

# KNOX

your city



Adopted January 2015. Revised 2019

#talk  
13

## Residential Design Guidelines





# Residential Design Guidelines

Adopted 2015. Revised 2019



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“Knox is very progressive in the way things have changed.”

“Keep the green and leafy environments.”

“What impact will the buildings built today have in 30 years?”

“There are lots of trees, the nature is beautiful.”

“We have to focus on sustainability and environmentally friendly housing.”

What you have told Council through Community Engagement

“Good design should be a focus for new development.”

“Vibrant balance between urban areas and the environment.”

“I like the views of the mountains.”

“There is a perception that it is unaffordable to downsize in Knox.”



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## What are the Guidelines?

The Knox City Council Residential Design Guidelines explain what types of housing can be built where in Knox. The Guidelines contain a set of preferred housing types and design requirements for areas of Knox:

- Bush Suburban (limited change)
- Knox Neighbourhood (incremental change)
- Local Living (moderate change)
- Activity Areas (substantial change)

New residential development in Knox must be designed according to the requirements for the relevant area and preferred housing type (e.g. maximum building height, minimum areas of private open space, number of trees to be planted etc).

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## Why do we need them?

Knox has a highly valued 'green and leafy' character. These guidelines seek to ensure new development promotes and enhances this character. More and different types of housing are also required to meet the needs of current and future residents. To achieve both, a balanced approach is needed. In line with Council's Housing Strategy, the Guidelines aim to direct more new housing to areas with good services and infrastructure (*Activity Areas and Local Living areas*) and away from areas with special local character and significant environmental values (*Knox Neighbourhood and Bush Suburban areas*). The Guidelines also aim to improve the quality, design, sustainability and accessibility of residential development across all areas where they apply.

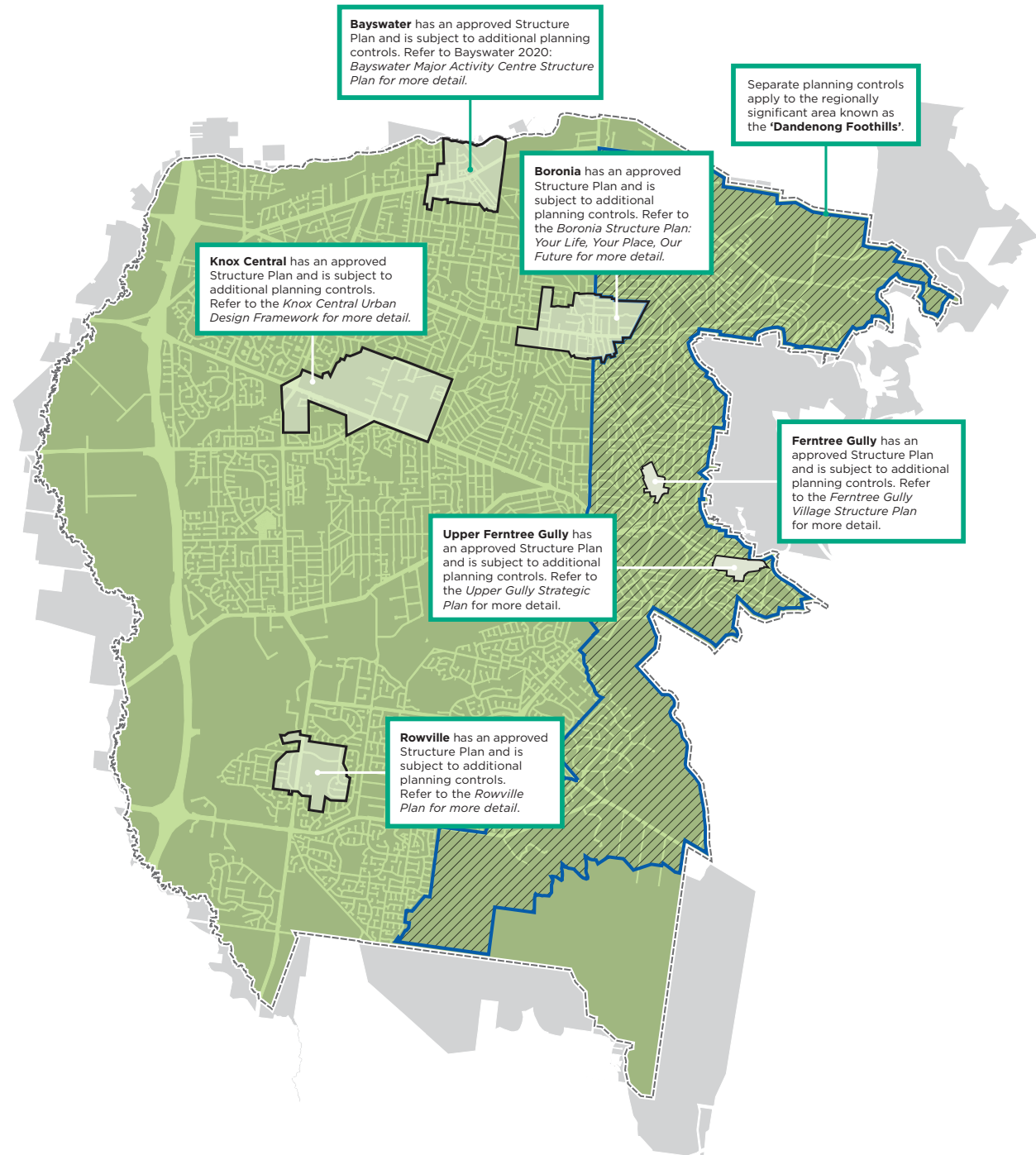


## Where do the Guidelines apply?

These Guidelines apply in zones that allow residential developments, outside of activity centres. Developments in the 'Dandenong Foothills' are subject to additional controls.

## Where do the Guidelines not apply?

The Guidelines do not apply to areas shown on the map with a black outline. These areas are subject to additional planning controls. Long term plans (called 'Structure Plans') have already been prepared for these areas. Structure Plans guide how and where development should occur, and ways to improve services and facilities in the area. Planning controls in these areas include, for example, height controls to protect views to the Dandenong Ranges, landscaping requirements and advertising signage. For more information on these areas, please refer to the relevant Structure Plan on Council's website ([www.knox.vic.gov.au](http://www.knox.vic.gov.au)) or speak with a Council Planner.





# How do the Guidelines work?

1

## Which 'Residential Area' am I in?

Use the Residential Policy Map on the following page to identify which 'Residential Area Type' you are in.

2

## Which 'Housing Types' are preferred for my lot size in this area?

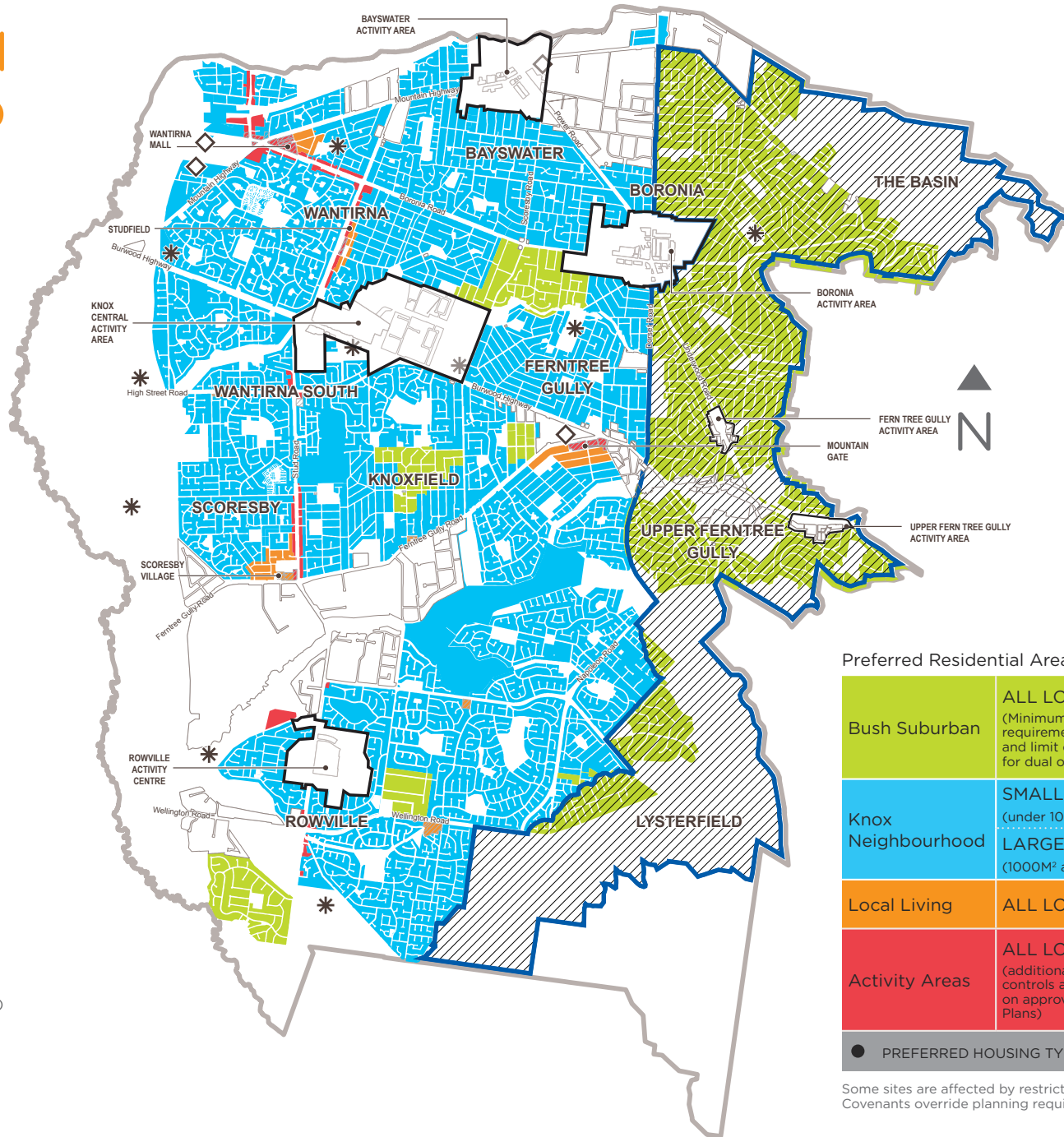
Use the table on the following page to identify which 'Housing Types' are preferred for your area and lot size.

3

## Apply the relevant 'Residential Area Guidelines' AND 'Housing Type' Guidelines

Two sets of Guidelines will apply, based on 'Residential Area Type' (eg Knox Neighbourhood) – see pages 7-22, and 'Housing Type' (eg dual occupancy) – see pages 23-28.

# Residential Policy Map



## LEGEND

- City of Knox boundary
- Activity Area boundary
- Other non-residentially zoned land (eg parks, creeks, quarries, business)
- Dandenong Foothills Area (separate planning controls apply)
- Strategic sites for housing
- Strategic sites for employment/mixed uses

## Preferred Residential Area Types:

		detached dwellings	dual occupancy	villa units	townhouses	apartments/ mixed use
Bush Suburban	ALL LOTS (Minimum subdivisions size requirements may apply and limit opportunities for dual occupancy)	●	●			
Knox Neighbourhood	SMALLER LOTS (under 1000M <sup>2</sup> )	●	●			
	LARGER LOTS (1000M <sup>2</sup> and above)	○	●	●		
Local Living	ALL LOTS	○	●	●	●	
Activity Areas	ALL LOTS (additional planning controls apply based on approved Structure Plans)	○	○	●	●	●

● PREFERRED HOUSING TYPE    ○ PERMISSIBLE BUT NOT PREFERRED

Some sites are affected by restrictive covenants which limit development. Covenants override planning requirements.



# Bush Suburban



Any second storeys are set back from the ground floor

More indigenous and native canopy trees are planted to enhance the area's unique ecological values and green and leafy character

Environmentally significant trees are protected

Carports and garages sit behind houses.

