

22.09 RESIDENTIAL DEVELOPMENT & NEIGHBOURHOOD CHARACTER POLICY

21/12/2017
G204
Proposed
C213

This policy applies to all residential development requiring a planning permit in a Residential Growth Zone, General Residential Zone and Neighbourhood Residential Zone.

22.09-1 Policy basis

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C182(Part 1)

This policy provides guidance to manage the evolution of residential neighbourhood character throughout Greater Dandenong into the future. It responds to state and metropolitan planning policy regarding urban form and housing, while respecting valued characteristics of residential neighbourhoods.

Based on the *City of Greater Dandenong Neighbourhood Character Study (September 2007)*, the Municipal Strategic Statement divides the residential areas of Greater Dandenong into three 'Future Change Areas': Substantial, Incremental and Limited. This policy identifies the rationale, existing character, identified future character and design principles for each of these areas.

The design principles in this policy provide guidance to achieve high quality design and amenity outcomes for all new residential development.

22.09-2 Objectives

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- To guide the location and design of different types of residential development within Greater Dandenong, having regard to State and local planning policies, while respecting the valued characteristics and identified future character of residential neighbourhoods.
- To ensure that new residential development is consistent with the identified future character and preferred built form envisaged for the three Future Change Areas.
- To provide certainty about which areas are identified for, or protected from, increased residential development consistent with the purpose of the applicable zone.
- To facilitate high quality, well designed residential development and on-site landscaping.
- To promote a range of housing types to accommodate the future needs of the municipality's changing population.
- To ensure that residential development uses innovative, responsive and functional siting and design solutions that:
 - Achieve high quality internal amenity and private open space outcomes for future residents;
 - Make a positive contribution to the streetscape through quality design, contextual responsiveness and visual interest;
 - Promote public realm safety by maximising passive surveillance;
 - Demonstrate responsiveness to the site, adjoining interfaces, streetscape and landscape context;
 - Respect the amenity of adjoining residents and the reasonable development potential of adjoining properties;
 - Achieve environmentally sustainable design outcomes;
 - Use quality, durable building materials that are integrated into the overall building form and façade; and
 - Minimise the visual dominance of vehicle accessways and storage facilities, such as garages, car ports and basement entrances.

22.09-3 Policy

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It is policy that:

- Residential development applications demonstrate consistency with the policy objectives, identified future character, Change Area Policies, preferred housing type and the applicable design principles.
- In locations where the identified future character supports greater housing intensity than adjoining land, new development should be designed to provide a transition in development intensity to ensure new development is respectful of surrounding built form.
- The designation of an area as Substantial, Incremental or Limited Change does not imply support for the maximum building envelope, density or height on every site within the given Future Change Area in every instance.
- The comprehensive redevelopment of sites (including the demolition of existing buildings) is encouraged where it will facilitate a more positive contribution to the streetscape by exceeding minimum compliance with the applicable design principles, except where such buildings are identified as either historically and or socially significant.

22.09-3.1 Design Principles

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It is policy to assess all residential developments against the following design principles, in addition to those specific to each Future Change Area.

Safety	<p>To encourage the provision of safer residential neighbourhoods, new development should enable passive surveillance through designs that:</p> <ul style="list-style-type: none"> ▪ Incorporate active frontages including ground floor habitable room windows. ▪ Maximise the number of habitable room windows on all levels of residential buildings that overlook the public realm, streets, laneways, internal access ways and car parking areas. ▪ Use semi-transparent fences to the street frontage. ▪ Light communal spaces including main entrances and car parking areas with high mounted sensor-lights. ▪ Ensure that all main entrances are visible and easily identifiable from the street. ▪ Locate non-habitable rooms such as bathrooms, away from entrances and street frontage.
Landscaping	<p>Residential development should:</p> <ul style="list-style-type: none"> ▪ Provide substantial, high quality on-site landscaping, including screen planting and canopy trees along ground level front and side and rear boundaries. ▪ Provide substantial, high quality landscaping along vehicular accessways. ▪ Include the planting of at least one substantial canopy tree to each front setback and ground level secluded private open space area. ▪ Planting trees that are common to and perform well in the area. ▪ Avoid the removal of existing mature trees by incorporating their retention into the site design. ▪ Use landscaping to soften the appearance of the built form when viewed from the street and to respect the amenity of adjoining properties. ▪ Ensure that landscaping also addresses the Safety Design Principles.

