

21.04 RESIDENTIAL DEVELOPMENT

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Proposed C125

21.04-1 Overview

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Proposed C125

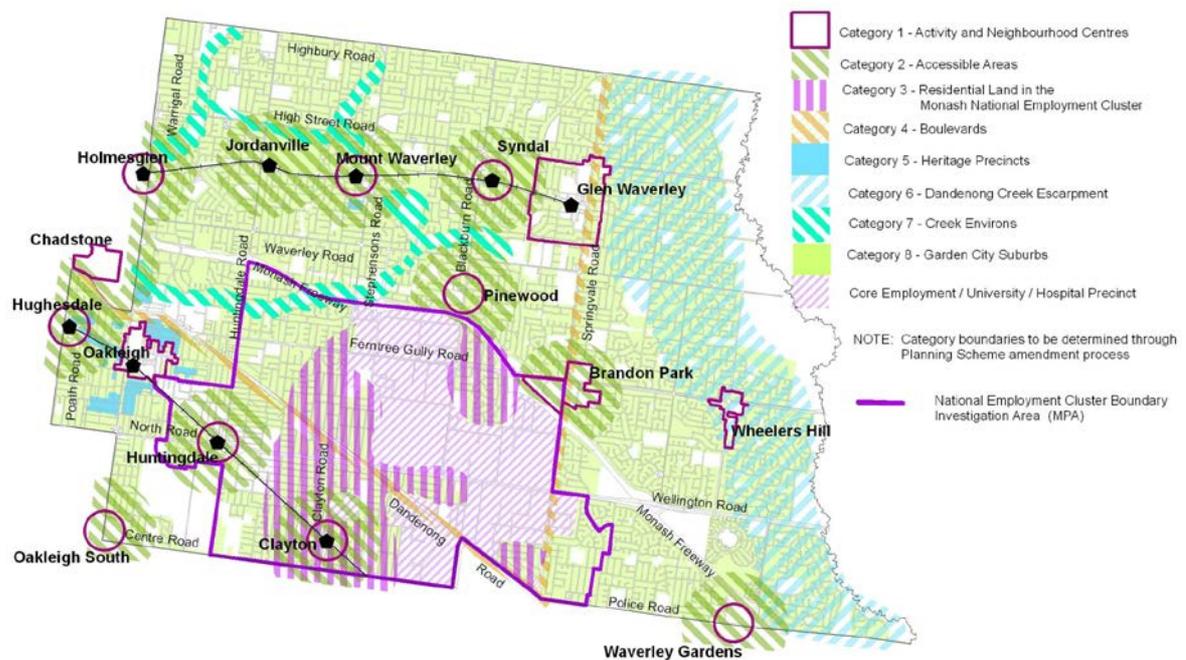
The City of Monash is a well-established, residential and business region in the city of Melbourne. It has suburban characteristics with established canopy treed environments throughout the municipality, identified heritage areas and an urban character enjoyed by the community.

Like the rest of metropolitan Melbourne, the City of Monash is experiencing a change in the housing structure and dwelling requirements of its population, with a noticeable shift towards increased density forms of housing, particularly multi-unit dwellings and apartments.

Monash is committed to managing residential growth to ensure it is directed to neighbourhood and activity centres that are well serviced by public transport, retailing, community facilities and employment opportunities. A significant opportunity exists to increase residential densities around the Monash National Employment Cluster to provide housing close to jobs. Some potential is also available to provide higher density development along the boulevards (Springvale Road and Princes Highway). This will reduce development pressure on less accessible locations allowing their garden city character to be preserved. Residential growth within those areas identified to be of special character, such as the heritage precincts and the creek environs will be further restricted, to ensure this character is protected and enhanced.

Monash City Council adopted the *Monash Housing Strategy* 2014 to plan proactively and strategically for the future housing needs of its residents having regard to issues such as neighbourhood character, environmentally sustainable development, accessibility, diversity and affordability. The Residential Development Framework within the Strategy provides greater certainty for the community and the development industry regarding the location and type of future residential development.