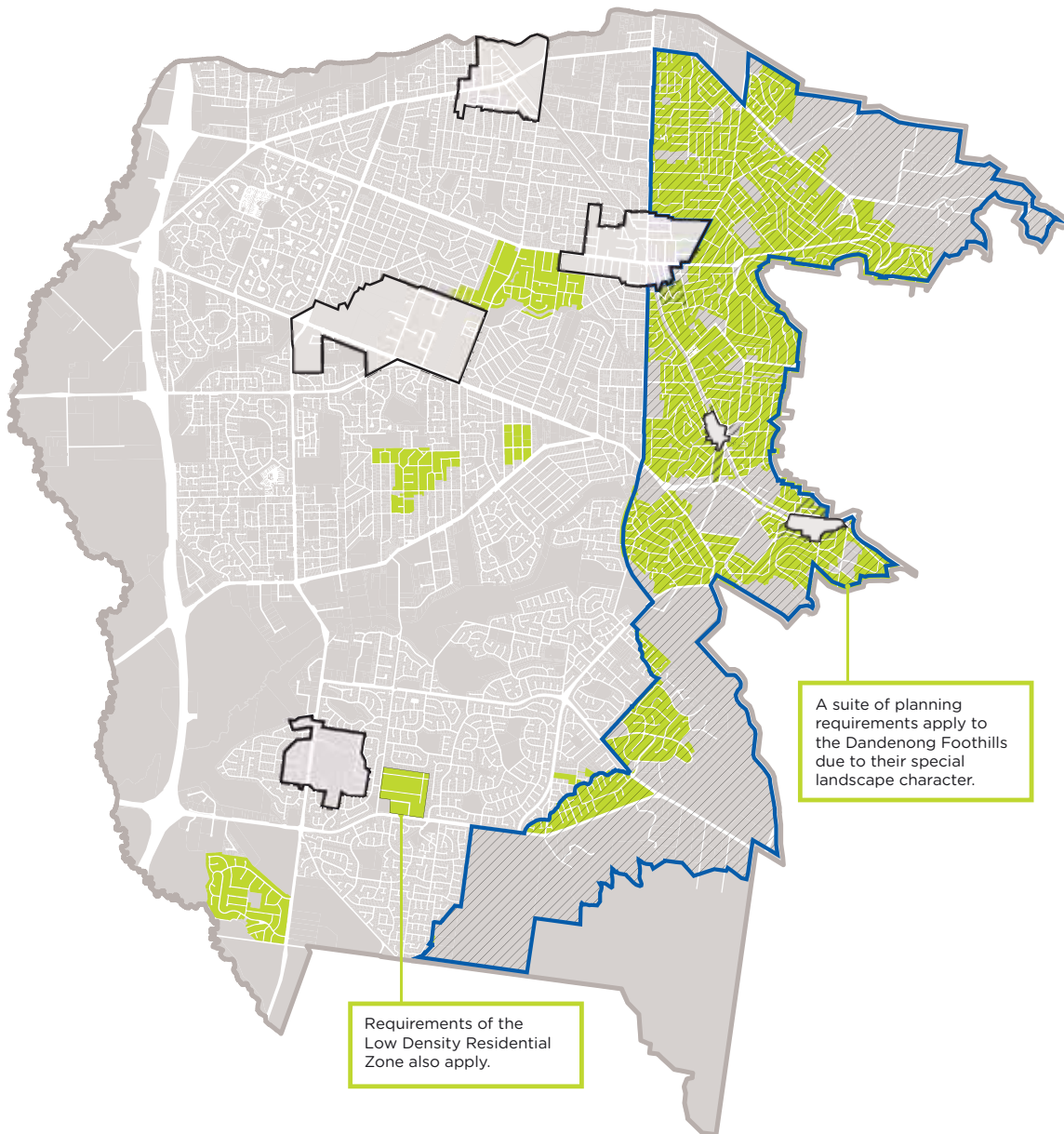
Houses are low scale, sitting below the shady tree canopy

Large blocks and nature strips with plentiful trees create habitats for local and regional wildlife

Front gardens are open, with no, low or transparent front fences.

Single crossovers for driveways.

Most houses are single dwellings, with the occasional dual occupancy



## What are Bush Suburban areas?

*Bush Suburban* areas are focussed on the areas in Knox that have distinctive and significant environmental and biological values.

Living in a *Bush Suburban* area means:

- Living amongst significant flora and fauna that is important to both Knox and greater Melbourne.
- Living in a location where protection of the natural environment is more important than increasing urban development.

## 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, characterised mostly by detached houses, where significant indigenous and native vegetation is retained and complemented.

The amount and scale of new housing is limited to detached dwellings and some dual occupancies.



SITE COVERAGE	
Maximum building footprint including outbuildings, garages etc	40%*
Minimum permeable surface allocated to landscaping (excluding paving, paths, driveways, garden area requirements)	25%*
FRONT SETBACKS	
Front setback	9m (or average of adjoining allotments)
Second street setback (corner lots)	5m*
Increased front setback to garage/carport (includes dwelling fronting side street)	Yes
Upper level setbacks	minimum 1m
PRIVATE OPEN SPACE	
Minimum width of Secluded Private Open Space (SPOS)	5m*
Encourage northern orientation of SPOS	Yes
Minimum side/rear area of SPOS accessible from a living room (excluding balconies)	60m <sup>2</sup> *
Minimum area of private open space (balconies and roof top gardens not preferred) (Preferred minimum area: balconies 8m <sup>2</sup> , roof top 10m <sup>2</sup> , preferred minimum width: balconies 1.8m, roof top 2m)	80m <sup>2</sup>
Garden area requirement (depending on lot size)	25%-35%
MAXIMUM HEIGHTS	
Roofs to be pitched, hipped or gabled	Yes
Roof - some allowance considered for architectural features and slope of land	8m - NRZ 9m - GRZ
Storeys	2*
SIDE AND REAR SETBACKS (dwelling)	
Side and rear setback (other than garages and carports)	1m*
North-facing habitable room windows setback from boundary	As per ResCode
Maximum height for carports/walls on boundaries to neighbouring properties excluding south side unless adjoining wall greater than 3m average height	3.6m
Maximum height at 1m off side boundary to neighbouring properties	3.6m
Maximum height at 2m off side boundary to neighbouring properties excluding rear 10m south side	6.9m

GARAGES/ CARPORTS	
Maximum length of garage or carport (average 3m high, maximum 3.6) to be 10m plus percentage of remaining boundary	10%*
CANOPY TREES	
Encourage retention of existing trees and planting of canopy trees. For guidance on tree species, refer to the Knox Landscape Guidelines.	Yes
Trees to have 20m <sup>2</sup> permeable surface to surrounds of 3 metres minimum width, trees in close proximity to each other may have 50% of area reduced for each subsequent tree e.g. 2 trees 30m <sup>2</sup> , 3 trees 40m <sup>2</sup> shared zone.	Yes*
Minimum number of canopy trees. 1 per/	150m <sup>2</sup> *
Minimum number of canopy trees in front setback per 5m of width of site	1*
Minimum number of canopy trees per area of secluded private open space	1*
<b>Note:</b> A canopy tree is a perennial woody plant that reaches more than five (5) metres in height	
<b>Note:</b> Retention of existing trees is preferred with planting of new trees additional/ supplementary to meeting requirements above	
<b>Note:</b> Tree trunk must not be planted within easements	
<b>Note:</b> Plants for food production (e.g. fruit trees, veggie patch etc.) encouraged	
<b>Note:</b> Appropriate building footprints required to allow for large trees	
<b>Note:</b> Where trees have been proposed, advice should be sought from a Geotechnical Engineer on footing design.	
<b>Note:</b> Environmentally Sustainable Development (ESD) objectives are to be achieved, as per Clause 22.04 of the Knox Planning Scheme.	

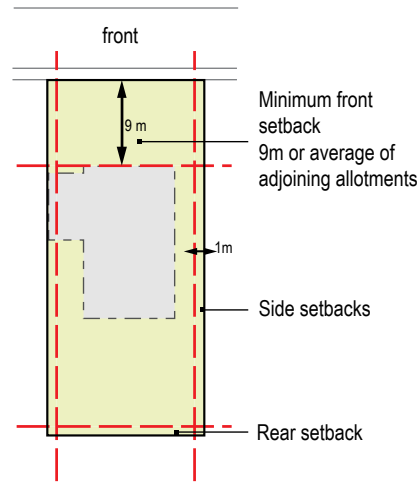
\*Indicates a variation from, or addition to, ResCode requirements.

ResCode is Victorian Government legislation that prescribes requirements for the siting and design of dwellings and associated buildings. The controls are applied through Clause 54, 55 & 56 of the Knox Planning Scheme. ResCode requirements not specified in these guidelines (e.g. overlooking, overshadowing) continue to apply to all developments.

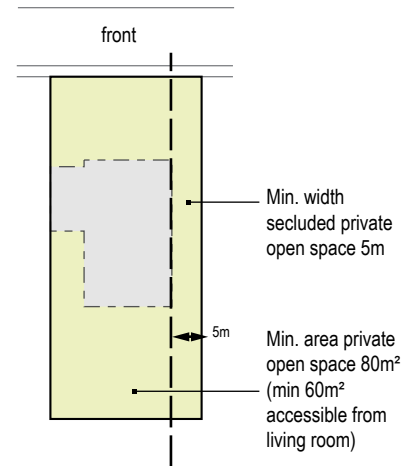
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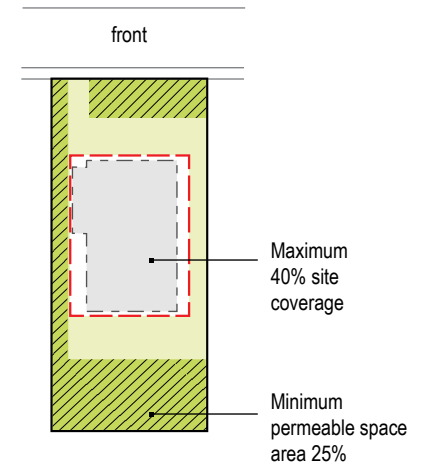
**SETBACKS**