	<p>Canopy trees should be planted in well proportioned setbacks/private open space that are sufficient to accommodate their future growth to maturity.</p> <p>Landscaping should minimise the impact of increased storm water runoff through water sensitive urban design and reduced impervious surfaces.</p> <p>Landscaping should be sustainable, drought tolerant, and include indigenous species and be supported through the provision of rainwater tanks.</p>
Car parking	<p>The existing level of on-street car parking should be maintained by avoiding second crossovers on allotments with frontage widths less than 17 metres.</p> <p>On-site car parking should be:</p> <ul style="list-style-type: none"> well integrated into the design of the building, generally hidden from view or appropriately screened where necessary, located to the side or rear of the site so as to not dominate the streetscape and to maximise soft landscaping opportunities at ground level, <p>Where car parking is located within the front setback it should be:</p> <ul style="list-style-type: none"> fully located within the site boundary; and capable of fully accommodating a vehicle between a garage or carport and the site boundary. <p>Developments with basement car parking should consider flooding concerns where applicable.</p>
Setbacks, front boundary and width	<p>Residential developments should:</p> <ul style="list-style-type: none"> Provide a front setback with fence design and height in keeping with the predominant street pattern. Maintain the apparent frontage width pattern. Provide appropriate side setbacks between buildings to enable screen planting where required, and at least one generous side setback to enable the retention of trees and/or the planting and future growth of trees to maturity. Provide open or low scale front fences to allow a visual connection between landscaping in front gardens and street tree planting.
Private open space	<p>All residential developments should provide good quality, useable private open space for each dwelling directly accessible from the main living area.</p> <p>Ground level private open space areas should be able to accommodate boundary landscaping, domestic services and outdoor furniture so as to maximise the usability of the space.</p> <p>Private open space should be positioned to maximise solar access.</p> <p>Upper floor levels of the same dwelling should avoid encroaching secluded private open space areas to ensure the solar access, useability and amenity of the space is not adversely affected.</p> <p>Upper level dwellings should avoid encroaching the secluded private open space of a separate lower level dwelling so as to ensure good solar access and amenity for the lower level dwelling.</p>
Bulk & Built Form	<p>All residential developments should respect the dominant façade pattern of the streetscape by:</p> <ul style="list-style-type: none"> Using similarly proportioned roof forms, windows, doors and verandahs; and Maintaining the proportion of wall space to windows and door

	<p>openings.</p> <p>Balconies should be designed to reduce the need for screening from adjoining dwellings and properties.</p> <p>The development of new dwellings to the rear of existing retained dwellings is discouraged where:</p> <ul style="list-style-type: none"> ▪ The siting of the retained dwelling would not enable an acceptable future site layout for either the proposed or future dwelling; or ▪ The retention of the existing dwelling detracts from the identified future character. <p>On sites adjacent to identified heritage buildings infill development should respect the adjoining heritage by:</p> <ul style="list-style-type: none"> ▪ Not exceeding the height of the neighbouring significant building; ▪ Minimising the visibility of higher sections of the new building; and ▪ Setting higher sections back at least the depth of one room from the frontage.
Site Design	<p>Residential development should:</p> <ul style="list-style-type: none"> ▪ Preserve the amenity of adjoining dwellings through responsive site design that considers the privacy, solar access and outlook of adjoining properties. ▪ Maximise thermal performance and energy efficiency of the built form by addressing orientation, passive design and fabric performance. ▪ Ensure that building height, massing and articulation responds sensitively to existing residential interfaces, site circumstances, setbacks and streetscape and reduces the need for screening. ▪ Provide sufficient setbacks (including the location of basements) to ensure the retention of existing trees and to accommodate the future growth of new trees. ▪ Provide suitable storage provisions for the management of operational waste. ▪ Appropriately locate suitable facilities to encourage public transport use, cycling and walking.
Materials & Finishes	<p>Residential development should:</p> <ul style="list-style-type: none"> ▪ Use quality, durable building materials and finishes that are designed for residential purposes. ▪ Avoid the use of commercial or industrial style building materials and finishes. ▪ Avoid using materials such as rendered cement sheeting, unarticulated surfaces and excessive repetitive use of materials. ▪ Use a consistent simple palette of materials, colours, finishes and architectural detailing. ▪ Maximise the ongoing affordability and sustainability of residential developments through the selection of low maintenance, resource and energy efficient materials and finishes that can be reasonably expected to endure for the life of the building.
Domestic services normal to a dwelling and Building services	<p>In order to minimise the impact of domestic and building services on the streetscape, adjacent properties, public realm and amenity of future residents, new residential development should:</p> <ul style="list-style-type: none"> ▪ Ensure that all domestic and building services are visually integrated into the design of the building and appropriately positioned or screened so as to not be seen from the street or adjoining properties. ▪ Be designed to avoid the location of domestic and building