Map 3a – Residential Development Framework Map



Heritage

Significant buildings and some of the older precincts around Oakleigh have identified heritage value. Housing styles and characteristics vary from workers row housing, Californian Bungalows to larger homes. These heritage buildings and precincts are identified for conservation to ensure the neighbourhood character is maintained and complemented by any infill development. The heritage precincts are included within a Neighbourhood Residential Zone to limit opportunities for more intensive residential growth and inappropriate infill development and additions.

Heritage issues are addressed further in Clause 21.12.

Neighbourhood Character

The *Monash Housing Strategy 2014* contains a Residential Framework Plan. The Framework Plan translates the overall aims of the housing strategy into a location plan that broadly identified the preferred location for different forms of new housing.

The neighbourhood character of Monash's residential areas was originally documented in the *Monash Urban Character Study 1997*

Planisphere undertook a review of the Urban Character Study in the light of aspirations set out within the Residential Framework Plan. Planisphere's *Monash Urban Character Review 2014* has informed the development of nine new character types.

The nine Residential Character Areas are:

- Heritage Precincts - incorporates the heritage precincts around the Oakleigh Activity Centre
- Creek Abuttal Areas - Residential land adjacent to Damper Creek, Gardiners Creek and Scotchmans Creek
- Creek Environs – Residential land in proximity to creeks that influences the landscape and environmental qualities of the creeks and is characterised by the topography and landscape character of creek valley.
- Dandenong Valley Escarpment - located along the western edge of the Dandenong Creek valley
- Garden City Suburbs (Southern area) – comprising the relatively flat residential areas within the south of Monash, from Hughesdale and Oakleigh at the western end to parts of Mulgrave to the east (excluding land within the Monash National Employment Cluster).
- Garden City Suburbs (Northern area) – comprising the undulating land along the northern section of Monash, from Burwood and Ashwood through to Glen Waverley.
- Oakleigh and Wheelers Hill Activity Centres – residential zoned land included within the Oakleigh and Wheelers Hill Structure Plans.
- Monash National Employment Cluster and Clayton Activity Centre - Housing Diversity Area - comprising land within the periphery of the Clayton Activity Centre.
- Housing Growth Areas - Clayton Activity Centre and Monash National Employment Cluster.

A tenth Character Area is proposed, incorporating residential land which will be updated following the completion of more detailed strategic work. The Monash Residual Residential Areas applies to:

- Residential zoned land within close proximity of the core commercial area of Glen Waverley.
- Remnant parcels of residential land within the Clayton Activity Centre. The Clayton Activity Centre is located within the Monash National Employment Cluster.

Map 3b shows identified residential character type areas.