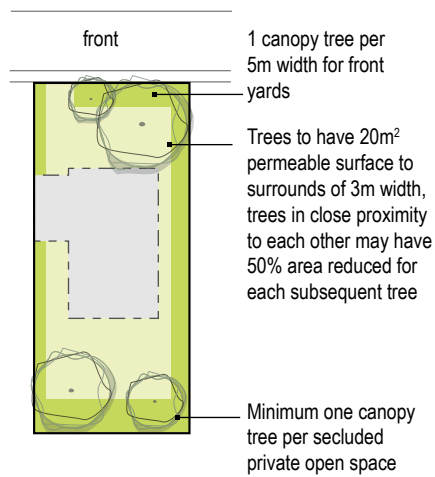
**PRIVATE OPEN SPACE**



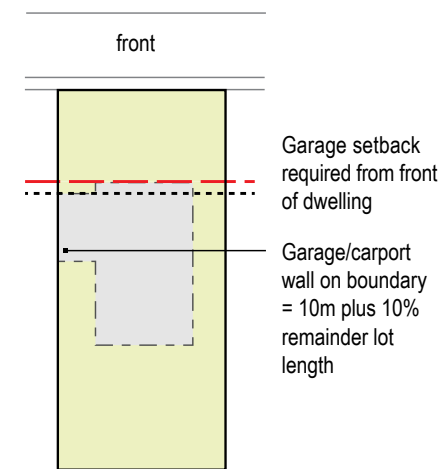
**SITE COVERAGE**



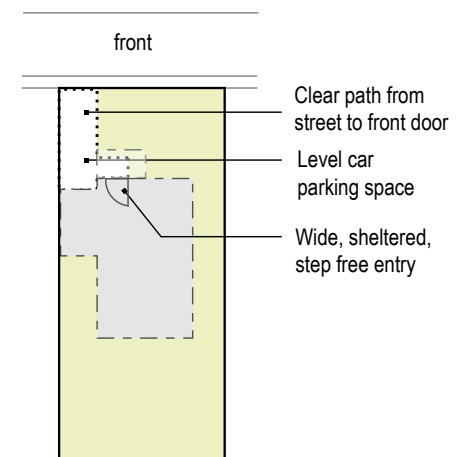
**LANDSCAPING**



**GARAGES**



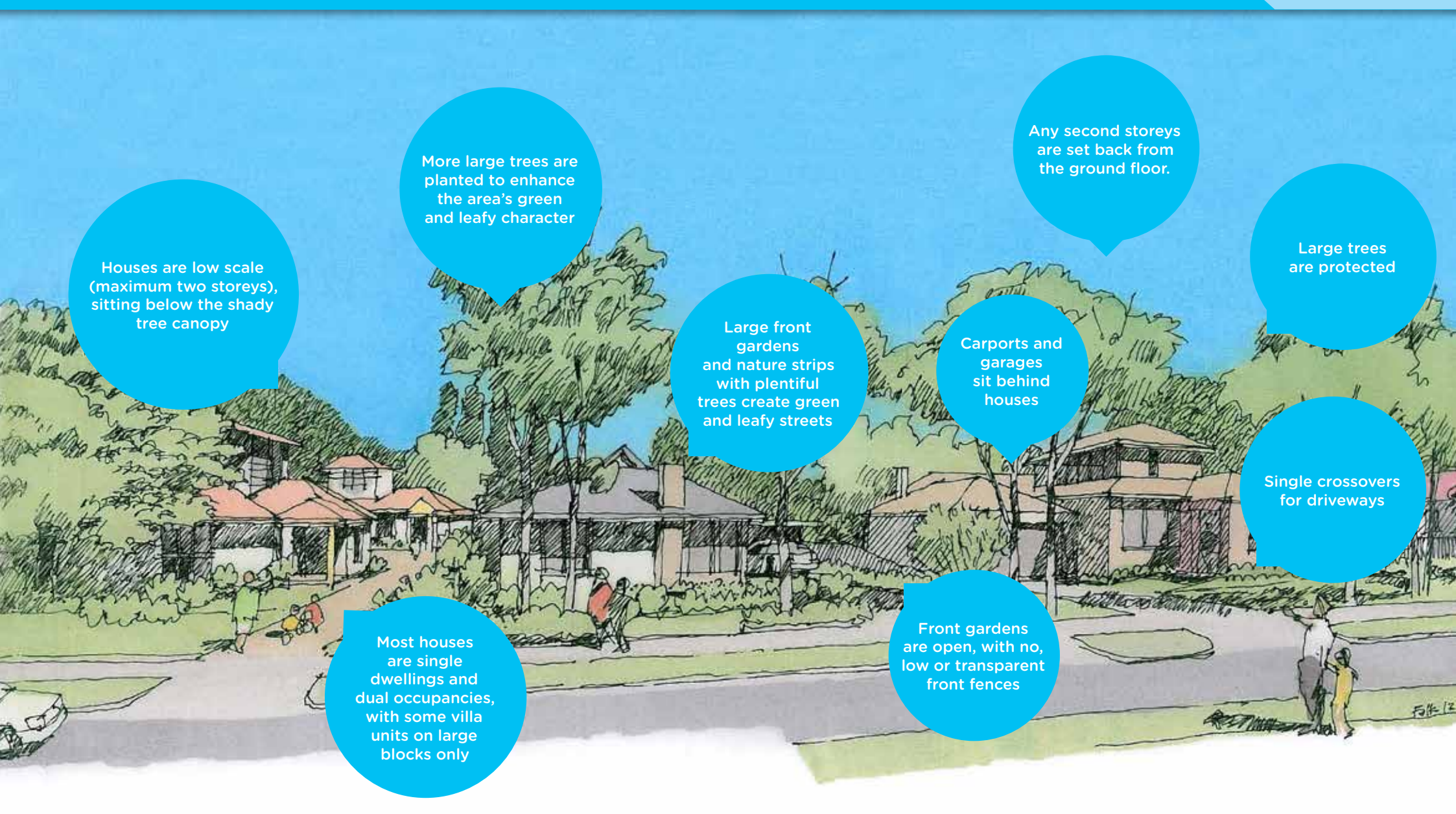
**ACCESSIBILITY**



Note: images are indicative only



# Knox Neighbourhood



Houses are low scale (maximum two storeys), sitting below the shady tree canopy

More large trees are planted to enhance the area's green and leafy character

Large front gardens and nature strips with plentiful trees create green and leafy streets

Any second storeys are set back from the ground floor.

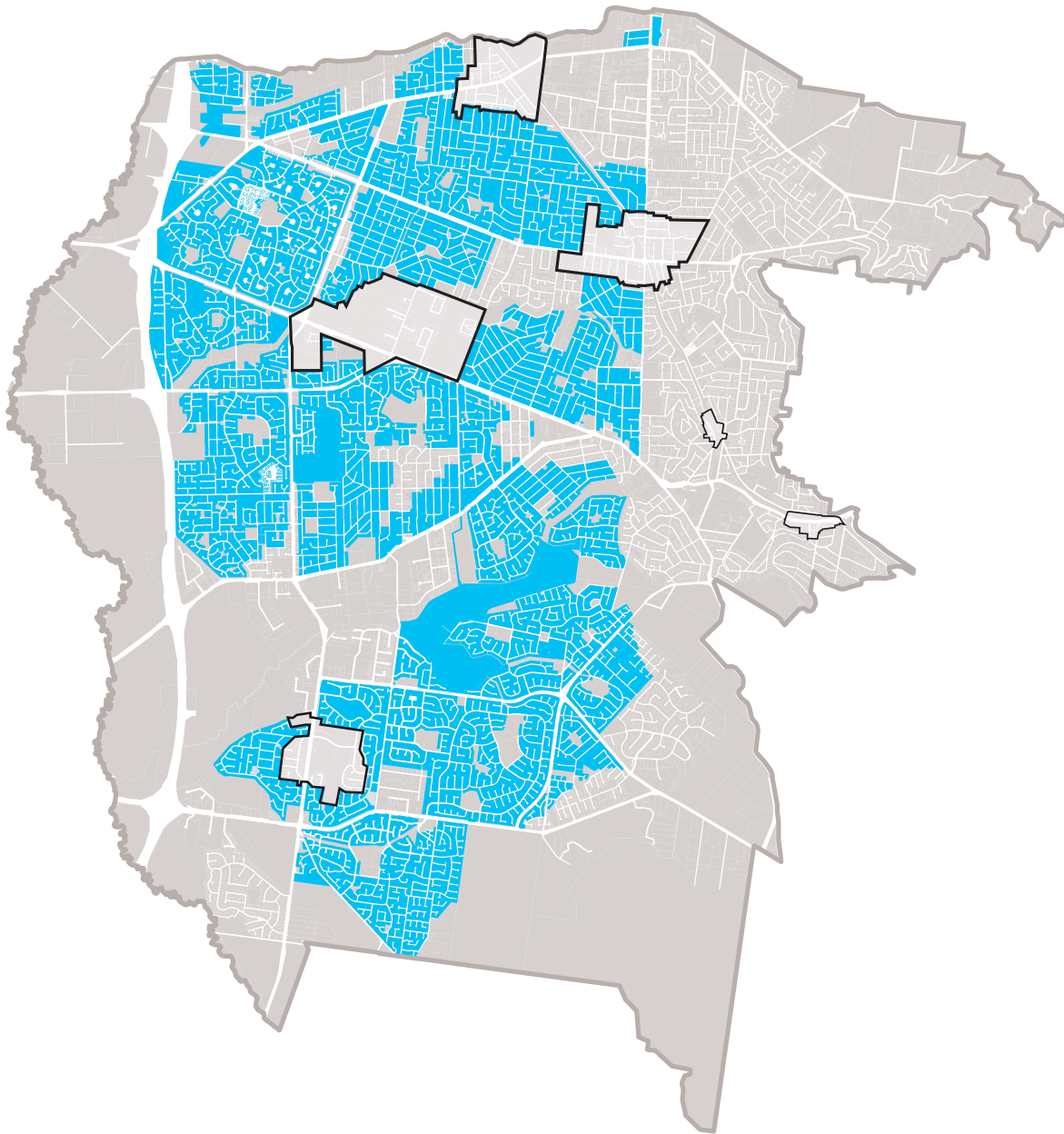
Large trees are protected

Carports and garages sit behind houses

Single crossovers for driveways

Most houses are single dwellings and dual occupancies, with some villa units on large blocks only

Front gardens are open, with no, low or transparent front fences



## What are Knox Neighbourhood Areas?

*Knox Neighbourhood* areas have the characteristics that many people value about living in Knox – a sense of open space, fresh air, and trees. In this sense, they are ‘typical Knox’ and they represent the majority of our residential areas.

Some areas have access to bus services, but in many locations the car is the main way of getting around.

Living in a *Knox Neighbourhood* area means:

- Living in an area which embodies the Knox character of green and leafy streets, backyards and mostly detached houses.
- Living in a street that is mostly single or double storey detached houses.

## Preferred Future Character

*Knox Neighbourhood* areas will:

- Continue to be low-scale neighbourhoods, characterised by detached houses and dual occupancies; with some villa units on larger blocks.
- Retain their green and leafy identity and character through the retention of front and back yards, and the retention and planting of trees and vegetation.
- Not be appropriate for more intensive styles of dwellings.

Preferred dwelling types are detached dwellings and dual occupancies. Some larger blocks may be able to accommodate villa unit style dwellings.



SITE COVERAGE	
Maximum building footprint including outbuildings, garages etc	60%
Minimum permeable surface allocated to landscaping (excluding paving, paths, driveways, garden area requirements)	20%
FRONT SETBACKS	
Front setback	9m (or average of adjoining allotments)
Second street setback (corner lots)	4.5m*
Increased front setback to garage/ carport (includes dwelling fronting side street)	Yes
Upper level setbacks	1m*
PRIVATE OPEN SPACE	
Minimum width of Secluded Private Open Space (SPOS)	5m*
Encourage northern orientation of SPOS	Yes
Minimum side/rear area of SPOS accessible from a living room (excluding balconies)	60m <sup>2</sup> *
Minimum area of private open space (Balconies and roof top gardens not preferred)  (Preferred minimum area: balconies 8m <sup>2</sup> , roof top 10m <sup>2</sup> , preferred minimum width: balconies 1.8m, roof top 2m)	80m <sup>2</sup>
Garden area requirement (depending on lot size)	25%-35%
MAXIMUM HEIGHTS	
Roofs to be pitched, hipped or gabled	Yes
Roof - some allowance considered for architectural features and slope of the land	9m
Storeys	2*
SIDE AND REAR SETBACKS	
Side and rear setbacks (other than garages and carports)	As per ResCode
Maximum height for carports/walls on boundaries to neighbouring properties excluding south side unless adjoining wall greater than 3m average height	3.6m
Maximum height at 1m off side boundary to neighbouring properties	3.6m
Maximum height at 2m off side boundary to neighbouring properties excluding rear 10m south side	6.9m

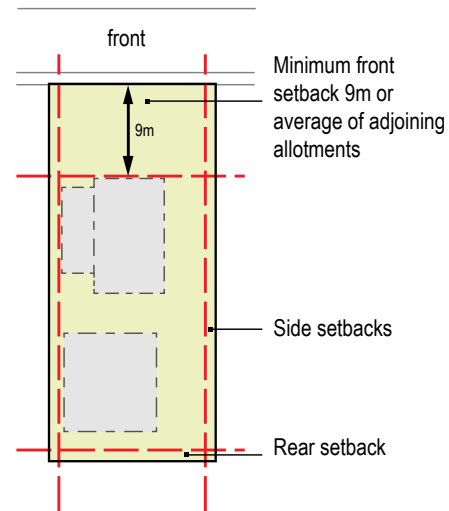
GARAGES/ CARPORTS	
Maximum length of garage or carport (average 3m high, maximum of 3.6m) to be 10m plus percentage of remaining boundary	As per ResCode
CANOPY TREES	
Encourage retention of existing trees and planting of canopy trees. For guidance on tree species, refer to the Knox Landscape Guidelines.	Yes
Trees to have 20m <sup>2</sup> permeable surface to surrounds of 3 metres minimum width, trees in close proximity to each other may have 50% of area reduced for each subsequent tree e.g. 2 trees 30m <sup>2</sup> , 3 trees 40m <sup>2</sup> shared zone.	Yes*
Minimum number of canopy trees. 1 per/	175m <sup>2</sup> *
Minimum number of canopy trees in front setback per 5m of width of site	1*
Minimum number of canopy trees per area of secluded private open space	1
<b>Note:</b> A canopy tree is a perennial woody plant that reaches more than five (5) metres in height	
<b>Note:</b> Retention of existing trees is preferred with planting of new trees additional/ supplementary to meeting requirements above	
<b>Note:</b> Tree trunk must not be planted within easements	
<b>Note:</b> Plants for food production (e.g. fruit trees, veggie patch etc.) encouraged	
<b>Note:</b> Appropriate building footprints required to allow for large trees	
<b>Note:</b> Where trees have been proposed, advice should be sought from a Geotechnical Engineer on footing design	
<b>Note:</b> Environmentally Sustainable Development (ESD) objectives are to be achieved, as per Clause 22.04 of the Knox Planning Scheme.	