	<p>services:</p> <ul style="list-style-type: none"> • within secluded private open space areas, including balconies; and • where they may have noise impacts on adjoining habitable rooms and secluded private open space areas.
Internal Amenity	<p>Residential development should:</p> <ul style="list-style-type: none"> ▪ Ensure that dwelling layouts have connectivity between the main living area and private open space. ▪ Be designed to avoid reliance on borrowed light to habitable rooms. ▪ Ensure that balconies and habitable room windows are designed and located to reduce the need for excessive screening. ▪ Ensure that dwellings without ground level main living areas meet the Standards of Clauses 55.03-5, 55.04-1, 6 & 7, 55.05-3, 4 & 5.

22.09-3.2 Substantial change areas – Residential Growth Zone (RGZ)

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Location - Substantial change areas have been identified as suitable to undergo a relatively high level of change. These areas are zoned Residential Growth Zone and are generally located adjacent to:

- Dandenong Metropolitan Activity Centre;
- Noble Park Activity Centre; and
- Springvale Activity Centre.

Rationale - These areas are suitable for medium to high density housing (of up to three or four storeys) because of their identified locational attributes. Change in these areas will be managed to establish the future built form described below, rather than to maintain existing character.

Existing character – These areas largely consist of single storey detached houses developed from the 1940s onwards. The existing character of Substantial Change Areas has evolved to include a wide range of housing types, including a higher proportion of medium density housing compared to other parts of the municipality. Around the Dandenong Metropolitan Activity Centre in particular, there has been considerable infill development comprising one and two storey detached and semi-detached forms of housing, and two and three storey apartment buildings. Areas around Noble Park and Springvale have also accommodated a comparatively high degree of change.

Identified Future Character - The built form of substantial change areas will evolve over time to contain a greater proportion of well designed and site responsive medium to high density residential developments.

Responsive site design, including articulated building elevations, and well proportioned massing and ground level setbacks will be provided to make a positive contribution to the streetscape and public realm.

Good quality, usable secluded private open space for each dwelling which provides a clear sense of space will be provided.

Residential development will give particular consideration to providing appropriate setbacks and private open space areas and high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character.

Car access and paving within the front setback will be limited in order to maximise the opportunity for high quality soft landscaping.

Ground floor levels may be designed for flexible use, including street front retailing, in limited circumstances where consistent with relevant structure plans, policies and zone provisions.

Within the RGZ1

The area zoned RGZ1 immediately surrounding the Dandenong Metropolitan Activity Centre will support the objectives of *Clause 22.07 Central Dandenong Local Policy* by facilitating high density residential development (up to four (4) storeys) within walking distance from the centre.

Within the RGZ2

These areas will achieve a transition in built form with high density residential developments up to four (4) storeys.

Substantial Change Area Policies

These policies apply to all Substantial Change Areas (zoned RGZ).