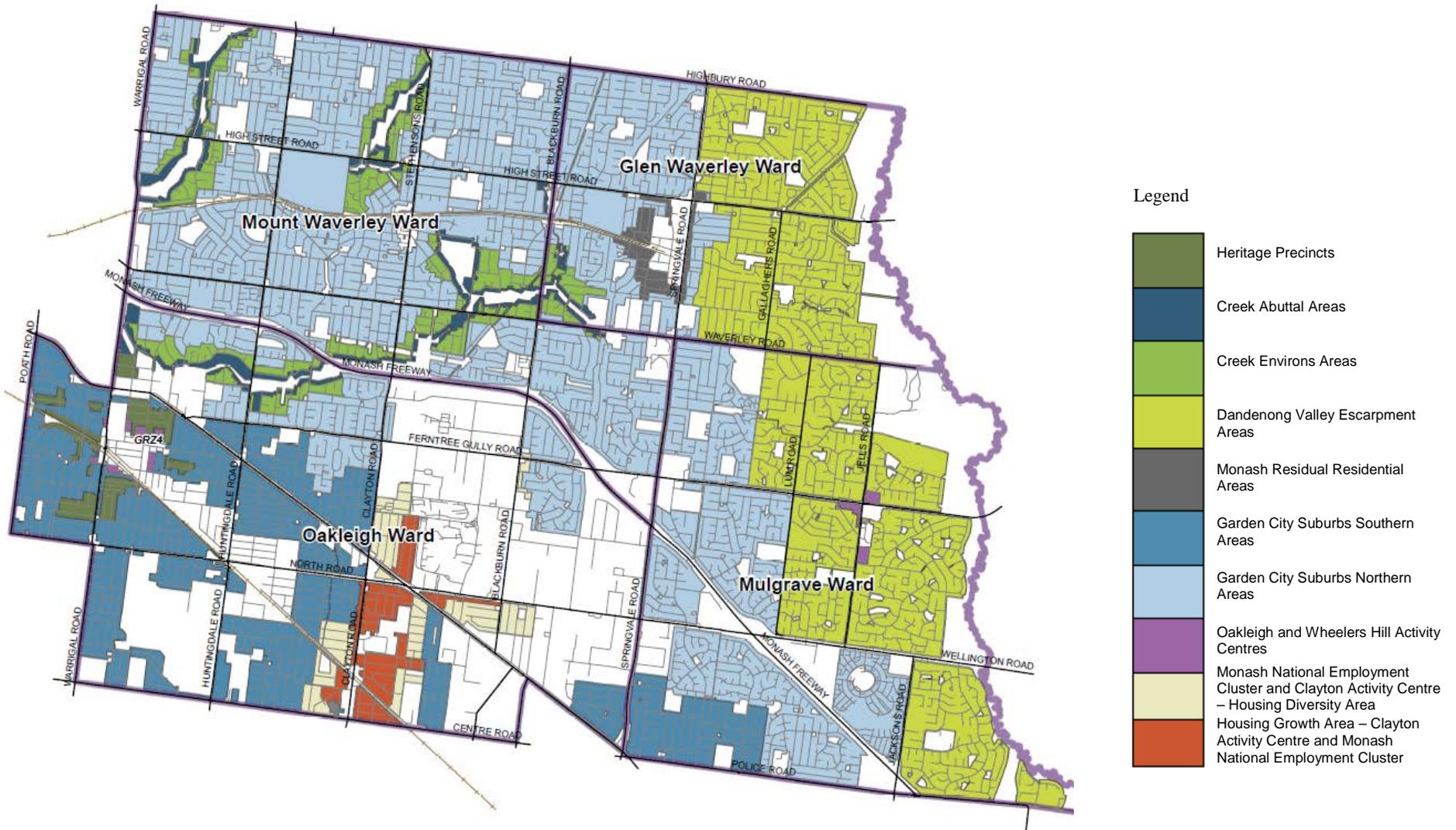
The current character and preferred future character statements have been detailed for each residential character type and are outlined in Clause 22.01 Residential Development and Character Policy.

New development should be carefully designed and sited to retain the positive elements of the current character and satisfy the intent of the preferred future character statements for each residential character type as identified. Garden city character within all residential areas should be maintained and enhanced.

Where new development does occur it should respond to and enhance the character of the surrounding neighbourhood.

Monash City Council is committed to managing the ongoing process of change that is occurring across its urban areas. Most of these areas possess a special leafy character, valued by the community.

Map 3b: Residential character types



New residential development

There is an increasing demand for a variety of different housing types to cater for changing household sizes and structures. *Plan Melbourne: Metropolitan Planning Strategy* encourages higher housing densities within activity centres, such as Glen Waverley and Oakleigh and the Monash National Employment Cluster.

Retention of neighbourhood character in residential areas will be enhanced by the identification of preferred areas for medium to high density residential development within the municipality. These areas are generally within the activity centres, the boulevards (Springvale Road and Princes Highway) and the Monash National Employment Cluster. In other areas new residential development will generally be low scale to retain the garden city character of the municipality. Development in areas of special character will be limited to protect and enhance their identified values.