\*Indicates a variation from, or addition to, ResCode requirements.

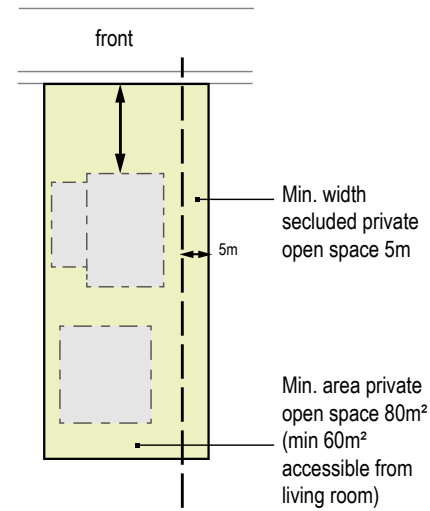
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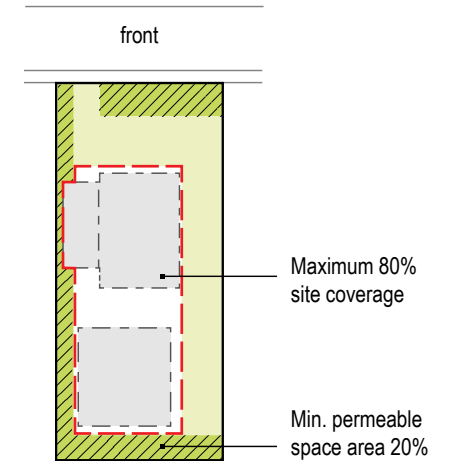
**SETBACKS**



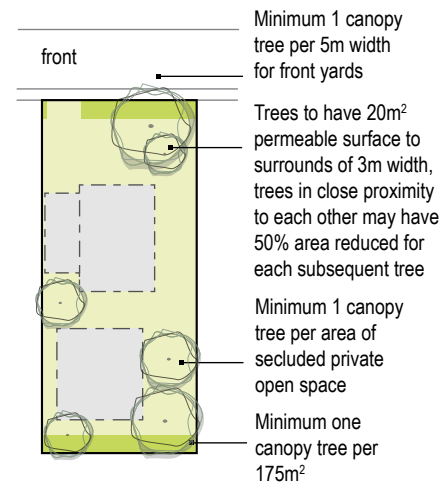
**PRIVATE OPEN SPACE**



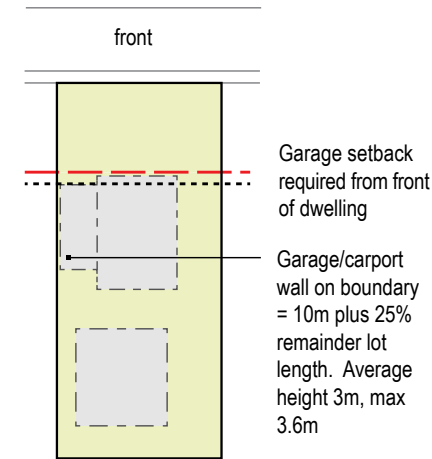
**SITE COVERAGE**



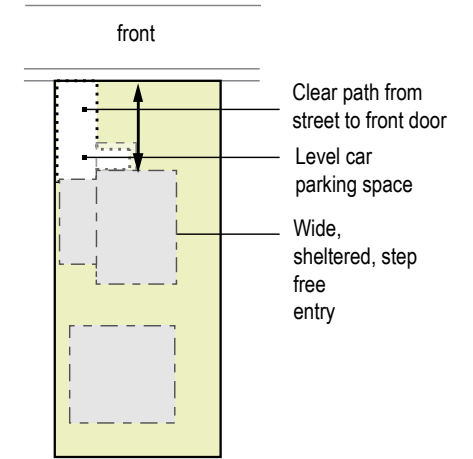
**LANDSCAPING**



**GARAGES**



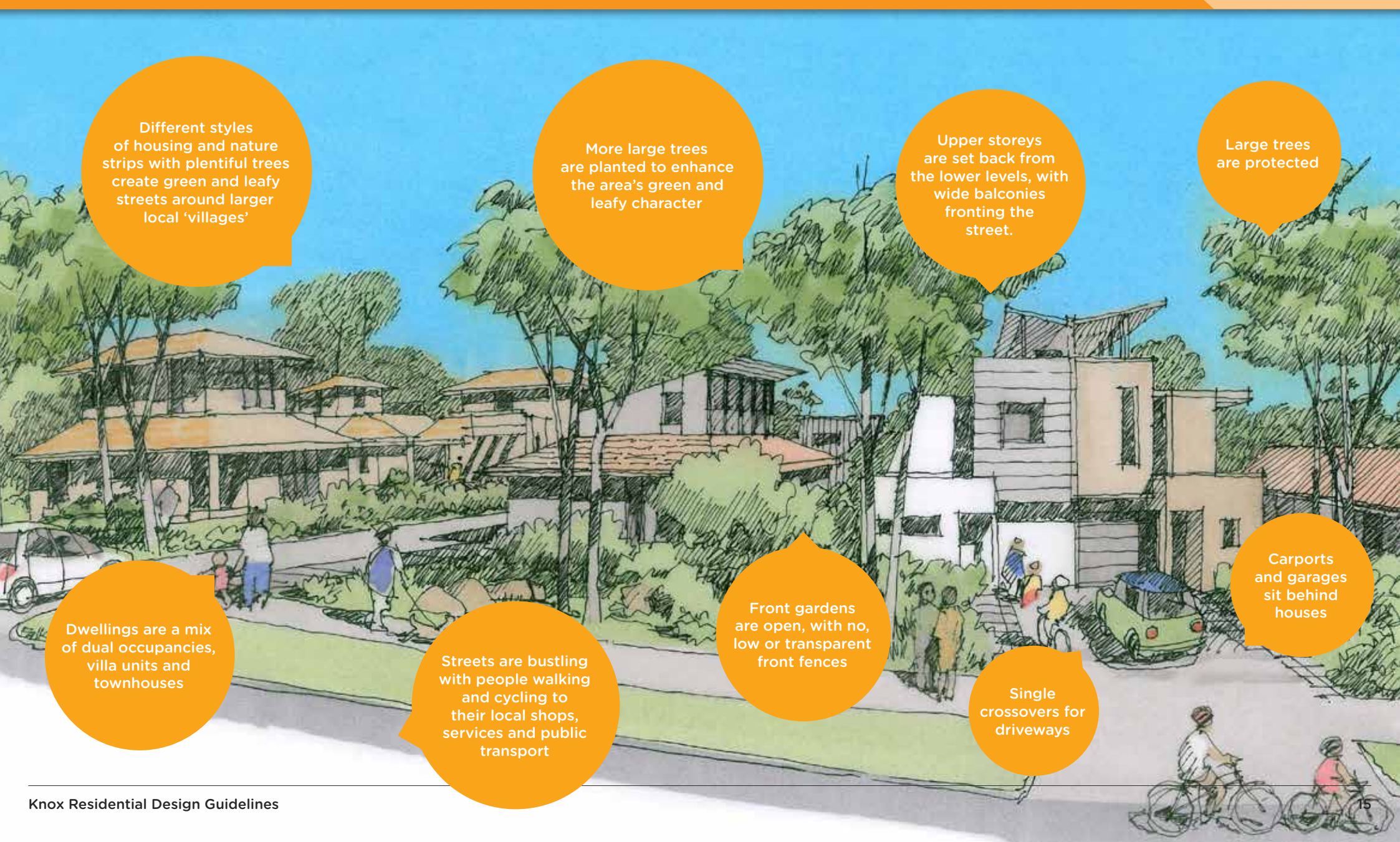
**ACCESSIBILITY**



Note: images are indicative only



# Local Living



Different styles of housing and nature strips with plentiful trees create green and leafy streets around larger local 'villages'

More large trees are planted to enhance the area's green and leafy character

Upper storeys are set back from the lower levels, with wide balconies fronting the street.

Large trees are protected

Dwellings are a mix of dual occupancies, villa units and townhouses

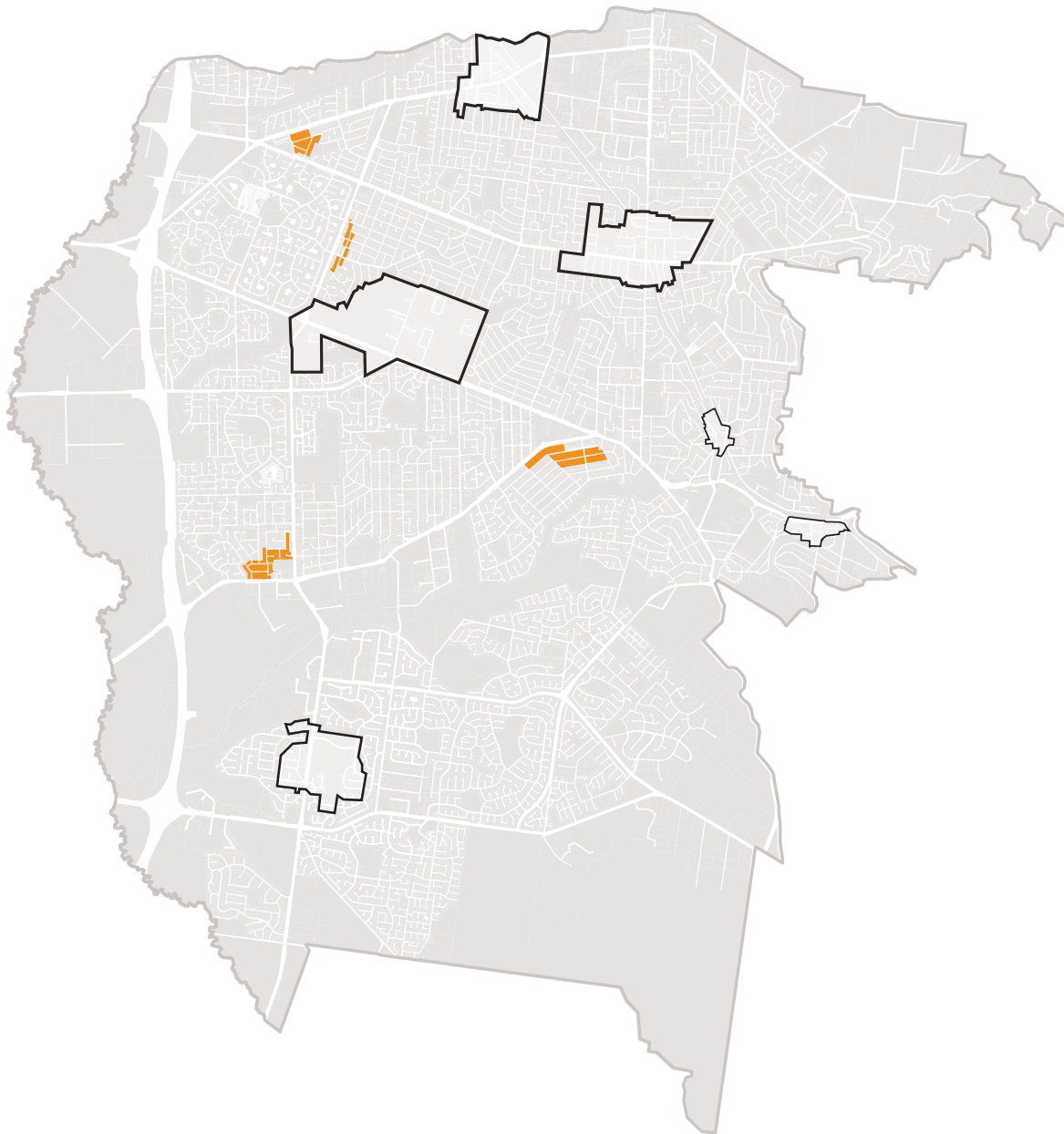
Streets are bustling with people walking and cycling to their local shops, services and public transport

Front gardens are open, with no, low or transparent front fences

Single crossovers for driveways

Carpools and garages sit behind houses





## What are Local Living Areas?

*Local Living* areas are focussed around a few of our larger local 'villages'. These areas are within walking distance of local shops and have access to several transport options to get to other locations within and beyond Knox. Most of these areas are located close to the SmartBus route.