It is policy to:

- Support significant change and increased residential densities in the Substantial Change Areas (zoned RGZ1 and RGZ2).
- Achieve a stepping down in building height and dwelling density from the core of each Activity Centre to the Incremental Change Areas (zoned GRZ).
- Provide a transition in built form and density at the interface with the surrounding Incremental Change areas (zoned GRZ).
- Encourage residential development in the form of apartment and townhouse developments.
- Encourage well designed, site responsive three and four storey medium to high density residential developments that make a positive contribution to the streetscape and are visually interesting.
- Encourage consolidation of allotments to increase development potential and achieve improved design outcomes.
- Apply the following Design Principles for all residential developments, in addition to those at Clause 22.09-3.1:

Design Principles

It is policy to assess all residential developments in the Substantial Change Area against the following design principles:

Preferred housing types	The preferred housing types for the Substantial Change Area are medium to high density.
Building Height	The preferred maximum building height for land within the: <ul style="list-style-type: none"> ▪ RGZ1 and RGZ2 is up to 4 storeys, including ground level.
Bulk & Built Form	<p>Building bulk and height can be relatively uniform throughout the depth of sites, where articulated building elevations and well proportioned ground level setbacks to upper levels are provided at the front, side and rear of buildings to allow for substantial landscaping to soften the built form.</p> <p>Upper level tiering may be appropriate in some cases with upper levels recessed from view. Tiered building profiles that result in excessive upper level setbacks should be avoided.</p> <p>Separation between upper levels of dwellings on a site is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.</p> <p>The bulk and mass of the upper levels of any dwelling should not have an unreasonable adverse impact on the amenity of adjacent residential secluded private open spaces.</p> <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, openings, colours and the inclusion of vertical design elements.</p>
Site Design	High density residential developments should provide safe and innovative communal open spaces.

Note: Other requirements also apply. These can be found at the schedule to the applicable zone and activity centre local policies.

22.09-3.3 Incremental change areas – General Residential Zone (GRZ)

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Location – Incremental change areas generally include those areas developed from the 1950s and 60s which are further from Activity Centres than the Substantial Change Areas. These areas are zoned General Residential Zone and comprise:

- areas on the outskirts of the Dandenong, Springvale and Noble Park Activity Centres (beyond those areas within the RGZ); including residential parts of Dandenong South;
- the corridor along Princes Highway/ railway line, encapsulating: Noble Park, Springvale & Springvale South;
- directly surrounding Parkmore Shopping Centre/ Fredrick Wachter Reserve;
- directly to the south of Waverley Gardens Shopping Centre; and
- corridors along Cheltenham Road and Stud Road.

Rationale - These areas have generally been identified as suitable to accommodate low and medium density housing because of their locational attributes, being further away from activity centres but reasonably close to services. High density housing is generally inconsistent with this rationale.

Existing character – Incremental change areas were originally developed from the 1950's onwards and predominantly consist of single storey detached houses in a garden setting. [Two and three storey apartments from the 1960's are evident in close proximity to each Activity Centre.](#) Throughout these [incremental change](#) areas, new infill development has largely been restricted to one and two storey single dwellings on a lot and one and two storey detached or semi-detached, multi-dwelling developments.

Identified Future Character - The future character of Incremental Change Areas will evolve over time to contain a greater proportion of well designed and site responsive medium density infill development that respects the existing neighbourhood character. Future density will be at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas. Residential development in these areas will generally be more reliant on the private car and less able to take advantage of public transport than in Substantial Change Areas.

Residential development will comprise well designed houses, townhouses, units and dual occupancies of up to two (2) [or three \(3\)](#) storeys with main living areas generally on the ground level.

Residential development will give particular consideration to providing appropriate setbacks and private open space areas and high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character.

Incremental Change Area Policies

These policies apply to all Incremental Change Areas (zoned GRZ).

It is policy to:

- Ensure that new development respects the neighbourhood character of the area and considers the identified future character.
- [Provide a transition in built form and density at the interface with the Substantial Change areas \(zoned RGZ\) or Activity Centres\(zoned Commercial/Mixed Use/Comprehensive Development Zone\).](#)
- Achieve a transition in built form from the Incremental Change areas (zoned GRZ) to the surrounding Limited Change areas (zoned NRZ).
- Support future housing density at a lower intensity than in Substantial Change Areas, but a higher intensity than in Limited Change Areas.
- Encourage consolidation of allotments to increase development potential and achieve improved design outcomes.

