.

- Applying the Rowville Activity Area local policy at Clause 22.13.
- Applying any structure plan that has been completed for an activity centre in the assessment of residential development proposals within the study area.
- Applying the Dandenong Foothills overlays to the Dandenong Foothills Policy Area.
- Applying appropriate planning controls to Strategic Investigation Sites identified in the *Knox Housing Strategy 2015*.
- Applying a Development Contributions Plan as required.
- Applying a Bushfire Management Overlay to areas identified as being of high bushfire risk.

Undertaking further strategic work

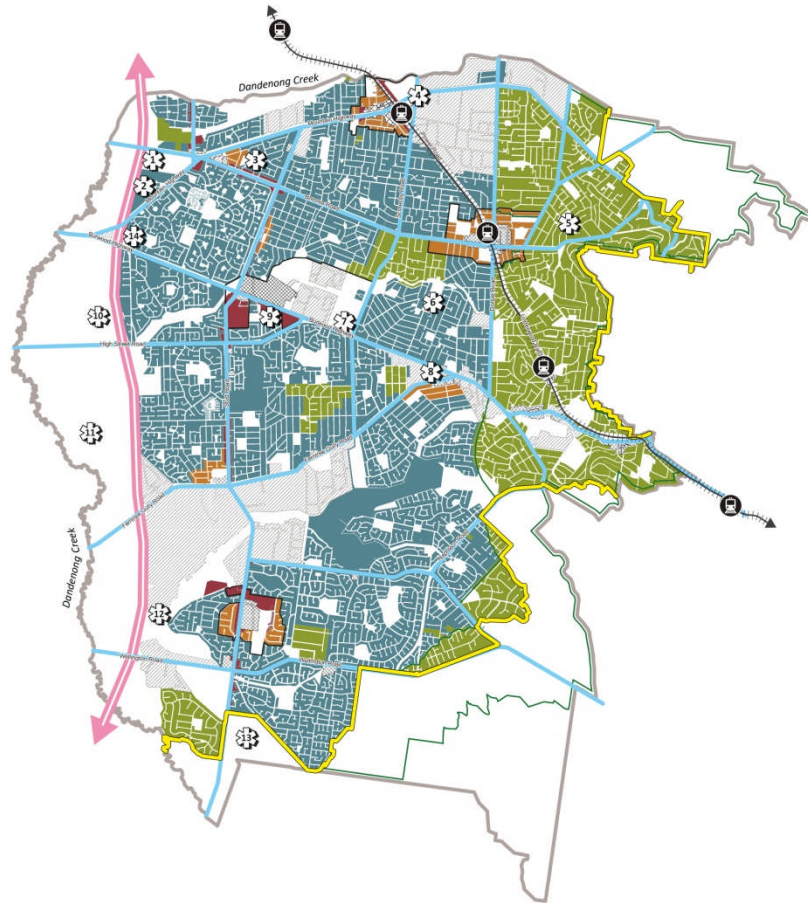
- Investigate the application of Development Contribution Plan Overlays for activity centres and strategic redevelopment sites to contribute to service and infrastructure improvements needed to support increases in population resulting from development.
- Prepare and implement Structure Plans and built form guidance for smaller Activity Centres in the Dandenong Foothills and centres that do not currently have locally specific guidance.
- Review the Boronia Structure Plan (Boronia ‘Your Place, Your Life, Our Future’ Structure Plan 2006).
- Amend the Knox Planning Scheme to include an *Environmental Sustainable Design Policy*, to ensure the consideration of Environmentally Sustainable Design (ESD) principles in the design stage of residential development.

Undertaking other actions

- Monitor the implementation of the *Knox Housing Strategy 2015* on an annual basis; to ensure that planning policies are meeting the housing needs of the Knox community.
- Implement the Knox Affordable Housing Action Plan.
- Encourage the provision of affordable housing for all types of households through development of partnerships with community housing providers and/or through an advocacy role.
- Partner with State Government to pilot any appropriate sustainability initiatives.
- Advocate to the State and Commonwealth governments for service and infrastructure improvements, particularly in Activity Areas and Local Living Areas.
- Direct more Council services and infrastructure improvements to Activity Areas and Local Living areas.
- Investigate the application of Development Contribution Plan (DCP) Overlays that require the planning permit applicant to contribute towards the cost of service and infrastructure improvements needed to support the additional population resulting from a development.
- Implement Place Program initiatives in various locations across the municipality to enable these locations to continue to play the important role they have for people to live, work and play locally.
- Continue to implement adopted Structure Plans for Activity Areas.
- Continue to implement economic development initiatives to ensure Knox’s strategic employment areas grow and prosper to support the current and future communities of Knox.

- Implement other key Council strategies and plans such as the *Knox Liveable Streets Plan 2012-2022* and *Open Space Plan 2012-2022* to ensure that improvements to streets and open space support Knox residents, particularly in Activity Areas and Local Living areas.
- Work with land owners of Strategic Investigation Sites and the surrounding communities during future strategic planning process and any associated rezoning process to ensure that future residential (and non-residential) development reflects the guidance provided in the *Knox Housing Strategy 2015*.
- Develop publications to provide further advice and direction to permit applicants on specific aspects of design such as accessible and sustainable design and quality architectural design.
- Work with the design and development industry to build knowledge and expertise in quality design.
- Obtain expert design advice on proposals during the early stages of the planning permit application process to improve the quality of design.

HOUSING FRAMEWORK



LEGEND

- MUNICIPAL BOUNDARY
- ⚙️ RAIL CORRIDOR / TRAIN STATION
- DECLARED ARTERIAL ROAD
- EASTLINK
- URBAN GROWTH BOUNDARY
- ACTIVITY AREA
- LOCAL LIVING
- KNOX NEIGHBOURHOOD
- BUSH SUBURBAN

- NON-RESIDENTIALLY ZONED LAND (EG PARKS, SCHOOLS, QUARRIES)
- DANDENONG FOOTHILLS: LIMITED HOUSING OPPORTUNITIES
- ACTIVITY CENTRE BOUNDARY
- ▨ MIXED USE AREAS (RETAIL/COMMERCIAL/RESIDENTIAL)
- ▨ COMMERCIAL/INDUSTRIAL AREAS

STRATEGIC INVESTIGATION SITES*

- 1 & 2 Wantirna Health Precinct (706, 750-750A and 760 Boronia Road; and 203 and 251 Mountain Highway, Wantirna)
- 3 Wantirna Heights School
- 4 Bayswater Triangle (bound by Scoresby Road, Mountain Highway and Station Street)
- 5 Boronia Heights College
- 6 Norvel Road Quarry, Ferritree Gully
- 7 DPI Site (609-621 Burwood Highway, Knoxfield)
- 8 Mountain Gate Triangle
- 9 Knox Village Retirement Village (Burwood Highway)
- 10 Jenkins Orchard (1201-1211 High Street Road and Lot 12 Pumps Road, Wantirna South)
- 11 Boral Quarry (191 George Street, Wantirna South)
- 12 Kingston Links Golf Club
- 13 Waverley Golf Club (and adjoining sites on Stud Road)
- 14 Camel Corner (land known as part of 25 Burwood Highway; 55 Burwood Highway; 56 Mountain Highway and unreserved Crown Land (Parcel 196) Wantirna)

* See also Clause 21.07 Economic Framework Map