Living in a *Local Living* area means:

- Being able to walk to your local shops if you want to and having several ways of getting to the larger services and facilities (bus, walk, car or bike).
- Living close to your local 'village' shops.
- Living in an area that's mostly detached houses, villa units and townhouses

## Preferred Future Character

*Local Living* areas will:

- Contribute to creating quality designed detached houses, dual occupancies, villa units and townhouses.
- Contribute to and enhance Knox's green and leafy identity and character.
- Enhance the 'village feel' of local shopping areas, whilst providing different styles, types and design of housing that is well located.

A mix of well designed dual occupancies, villa units and townhouses are the preferred housing types.

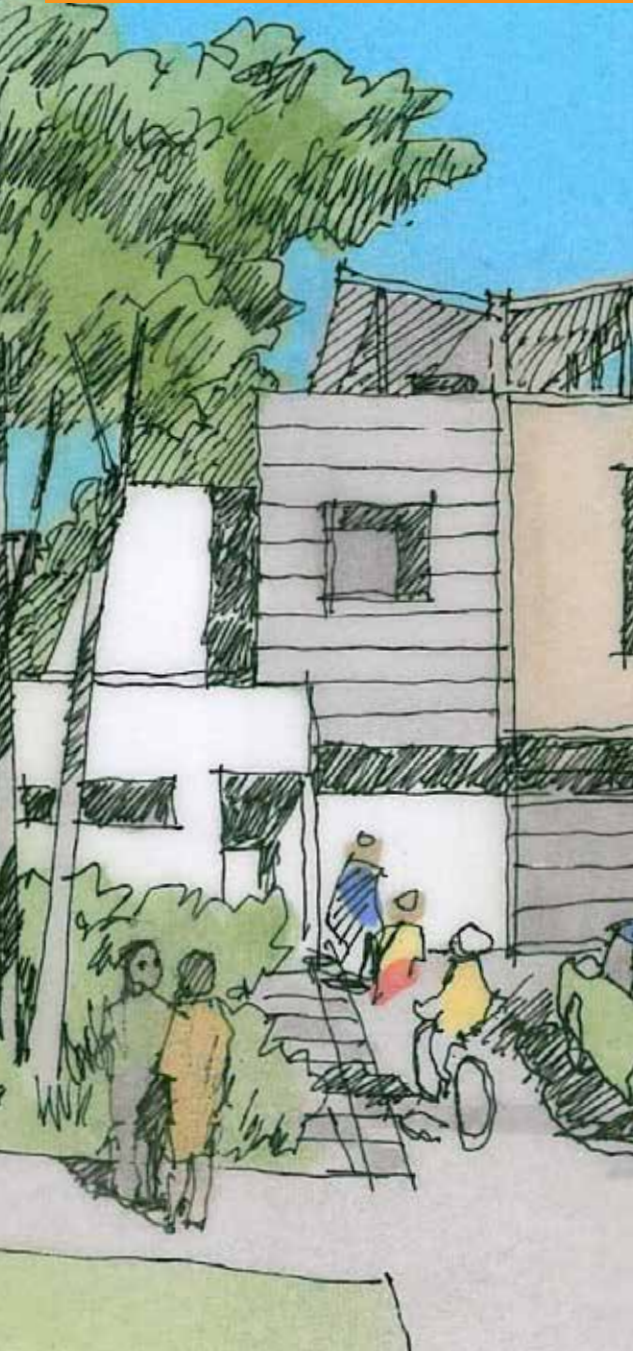
SITE COVERAGE	
Maximum building footprint including outbuildings, garages etc	60%
Minimum permeable surface allocated to landscaping (excluding paving, paths, driveways, garden area requirements)	20%
FRONT SETBACKS	
Front setback	9m (or average of adjoining allotments)
Second street front setback (corner lots)	4m*
Increased front setback to garage/ carport (includes dwelling fronting side street)	Yes
Upper level setbacks	Yes
PRIVATE OPEN SPACE	
Minimum width of Secluded Private Open Space (SPOS)	3m
Encourage northern orientation of SPOS	Yes
Minimum side/rear area of SPOS accessible from a living room (excluding balconies)	25m <sup>2</sup>
Minimum area of private open space including balcony or roof top gardens (Preferred minimum area: balconies 8m <sup>2</sup> , roof top 10m <sup>2</sup> , preferred minimum width: balconies 1.8m, roof top 2m)	40m <sup>2</sup>
Garden area requirements (depending on lot size)	25%-35%
MAXIMUM HEIGHTS	
Roof - some allowance considered for architectural features and slope of the land	9m*
SIDE AND REAR SETBACKS	
Side and rear setbacks	As per ResCode
Maximum height at 4.1m off site boundary	As per ResCode
Maximum height for carports/walls on boundaries to neighbouring properties excluding south side unless adjoining wall greater than 3m average height	3.6m
Maximum height at 1m off side boundary to neighbouring properties	3.6m
Maximum height at 2m off side boundary to neighbouring properties	6.9m

GARAGES/ CARPORTS	
Maximum length of garage or carport on boundary (average 3m high, maximum 3.6m) to be 10m plus percentage of remaining boundary.	As per ResCode
CANOPY TREES	
Encourage retention of existing trees and planting of canopy trees. For guidance on tree species, refer to the Knox Landscape Guidelines.	Yes
Trees to have 20m <sup>2</sup> permeable surface to surrounds of 3 metres minimum width, trees in close proximity to each other may have 50% of area reduced for each subsequent tree e.g. 2 trees 30m <sup>2</sup> , 3 trees 40m <sup>2</sup> shared zone.	Yes*
Minimum number of canopy trees. 1 per/	200m <sup>2</sup> *
Minimum number of canopy trees in front setback per 5m of width of site	1*
<b>Note:</b> A canopy tree is a perennial woody plant that reaches more than five (5) metres in height	
<b>Note:</b> Retention of existing trees is preferred with planting of new trees additional/ supplementary to meeting requirements above	
<b>Note:</b> Tree trunk must not be planted within easements	
<b>Note:</b> Plants for food production (e.g. fruit trees, veggie patch etc.) encouraged	
<b>Note:</b> Appropriate building footprints required to allow for large trees	
<b>Note:</b> Where trees have been proposed, advice should be sought from a Geotechnical Engineer on footing design	
<b>Note:</b> Environmentally Sustainable Development (ESD) objectives are to be achieved, as per Clause 22.04 of the Knox Planning Scheme.	
DWELLING DIVERSITY	
For developments of three or more dwellings, at least one in three should be a 1-2 bedroom dwelling	

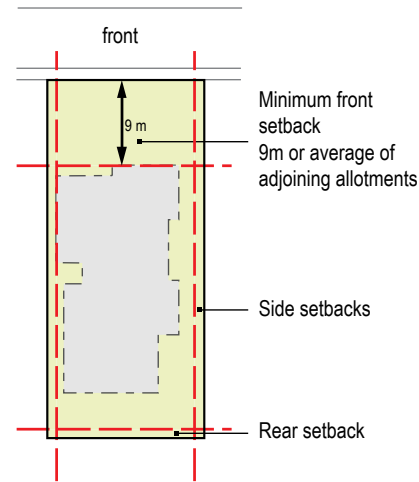
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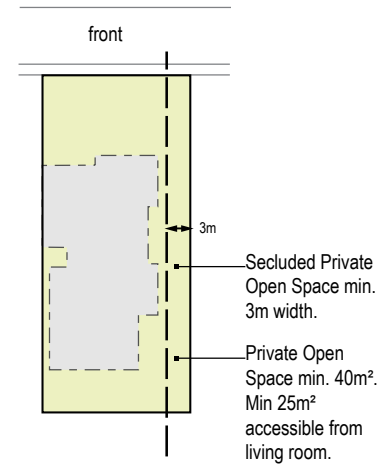




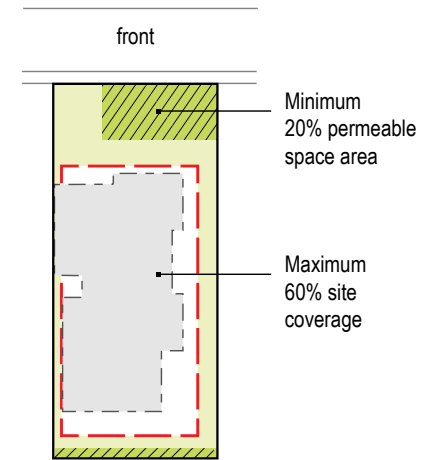
**SETBACKS**



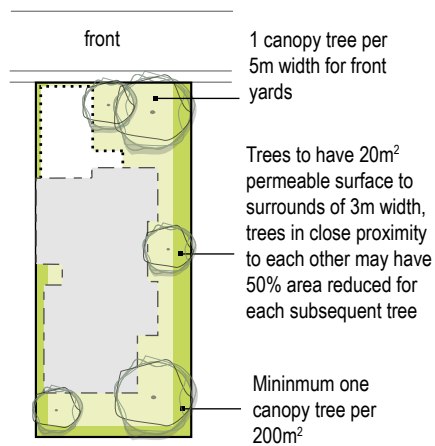
**PRIVATE OPEN SPACE**



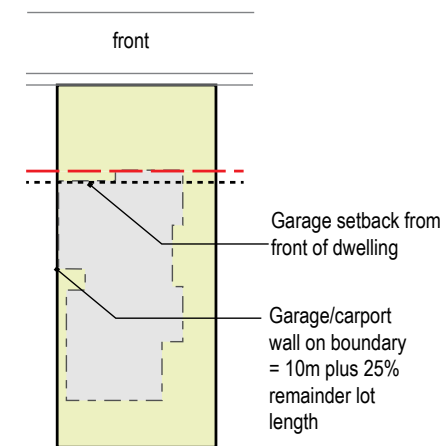
**SITE COVERAGE**



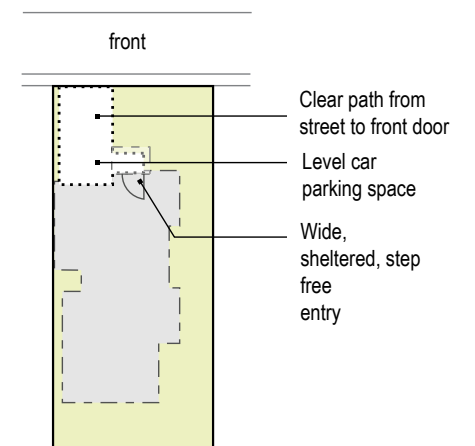
**LANDSCAPING**



**GARAGES**



**ACCESSIBILITY**



Note: images are indicative only



# Activity Areas



Buildings incorporate high quality design and visual interest through the use of articulation, materials, balcony detailing etc

Where possible, large trees are usually protected

Upper storeys are set back from the lower levels, with wide balconies fronting the street

There is a mix of villa units, townhouses and apartments

Different styles of housing and nature strips with plentiful trees create green and leafy streets in large 'activity areas'.