- Apply the following Design Principles for all residential developments, in addition to those at Clause 22.09-3.1:

Design Principles

It is policy to assess all residential developments in the Incremental Change Area against the following design principles:

Preferred housing type	The preferred housing type for the Incremental Change Area is medium density.
Building Height	The preferred maximum building height for land within the GRZ1 and GRZ2 is up to 2 storeys, including ground level. The preferred maximum building height for land within the GRZ3 is 3 storeys, including ground level.
Landscaping	Residential development should use landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.
Setbacks, front boundary and width	Parking, paving and car access within the front boundary setback should be limited in order to maximise the opportunity for soft landscaping and prevent the over dominance of carports and garages in the street.
Private open space	Residential development should provide secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing
Bulk & Built Form	<p>Residential development should:</p> <ul style="list-style-type: none"> ▪ ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; ▪ provide separation between dwellings at the upper level; ▪ retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; ▪ position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot. be well articulated through the use of contrast, texture, variation in forms, materials, and colours. <p>Residential development in the GRZ1 and GRZ2 should:</p> <ul style="list-style-type: none"> ▪ provide separation between dwellings at the upper level; ▪ retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; ▪ position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot. <p>Within the GRZ1 and GRZ2 The the rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot in the GRZ1 and GRZ2 may be considered where:</p> <ul style="list-style-type: none"> ▪ the visual impact of the building bulk does not adversely affect the identified future character of the area; ▪ overlooking and/or overshadowing does not adversely affect

	<p>the amenity of neighbouring properties;</p> <ul style="list-style-type: none"> the building bulk does not adversely affect the planting and future growth of canopy trees to maturity; sufficient side and rear boundary landscaping can be provided to screen adjoining properties; upper storey components are well recessed from adjoining sensitive interfaces. <p><u>Separation between upper levels of dwellings on a site in the GRZ3 is not generally needed, provided the building portrays a high standard of design and does not result in unreasonable amenity impacts.</u></p> <p>Residential development should be well articulated through the use of contrast, texture, variation in forms, materials, and colours.</p>
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Note: Other requirements also apply. These can be found at the schedule to the applicable zone.

22.09-3.4 Limited change areas – Neighbourhood Residential Zone (NRZ)

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Location - Limited change areas generally include more recently developed residential areas located at significant distances from the Princes Highway and railway corridor and key Activity Centres of Dandenong, Springvale and Noble Park. These areas are zoned Neighbourhood Residential Zone and are located:

- to the north-east of the municipality, broadly encompassing Dandenong North & Noble Park North; and
- to the south-west of the municipality, broadly encompassing Keysborough and parts of Noble Park.

Rationale - These areas have been identified as being suitable for low density housing, primarily because they lack the location and or access advantages compared to other areas that have a direct proximity and ready access to Activity Centres and public transport nodes.

Existing character – Limited change areas display a gradual transition in age from 1960's through to 1980's, as residential subdivision expanded outward from the main transport corridors and activity centres. The broad character is defined by detached dwellings predominantly of single storey scale on larger lots, with the inclusion of occasional double storey detached dwellings.

Identified Future Character - The future character of limited change areas will evolve over time to contain a relatively limited number of well designed and site responsive detached and infill residential developments that respect the existing neighbourhood character. Residential development will be a mix of one and two storey dwellings with separation between dwellings, at the upper level at least, with main living areas and private open space at ground level. Generous landscaping will make a significant contribution to the future character of these areas.

Residential development will give particular consideration to providing appropriate setbacks and private open space areas and high quality landscaping, including the planting of canopy trees, to protect the amenity of adjoining dwellings and to contribute to the landscape character.

Limited Change Area Policies

These policies apply to all Limited Change Areas (zoned NRZ).

It is policy to:

- Ensure that new development respects the neighbourhood character of the area and considers the identified future character.
- Ensure that future housing density will be at a lower intensity than in surrounding Incremental Change Areas (zoned GRZ).
- Encourage residential development in the form of dual occupancies and single detached dwellings.

