

## **22.06 RESIDENTIAL LAND USE AND DEVELOPMENT WITHIN THE COMMERCIAL 1 ZONE**

14/12/2017  
C150

This policy applies to residential land use and development and mixed use development which includes a residential use in the Commercial 1 Zone, that is not included in:

- An Activity Centre listed in Clause 21.10 (Local Areas).
- Development Plan Overlay 10 (former Jenkins Orchard site, Wantirna South).
- Any other land where Built Form Guidelines are referenced in this scheme.

### **22.06-1 Policy basis**

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This policy applies the following State Planning Policy Framework 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 facilitate residential land use and development within activity centres that is consistent with the role of the centre and is appropriate within its context.

### **22.06-2 Objectives**

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To facilitate residential land use and development within commercial centres that is complementary to the role and scale of the centre.

To facilitate new residential development within commercial centres that is designed and constructed to a high standard of visual appearance and makes a positive contribution to the public realm.

To support new residential development that is appropriate to the scale of nearby buildings, streets and public spaces.

To support new residential development that provides adequate car parking for residents and visitors.

To protect the amenity of surrounding residential areas from unreasonable impacts.

To protect the landscape character of the Dandenong Foothills.

### **22.06-3 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.

**22.06-4**14/12/2017  
C150**Design guidelines***General*

- Support residential land use and development that is in accordance with the preferred character for each activity centre, as listed at Table 1 to this clause.
- Where practicable, construct residential and mixed use developments on consolidated allotments.
- Avoid subdivision that further fragments land holdings.
- Support high quality design that respects the surrounding context.
- Require new development to provide future residents with a good level of amenity.

*Streetscape activation*

- Support balconies and windows at upper levels abutting rear laneways or side streets to provide passive surveillance and streetscape activation.
- Support commercial land use at ground level.

*Building height*

- Within Local Living Centres (specified in Table 1), support building heights that do not exceed 3 storeys.
- Within Knox Neighbourhood Centres (specified in Table 1), support building heights that do not exceed 2-3 storeys.
- Within Dandenong Foothills Centres, support development that maintains the low-rise character of the surrounding area.

*Car parking*

- Support residential land use and development that incorporates 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, provide vehicle access from the laneway or right-of-way to maintain a consistent commercial frontage.

*Internal amenity and equitable development*

- Require new habitable rooms to be provided with adequate natural light.
- Require new dwellings to be designed to limit noise levels from external noise sources in habitable rooms.
- Require building orientation and design to have 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
<b>Local Living</b>	<b>Mountain Gate Scoresby Village Studfield Wantirna Mall</b>	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 Transport Network. These centres offer a greater opportunity to provide housing at increased densities within the Commercial 1	3 storey built form

Level of Centre	Centres	Characteristics	Preferred Character Outcomes
		Zone.	
<b>Knox Neighbourhood</b>	<b>Anne Road/ Kathryn Road</b> <b>Boronia Road/ Scoresby Road</b> <b>Burwood Highway (west of Dorset Road/east of Westley Street)</b> <b>Cavell Street/ Armin Street</b> <b>Glenfern Road/ Mason Street</b> <b>Knox Gardens</b> <b>Knoxfield</b> <b>Manuka Drive/ Loretto Avenue</b> <b>Mountain Highway/ Kumala Road</b> <b>Rowville Lakes</b> <b>Stud Bay (Stud Road, north of Leonard Street)</b> <b>Lewis Road/ Coleman Road</b> <b>Wellington Village</b>	<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>	2-3 storey built form
<b>Dandenong Foothills</b>	<b>Dorset Road/ Landscape Drive</b>	<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>	1-2 storey built form

**22.06-5**14/12/2017  
C150**Reference documents***Knox Housing Strategy 2015*, Knox City Council, 2015