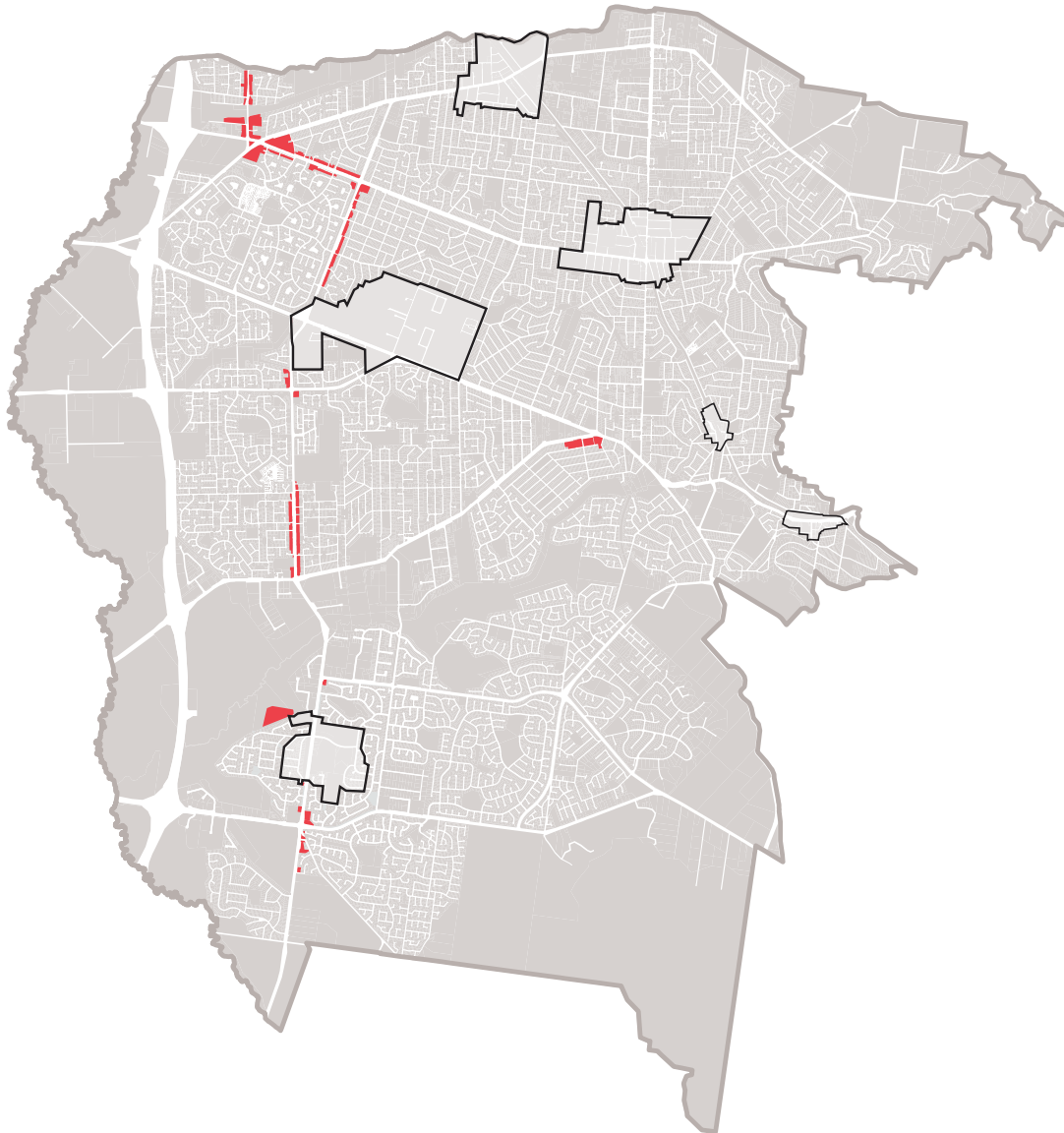
Carports and garages sit underneath or behind houses

Streets are bustling with people walking to their local shops, services, work and public transport

Single crossovers for driveways

Front gardens are open, with no, low or transparent front fences





## What are Activity Areas?

Like most areas of Knox, *Activity Areas* have a green and leafy character and a strong local identity. These are areas that are either located on the SmartBus route or are close to regional infrastructure such as train stations, bus interchanges, universities, large shopping areas, leisure facilities and employment opportunities. These areas are well serviced with public transport, having either a train station or regular bus service.

Living in an *Activity Area* means:

- Having several ways of getting around - for short and long trips - such as train, bus, car, bike or on foot.
- Being able to conduct your day-to-day business close to home if you want to - shopping, doctors, education, entertainment and leisure activities.
- Living in a location that can cater for different lifestyles - first home buyers, families, empty nesters and single people.
- Being able to move house as your needs change, and still stay in the local area.

## Preferred Future Character

*Activity Areas* will:

- See a greater change in housing styles than other areas in Knox.
- Balance the retention of the green and leafy character, whilst allowing more intensive residential development.
- Allow more people to live close to everyday and specialized services to support their needs and lifestyle changes.
- Contribute to quality residential design that is well-designed both architecturally and functionally, to enhance the quality of living in Activity Areas in Knox.

Preferred dwelling types are villa units, townhouses and apartments.

SITE COVERAGE	
Maximum building footprint including outbuildings, garages etc	60%
Minimum permeable surface allocated to landscaping (excluding paving, paths, driveways, garden area requirements)	20%
FRONT SETBACKS	
Front setback	6m (or average of adjoining allotments)
Second street front setback (corner lots)	3m
Upper level setbacks	Yes
PRIVATE OPEN SPACE	
Encourage northern orientation of Secluded Private Open Space (SPOS)	Yes
Minimum area of SPOS, including balcony or roof top gardens (width: balconies 1.8m, roof top 2m, courtyard 3m)	25m <sup>2</sup> courtyard 10m <sup>2</sup> roof 15m <sup>2</sup> balconies
MAXIMUM HEIGHTS	
Roof – some allowance considered for architectural features and slope of land	13.5m
SIDE AND REAR SETBACKS	
Side and rear setbacks	As per ResCode
Maximum height at 4.1m off side boundary to neighbouring properties	9m
Maximum height for carports/walls on boundaries to neighbouring properties excluding south side unless adjoining wall greater than 3m average height	3.6m
Maximum height at 1m off side boundary to neighbouring properties	3.6m
Maximum height at 2m off side boundary to neighbouring properties	6.9m
GARAGES/ CARPORTS	
Maximum length of garage or carport (average 3m high, maximum 3.6m) to be 10m plus percentage of remaining boundary.	As per ResCode
Garage setback from street frontage	5.5m
PUBLIC ACCESS	

For consolidated development with over 45m frontage width, which has dual frontages to road reserves, a minimum 2.5m public access way is to be provided. For more information on how to design for universal access refer to the State Government's 'Build for Life' guide or the Federal Government's 'Livable Housing Design Guidelines'.	Apply
CANOPY TREES	
Encourage retention of existing trees and planting of canopy trees. For guidance on tree species, refer to the Knox Landscape Guidelines.	Yes
Trees to have 20m <sup>2</sup> permeable surface to surrounds of 3 metres minimum width, trees in close proximity to each other may have 50% of area reduced for each subsequent tree e.g. 2 trees 30m <sup>2</sup> , 3 trees 40m <sup>2</sup> shared zone.	Yes*
Minimum number of canopy trees. 1 per/	250m <sup>2</sup> *
Minimum number of canopy trees in front setback per 5m of width of site	1*
<b>Note:</b> A canopy tree is a perennial woody plant that reaches more than five (5) metres in height	
<b>Note:</b> Retention of existing trees is preferred with planting of new trees additional/ supplementary to meeting requirements above	
<b>Note:</b> Tree trunk must not be planted within easements	
<b>Note:</b> Plants for food production (e.g. fruit trees, veggie patch etc.) encouraged	
<b>Note:</b> Appropriate building footprints required to allow for large trees	
<b>Note:</b> Where trees have been proposed, advice should be sought from a Geotechnical Engineer on footing design	
<b>Note:</b> Environmentally Sustainable Development (ESD) objectives are to be achieved, as per Clause 22.04 of the Knox Planning Scheme.	
DWELLING DIVERSITY	
For developments of three or more dwellings, at least one in three should be a 1-2 bedroom dwelling	

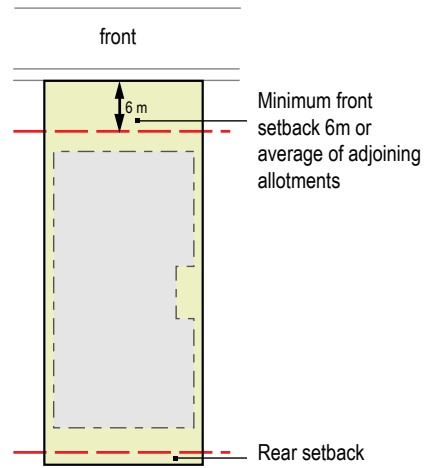
\* Indicates a variation from, or addition to, ResCode requirements.

ResCode is Victorian Government legislation that prescribes requirements for the siting and design of dwellings and associated buildings. The controls are applied through Clause 54, 55 & 56 of the Knox Planning Scheme. ResCode requirements not specified in these guidelines (e.g. overlooking, overshadowing) continue to apply to all developments.

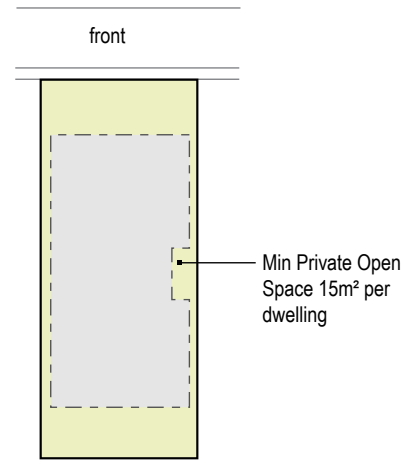




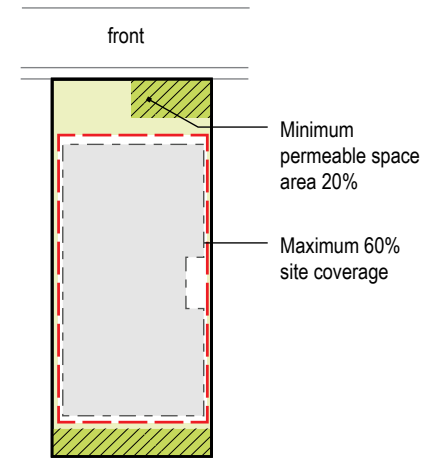
**SETBACKS**



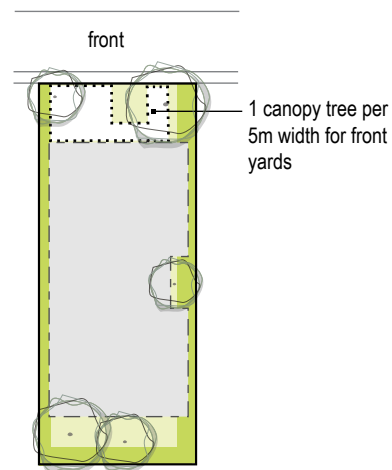
**PRIVATE OPEN SPACE**



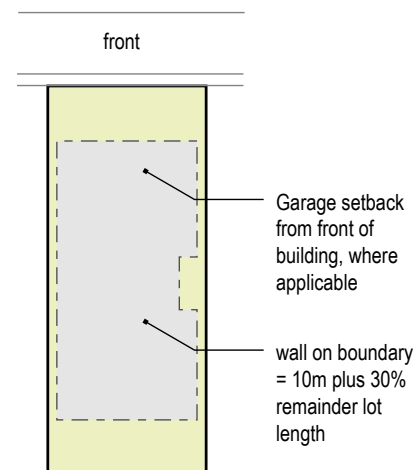
**SITE COVERAGE**



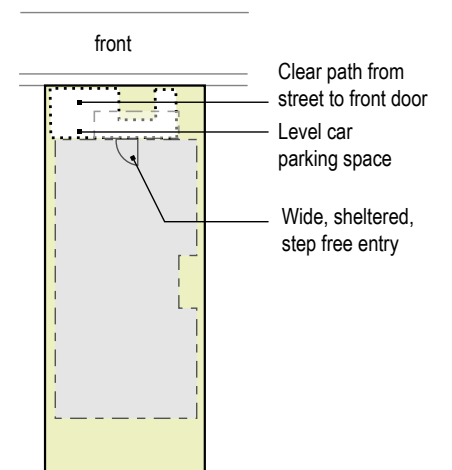
**LANDSCAPING**



**GARAGES**



**ACCESSIBILITY**



Note: images are indicative only



# Housing Type Guidelines 2018



Detached Dwellings  
Dual Occupancy  
Villa Units  
Apartments



## Indicative Lot Layout: Plan View



- Maximise space to retain existing and plant new canopy trees.
- Provide large and useable areas of private open space that maximise solar access.
- Include canopy trees in front and rear gardens.
- Design dwellings to include pitched, hipped or gabled roof forms.
- Set the carport/garage back from the dwelling façade. Carports are preferred over garages to retain an 'open' character.
- Minimise the dwelling and carport/garage footprint and other hard surfaces such as driveways, paths and paving.