21.04-2 Key issues

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Proposed C125

- Increased residential densities need to be strategically located to reduce travel demand and promote liveability.
- The retention of neighbourhood character and enhancement of garden city character is very important to the Monash community and redevelopment needs to be respectful of these character considerations.
- Residential development should be located and developed to acknowledge sustainable living practices, regional changes in demographics, lifestyle choices and housing markets, location of employment and levels of economic development.
- Changes in lifestyle choices and family structures in Melbourne have resulted in a notable decrease in the number of persons per household and changes in housing preferences towards lower maintenance homes. This is evidenced in an increasing need for more diverse forms of housing within the municipality.
- Monash contains heritage places, precincts and creek environs of special character that have limited potential to support residential growth.
- There is a lack of affordable housing, which is a particular issue for newly arrived migrant families.
- The population in Monash is noticeably ageing, resulting in a shift in the demographic nature of the community. The needs of an older population are likely to differ in terms of accessibility for those with limited mobility and proximity to activity centres and facilities.
- Demand for quality student accommodation has outstripped the local supply in some areas of Monash, which has resulted in housing shortages and a significant number of students living in substandard, shared housing facilities.

21.04-3 Objectives, strategies and implementation

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Proposed C125

Objectives

- To locate residential growth within neighbourhood and activity centres, the Monash National Employment Cluster and the boulevards (Springvale Road and Princes Highway) to increase proximity to employment, public transport, shops and services. This will assist to preserve and enhance garden city character and special character in the balance of the municipality.
- To encourage the provision of a variety of housing types and sizes that will accommodate a diversity of future housing needs and preferences that complement and enhance the garden city character of the city.
- To recognise the need to conserve treed environments and revegetate new residential developments to maintain and enhance the garden city character of the municipality.

- To ensure that heritage places and precincts are identified and conserved.
- To protect and contribute to the special character of the creek environs.
- To assist in the provision of social and affordable housing.
- To recognise and provide for housing needs of an ageing population in proximity to neighbourhood and activity centres.
- To meet the accommodation needs of students in proximity to tertiary institutions with convenient access to public transport and a range of commercial, retail, entertainment and social facilities.
- To encourage a high standard of architectural design in buildings and landscaping associated with residential development that takes into account environmentally sustainable development.
- To ensure appropriate infrastructure is provided to meet changing community needs that also complies with the principles of environmentally sustainable development.

Strategies

- Ensure that new residential development enhances the character of the neighbourhood, having regard to the desired character statements contained within Clause 22.01.
- Ensure that development enhances the garden city and landscaped streetscape character of the neighbourhood, responds to the features of the site and surrounding area and promotes good streetscape design.
- Encourage vegetation retention and provision on development sites.
- Ensure that new residential development provides a high level of amenity including internal amenity, privacy for occupants and neighbours, access to sunlight, high quality private and public open space, canopy tree cover, and effective traffic management and parking.
- Conserve and enhance the heritage significance of heritage places and precincts.
- Ensure that development contributes to the naturalistic character of the creek environs.
- Maintain the predominantly single detached dwelling character in suburban areas by promoting low rise development as the preferred character for the majority of the residential areas within the City.
- Direct more intensive, higher scale development to neighbourhood and activity centres that are well serviced by public transport, commercial, recreational, community and educational facilities.
- Support substantial residential growth within the Monash National Employment Cluster to provide housing closer to where people work and study.
- Allow some residential growth along those parts of the boulevards (Springvale Road and Princes Highway) that can support higher scale development in terms of neighbourhood character and accessibility.
- Provide an appropriate built form transition between activity centres and residential areas through innovative and high quality architectural design, appropriate setbacks and landscaping.
- Promote and facilitate housing projects that will result in a mix of housing types including mixed use developments in appropriate locations, such as “shop top” dwellings within the retail and commercial centres of activity centres, as well as over car-parks and other appropriate areas.
- Promote a variety of dwelling sizes and types to promote greater affordability of housing and choice in medium and large urban developments.
- Increase the provision of social housing and housing that meets special needs close to public transport and retail and community facilities.

