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.

Carports and garages sit behind houses.

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

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

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

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

Single crossovers for driveways.

Residential Area Type:
Local Living
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.
### Residential Area Type: Local Living

#### SITE COVERAGE
- Maximum building footprint including outbuildings, garages etc: 60%
- Minimum permeable surface allocated to landscaping (excluding paving, paths, driveways): 20%

#### SETBACKS
- Front setback: 9m (or average of adjoining allotments)
- Second street setback (corner lots): 4m
- Additional front setback to garage/ carport (includes dwelling fronting side street): 1m*
- Front and rear facade setback, building storey above ground level at which articulation is required: 1

#### PRIVATE OPEN SPACE
- Option for a discount of up to 25% (only applies where the site adjoins an area of public open space and the development has an active interface to this space): Yes
- 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): 25m²
- Minimum area of private open space including balcony or roof top gardens (Preferred minimum area: balconies 8m², roof top 10m², preferred minimum width: balconies 1.8m, roof top 2m): 40m²

#### MAXIMUM HEIGHTS
- Roof — some allowance considered for architectural features and slope of land: 8m*
- Storeys — mandatory: 2*
- Maximum height for carports/walls on boundaries to neighbouring properties excluding south side unless adjoinng 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
- Maximum height at 4.1m off side boundary to neighbouring properties excluding rear 10m south side: 9m

#### SIDE AND REAR SETBACKS
- Side and rear setbacks: 1m
- North-facing habitable room window setback from boundary: 1m*

#### GARAGES/ CARPORTS
- Maximum length of wall on boundary (average 3m high, maximum 3.6m) to be 10m plus percentage of remaining: 25%
- If wall on boundary comprises open carports (posts, no walls) additional 10% allowed

#### 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 20m² 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 30m², 3 trees 40m² shared zone: Yes*
- Minimum number of canopy trees. 1 per/200m²: 200m²*
- Minimum number of canopy trees in front setback per 5m of width of site (this does not include the width of one driveway): 1*

**Note:** A canopy tree is a perennial woody plant that reaches more than five (5) metres in height.

**Note:** Retention of existing trees is preferred with planting of new trees additional/ supplementary to meeting requirements above

**Note:** Tree trunk must not be planted within easements

**Note:** Plants for food production (e.g. fruit trees, veggie patch etc.) encouraged

**Note:** Appropriate building footprints required to allow for large trees

#### 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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* 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.
Minimum front setback 9m or average of adjoining allotments

Side setbacks min 1m

Rear setback 1m

Minimum one canopy tree per 200m²

Trees to have 20m² permeable surface to surrounds of 3m width, trees in close proximity to each other may have 50% area reduced for each subsequent tree

Minimum one canopy tree per 200m²

1 canopy tree per 5m width for front yards (this does not include the width of one driveway)

Secluded Private Open Space min. 3m width.

Private Open Space min. 40m². Min 25m² accessible from living room.

Minimum 20% permeable space area

Maximum 60% site coverage

Garage setback at least 1.0m from front of dwelling

Garage/carport wall on boundary = 10m plus 25% remainder lot length

Clear path from street to front door

Level car parking space

Wide, sheltered, step free entry

Residential Area Type: **Local Living**