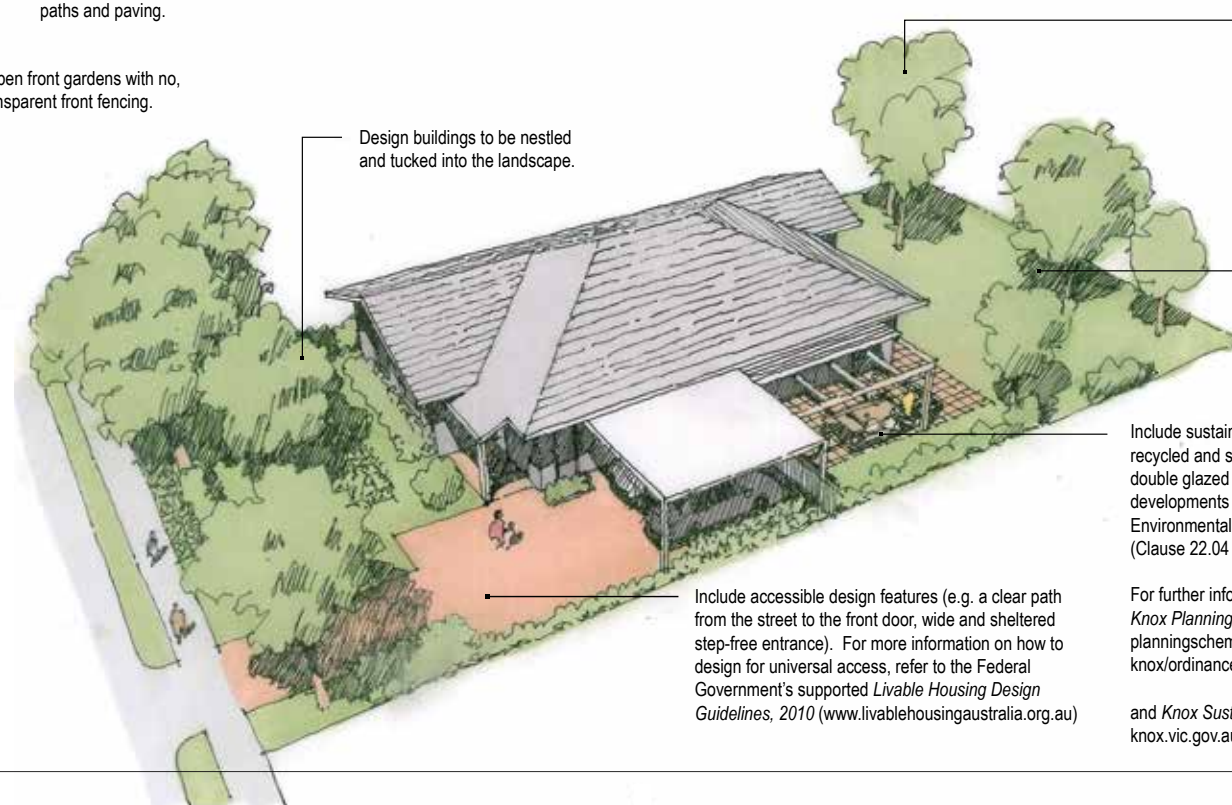
Provide open front gardens with no, low or transparent front fencing.

Include areas for landscaping along driveways to soften their appearance from the street.

## Housing Type Guidelines:

# Detached Dwellings (more than: 300sqm)

## Indicative Lot Layout: Perspective View



Design buildings to be nestled and tucked into the landscape.

Minimise the impact of the dwelling on neighbours by:

- Building a low scale dwelling that sits below the tree canopy.
- Providing adequate setbacks from neighbouring properties.

Include Water Sensitive Urban Design (WSUD) features (e.g. rain gardens) as part of the landscaping.

Include sustainable design features (e.g. wide eaves, recycled and sustainably-sourced building materials, double glazed windows). Applications for residential developments of this typology should address the Environmentally Sustainable Development Policy (Clause 22.04 of the Knox Planning Scheme).

Include accessible design features (e.g. a clear path from the street to the front door, wide and sheltered step-free entrance). For more information on how to design for universal access, refer to the Federal Government's supported *Livable Housing Design Guidelines, 2010* ([www.livablehousingaustralia.org.au](http://www.livablehousingaustralia.org.au))

For further information, please refer to: *Knox Planning Scheme Clause 22.04*: [planningschemes.dpcd.vic.gov.au/schemes/knox/ordinance/22\\_lpp04\\_knox.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/knox/ordinance/22_lpp04_knox.pdf)

and *Knox Sustainable Design Guidance*: [knox.vic.gov.au/Page/Page.aspx?Page\\_Id=1746](http://knox.vic.gov.au/Page/Page.aspx?Page_Id=1746)

## Indicative Lot Layout: Plan View



## Housing Type Guidelines:

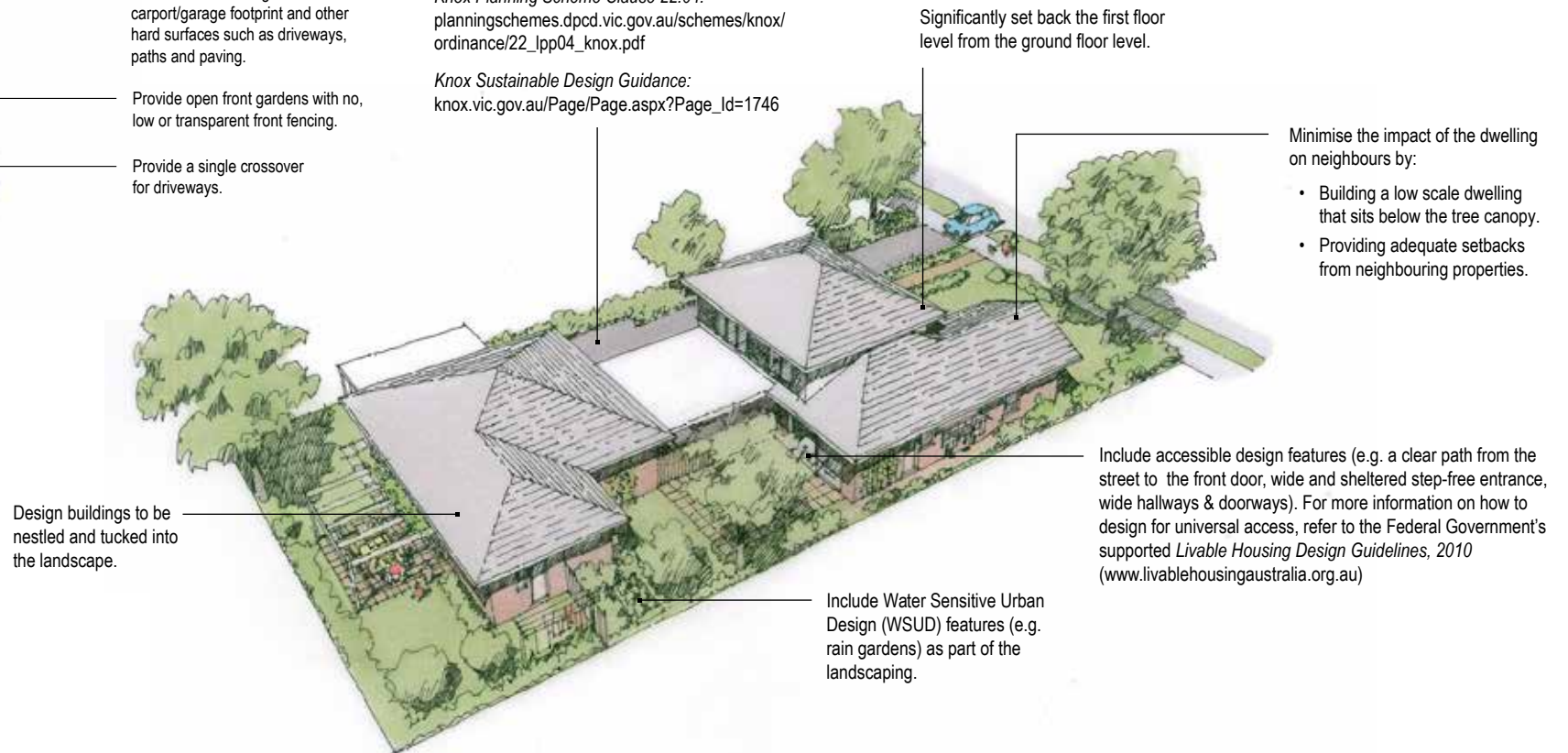
# Dual Occupancy

Include sustainable design features (e.g. wide eaves, recycled and sustainably-sourced building materials, double glazed windows). Applications for residential developments of this typology must address the Environmentally Sustainable Development Policy (Clause 22.04 of the Knox Planning Scheme) including a Sustainable Design Assessment (SDA), which is required for developments of 3 or more dwellings. An SDA demonstrates how a development includes sustainable design features to respond to issues such as energy use and peak energy demand, water use, stormwater and waste management, transport and responsible use of building materials.