- Encourage well designed low density infill developments.
- Apply the Design Principles for all residential developments, in addition to those at Clause 22.09-3.1:

Design Principles

It is policy to assess all residential developments in the Limited Change Area against the following design principles:

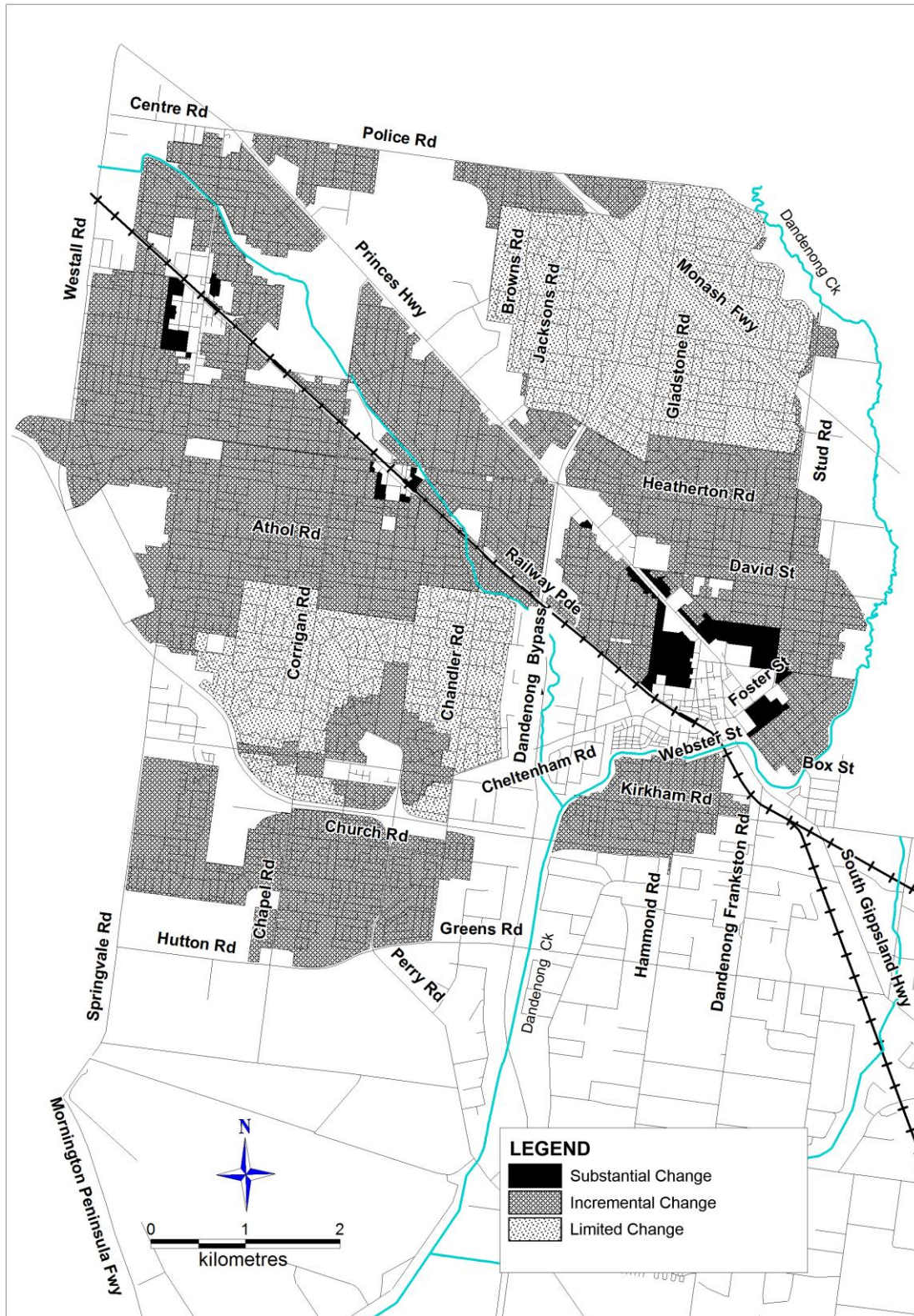
Preferred housing type	The preferred housing type for the Limited Change Area is low density
Building Height	The maximum building height for land within the NRZ1 is up to 2 storeys, including ground level.
Landscaping	Residential development should incorporate substantial landscaping to create a landscaped character, particularly canopy trees in front and rear gardens; and to protect the outlook of adjoining properties.
Car parking	Garages and car parking areas should be located behind buildings, generally hidden from view or recessed so as to not dominate the streetscape.
Setbacks, front boundary and width	Car access, parking and paving within the front setback should be limited in order to maximise the opportunity for soft landscaping.
Private open space	Residential development should provide ground level secluded private open space at the side or rear of each dwelling to avoid the need for excessive screening or high front fencing.
Bulk & Built Form	<p>Residential development should:</p> <ul style="list-style-type: none"> ▪ ensure that the built form respects the scale of existing prevailing built form character and responds to site circumstances and streetscape; ▪ provide separation between dwellings at the upper level; ▪ retain spines of open space at the rear of properties to maximise landscaping opportunities and protect private secluded open space; ▪ position more intense and higher elements of built form towards the front and centre of a site, transitioning to single storey elements to the rear of the lot. <p>The rearmost dwelling on a lot should be single storey to ensure the identified future character of the area and the amenity of adjoining properties is respected by maximising landscaping opportunities and protecting the amenity of adjoining private secluded open space.</p> <p>Two storey dwellings to the rear of a lot may be considered where:</p> <ul style="list-style-type: none"> ▪ the visual impact of the building bulk does not adversely affect the identified future character of the area; ▪ overlooking and/or overshadowing does not adversely affect the amenity of neighbouring properties; ▪ the building bulk does not adversely affect the planting and future growth of canopy trees to maturity; ▪ sufficient side and rear boundary landscaping can be provided to screen adjoining properties; ▪ upper storey components are well recessed from adjoining sensitive interfaces. <p>Residential developments should provide a level of visual interest through the use of contrast, texture and variation of materials.</p>

