

22.12 RESIDENTIAL LAND USE AND DEVELOPMENT WITHIN THE COMMERCIAL 1 ZONE

10/08/2017
C162

This policy applies to:

- Residential land use and development
- Mixed use development which includes a residential use in the Commercial 1 Zone, except where an Urban Design Framework, Built Form Guidelines or Structure Plan has been adopted.

22.12-1 Policy basis

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This policy applies the following SPPF objectives to local circumstances – Clause 11 (Settlement), Clause 11.01 (Activity Centres), Clause 11.04 (Metropolitan Melbourne), Clause 15 (Built Environment and Heritage) and Clause 16 (Housing).

The *Knox Housing Strategy 2015* recognises the potential for increased residential densities within the City's activity centres.

This policy seeks to ensure that residential land use and development within activity centres is consistent with the role of the centre and that development is appropriate within its context.

22.12-2 Objectives

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- To encourage residential land use and development within commercial centres that is complementary to the role and scale of the centre.
- To ensure that new residential development within commercial centres is designed and constructed to a high standard of visual appearance and makes a positive contribution to the public realm.
- To ensure that new development is appropriate to the scale of nearby buildings, streets and public spaces.
- To ensure that new residential development provides adequate car parking for residents and visitors.
- To protect the amenity of surrounding residential areas from unreasonable impacts.
- To ensure that the landscape character of the Foothills area is protected.

22.12-3 Policy

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It is policy to consider:

- The following clauses of the Knox Planning Scheme:
 - 55.01
 - 55.02-2 to 55.02-5
 - 55.03-6 to 55.03-7 and 55.03-9 to 55.03-10
 - 55.04-3 and 55.04-6 to 55.04-8
 - 55.04-1 and 55.04-4 to 55.04-5 in relation to adjoining dwellings in a Residential Zone
 - 55.05-1 to 55.05-4 and 55.05-6
 - 55.06-1 and 55.06-3 to 55.06-4.

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- Residential land use and development should be in accordance with the preferred character for each activity centre, as listed at Table 1 to this clause.
- Where practicable, residential and mixed use developments should be constructed on consolidated allotments.
- Subdivision that further fragments land holdings is discouraged.
- Encourage high quality design that respects the surrounding context.
- Ensure that new development provides future residents with a good level of amenity.

Streetscape activation

- Balconies and windows should be encouraged at upper levels abutting rear laneways or side streets to provide passive surveillance and streetscape activation.
- Encourage commercial land use at ground level.

Building height

- Within Local Living Centres (specified in table 1), building heights should not exceed 3 storeys (9 metres).
- Within Knox Neighbourhood Centres (specified in table 1), building heights should not exceed 2-3 storeys (8-9 metres).
- Within Dandenong Foothills Centres, development should maintain the low-rise character of the surrounding area.

Car parking

- Residential land use and development should incorporate resident and visitor car parking in accordance with the requirements of Clause 52.06.
- Where access to a laneway or right-of-way is available, vehicle access should be provided from the laneway or right-of-way so as to maintain a consistent commercial frontage.

Internal amenity and equitable development

- Ensure that new habitable rooms are provided with adequate natural light.
- Ensure that new dwellings are designed to limit noise levels from external noise sources in habitable rooms.
- Ensure that building orientation and design has regard to the future development of adjoining sites and the ability for future development to achieve reasonable amenity.

Table 1 – Commercial Centres

Level of Centre	Centres	Characteristics	Preferred Character Outcomes
Local Living	Mountain Gate Scoresby Village Studfield Wantirna Mall	These centres contain a diverse range of shops and services, which meet the everyday needs of the local community, including supermarkets, medical centres and food and drink premises. These centres are located on the Principal Public	<ul style="list-style-type: none"> ▪ 3 storey built form (9 metres)

Level of Centre	Centres	Characteristics	Preferred Character Outcomes
		<p>Transport Network</p> <p>These centres offer a greater opportunity to provide housing at increased densities within the Commercial 1 Zone.</p>	
<p>Knox Neighbourhood</p>	<p>Anne Road</p> <p>Boronia Road/Scoresby Road</p> <p>Burwood Highway (west of Dorset Road)</p> <p>Cavell Street</p> <p>Glenfern Road</p> <p>Knox Gardens</p> <p>Knoxfield</p> <p>Manuka Drive</p> <p>Mountain Highway/Kumala Road</p> <p>Rowville Lakes</p> <p>Stud Bay</p> <p>Lewis Road, Wantirna South</p> <p>Wellington Village</p>	<p>These centres contain a limited range of shops and/or services which serve the convenience needs of the local community. These centres are serviced by local bus routes.</p> <p>These centres offer a limited opportunity for residential land use and development due to the smaller role and function of each centre and their interface with sensitive land uses.</p>	<ul style="list-style-type: none"> ▪ 2-3 storey built form (8-9 metres)
<p>Dandenong Foothills</p>	<p>Dorset Road (east)</p>	<p>Centres which are located within the Dandenong Foothills, generally east of Dorset Road.</p> <p>The physical context and location of these centres within the Dandenong Foothills means that these centres offer a limited opportunity for increased residential development.</p>	<ul style="list-style-type: none"> ▪ 1-2 storey built form (up to 8 metres)