For further information, please refer to:  
*Knox Planning Scheme Clause 22.04:*  
[planningschemes.dpcd.vic.gov.au/schemes/knox/ordinance/22\\_lpp04\\_knox.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/knox/ordinance/22_lpp04_knox.pdf)

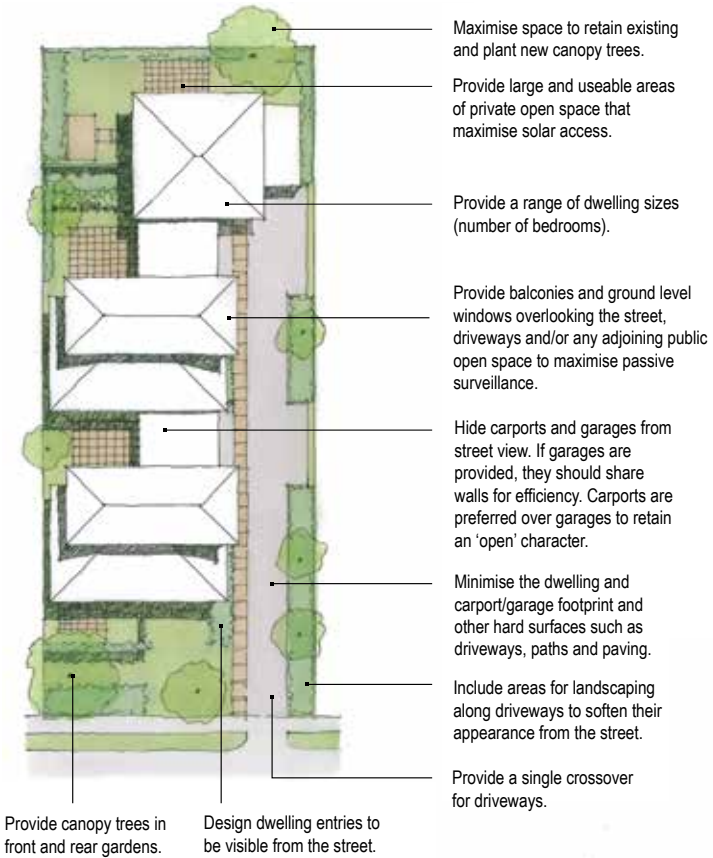
*Knox Sustainable Design Guidance:*  
[knox.vic.gov.au/Page/Page.aspx?Page\\_Id=1746](http://knox.vic.gov.au/Page/Page.aspx?Page_Id=1746)

## Indicative Lot Layout: Perspective View





## Indicative Lot Layout: Plan View



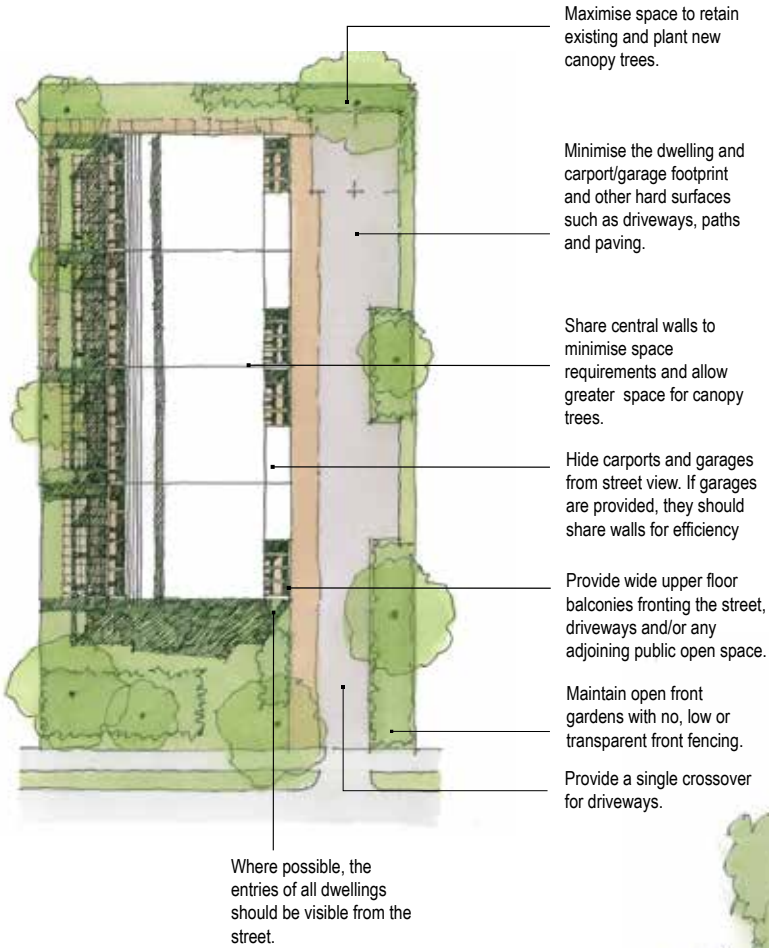
## Housing Type Guidelines:

# Villa Units

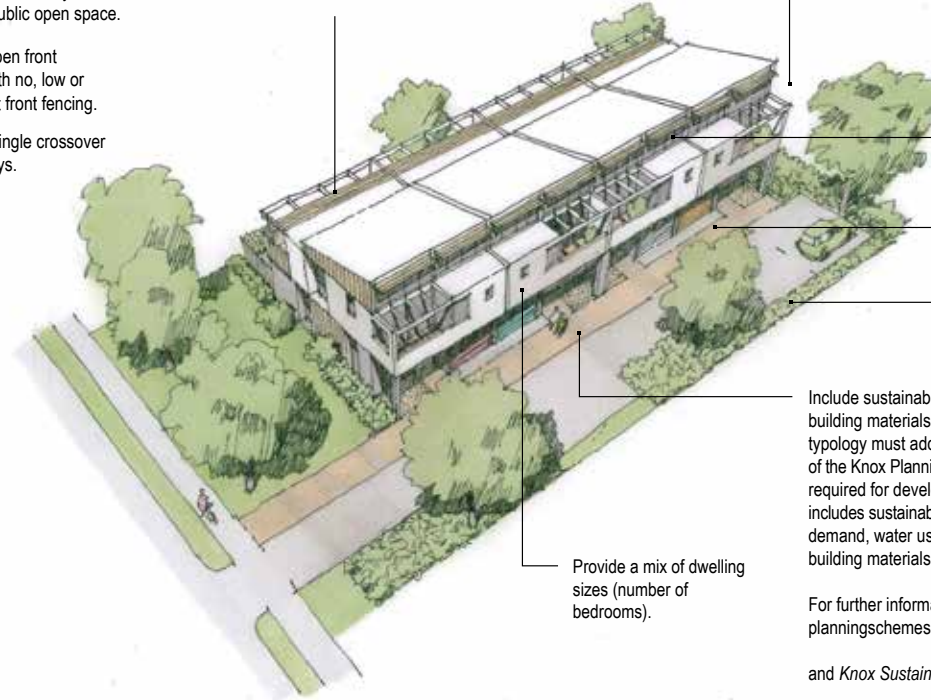
## Indicative Lot Layout: Perspective View



## Indicative Lot Layout: Plan View



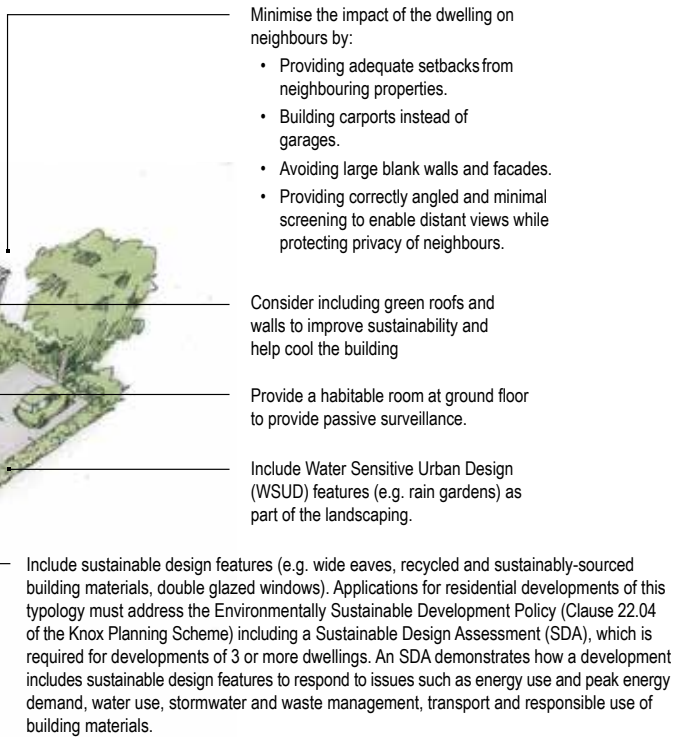
Include sustainable design features (e.g. wide eaves, recycled and sustainably-sourced building materials, double glazed windows). A Sustainable Design Assessment (SDA) is required for developments of 3 or more dwellings. An SDA demonstrates how a development includes sustainable design features to respond to issues such as energy use and peak energy demand, water use, stormwater and waste management, transport and responsible use of building materials. For more information, see Council's website: [www.knox.vic.gov.au](http://www.knox.vic.gov.au).



## Housing Type Guidelines:

# Town Houses

## Indicative Lot Layout: Perspective View

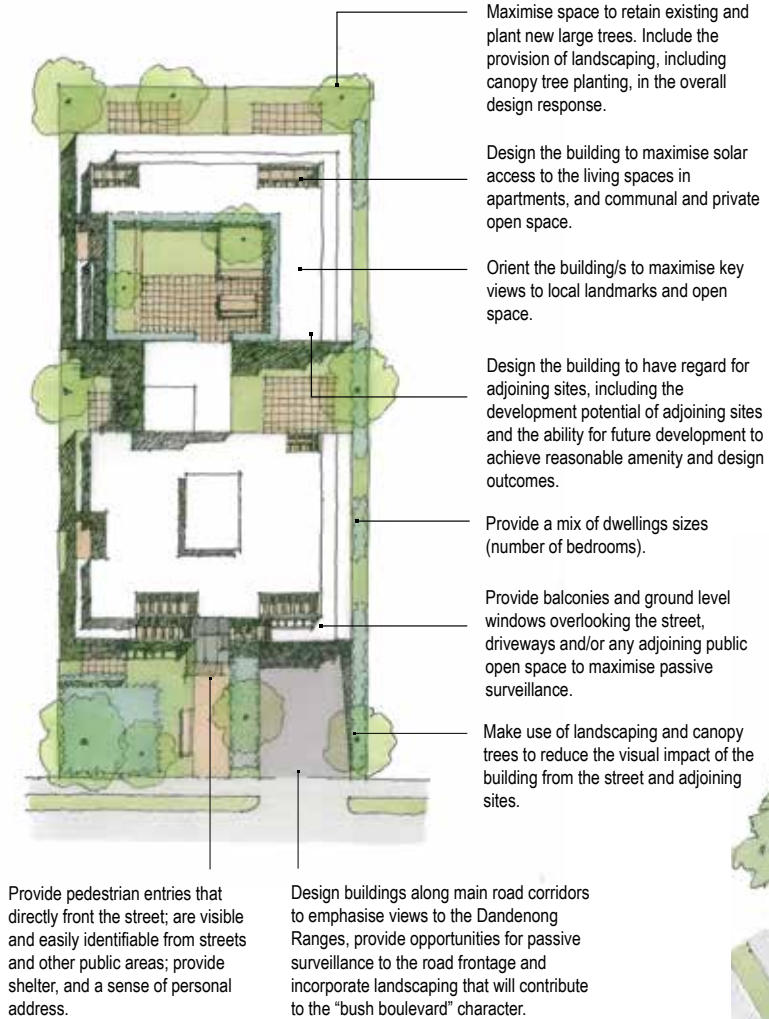


For further information, please refer to: *Knox Planning Scheme Clause 22.04*: [planningschemes.dpcd.vic.gov.au/schemes/knox/ordinance/22\\_lpp04\\_knox.pdf](http://planningschemes.dpcd.vic.gov.au/schemes/knox/ordinance/22_lpp04_knox.pdf)

and *Knox Sustainable Design Guidance*: [knox.vic.gov.au/Page/Page.aspx?Page\\_Id=1746](http://knox.vic.gov.au/Page/Page.aspx?Page_Id=1746)



## Indicative Lot Layout: Plan View



## Housing Type Guidelines:

# Apartments

Include sustainable design features (e.g. wide eaves, recycled and sustainably-sourced building materials, double glazed windows). Applications for residential developments of this typology must address the Environmentally Sustainable Development Policy (Clause 22.04 of the Knox Planning Scheme) including a Sustainable Design Assessment (SDA), which is required for developments of 3 or more dwellings. An SDA demonstrates how a development includes sustainable design features to respond to issues such as energy use and peak energy demand, water use, stormwater and waste management, transport and responsible use of building materials.

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*Knox Sustainable Design Guidance*: [knox.vic.gov.au/Page/Page.aspx?Page\\_Id=1746](http://knox.vic.gov.au/Page/Page.aspx?Page_Id=1746)

## Indicative Lot Layout: Perspective View







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 Interpreter  
131 450

National Relay Service  
133 677

Knox City Council acknowledges the traditional custodians of the city of Knox, the Wurundjeri and Bunurong people of the Kulin Nation.