Note:

Other requirements also apply. These can be found at the schedule to the applicable zone.

22.09-3.5 Map 1 - Future Change Areas

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22.09-3.6 Relationship of Future Change Area and preferred housing types

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	High to Medium Density Housing Types	Medium Density Housing Types		Low Density Housing Types
Residential Zone	RGZ1 / RGZ2	GRZ3	GRZ1 / GRZ2	NRZ1
Substantial Change Area	Up to 4 storeys			
Incremental Change Area		Up to 3 storeys	Up to 2 storeys	
Limited Change Area				Up to 2 storeys

	Preferred Housing Types and Building Height
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22.09-4 Definitions

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For the purpose of this policy:

- **Low density housing** generally means single, detached dwellings on individual blocks. Low density housing is commonly associated with typical suburban residential areas and may include traditional single and two storey houses, two dwellings on a single lot (dual occupancy) and villa units. Private open space areas are located at ground level.
- **Medium density housing** is where more than one dwelling is constructed on a single lot and each dwelling has its own, separate building footprint on the land. These dwellings commonly share a driveway. In some locations, medium density housing will include 2 and 3 storey units or townhouses, while in other places 1 or 2 storey residential buildings may be the norm. Townhouses can be attached or semi-detached.
- **High density housing** is where more than one new dwelling is constructed and each dwelling does not have its own footprint on the land, rather the units occupy airspace above a common footprint. These dwellings are usually flats or apartments that are part of a mixed-use or broader high density residential development and may include innovative apartment-type housing with upper level secluded private open spaces and living areas. Private open space areas are usually provided as balconies. Such developments typically share facilities, a driveway, as well as staircases and common walls. In most cases, they will have a lift and a semi-basement or basement car parking area.
- **Building services** means functional plant and infrastructure including but not limited to air conditioning units, solar panels, roof mounted equipment, masts, lift over-runs, piping and ducting above the ground floor storey required to service the operation of a building.

22.09-5 Reference Documents

21/12/2017
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City of Greater Dandenong Neighbourhood Character Study (September 2007).
Greater Dandenong Housing Strategy 2014 – 2024 (2014).