- Encourage the provision of single storey and purpose built housing to cater for Monash's ageing population.
- Encourage the provision of high quality student accommodation in proximity to tertiary education facilities and activity centres with good access to public transport, which minimises potential conflicts with neighbouring uses.
- Use best practice environmentally sustainable design to maximise comfort and residential amenity, and minimise the environmental impact and running costs of residential development.
- Address the problems of inadequate physical infrastructure by ensuring that new development satisfactorily provides for or contributes to the infrastructure requirements it generates, particularly stormwater drainage, transport, community facilities and public open space.

Implementation

These strategies will be implemented by:

Policy and exercise of discretion

- Using local policy to improve the standard and quality of the design and construction of new developments. (Residential Development and Character Policy, Clause 22.01, Stormwater Management Policy, Clause 22.04 and Tree Conservation Policy, Clause 22.05, Heritage Policy, Clause 22.07, Non-Residential Use and Development in Residential Areas Policy, Clause 22.09, Environmentally Sensitive Development Policy, 22.13).
- Using local policy to facilitate the provision of high quality student accommodation in preferred locations, which is appropriate in terms of neighbourhood character, the provision of car parking, open space, student amenities and landscaping, and is suitably operated and used in an ongoing manner. (Student Accommodation Policy, Clause 22.10).
- Applying creative design solutions that enhance the quality of all areas particularly in relation to streetscape issues, scale of buildings, sustainable development practices, provision of open space and setbacks to ensure adequate landscaping of frontages.
- Ensuring that new development which is likely to impact on the capacity of existing infrastructure contributes to improvements and additions to physical infrastructure, including drainage and public open space.

Zones and overlays

- Applying the Residential Growth, General Residential, Neighbourhood Residential and Mixed Use Zones including specific schedules to achieve preferred character.
- Applying the Vegetation Protection Overlay to areas which possess a special leafy character, valued by the community.
- Applying the Heritage Overlay to protect and enhance identified heritage precincts, buildings and places.
- Applying the Neighbourhood Character Overlay to identify specific neighbourhood character objectives for special areas.
- Applying the Land Subject to Inundation Overlay and Special Building Overlay to ensure that development does not impact the flow characteristics of a flood event and ensuring minimum risk to human life and property, whilst protecting environmental values of floodways.
- Applying a Design and Development Overlay or Development Plan Overlay to ensure that the design and development of an area of particular interest achieves the desired goals of Council.

- Applying an Environmental Audit Overlay where appropriate to ensure that the condition of a development site is suitable for a residential or other sensitive use.
- Applying the Development Plan Contributions Overlay to the growth areas of the Monash National Employment Cluster and the Clayton Activity Centre.

Further strategic work

- The Stage 2 implementation of the *Monash Housing Strategy 2014*, including Finalising the *Draft Clayton Activity Centre Structure Plan* and the *Draft Monash National Employment Cluster Strategic Framework Plan* in conjunction with the Victorian Planning Authority.
- The Stage 3 implementation of the *Monash Housing Strategy 2014*, as follows:
 - Preparing urban design principles and built form guidelines for the boulevards (Springvale Road and Princes Highway).
 - Preparing structure plans for Huntingdale, Mount Waverley, Hughesdale, Homes Glen, Syndal, Pinewood, Waverley Gardens and Oakleigh South.
 - Conducting a municipal wide review of landscape character, to promote the preferred vegetation character.
- Implementing the *Glen Waverley Activity Centre Structure Plan 2014*.
- Undertaking the ongoing review of heritage buildings and locations within Monash and implementing the recommendations through appropriate planning scheme amendments.
- Reviewing the performance of policies and guidelines on a regular basis and making appropriate modifications.
- Investigating the feasibility of providing incentives for developers to build social housing.
- Increasing the public open space contribution in the growth areas of the Monash National Employment Cluster and Clayton Activity Centre.

Other actions

- Planning, developing and adequately financing the timely and equitable provision of physical infrastructure and human services.
- Promoting and strengthening the community's recognition of the special character and identity of their local area.
- Maintaining an understanding of the adequacy of housing around employment centres to ensure that appropriate and timely responses can be developed to meet any future changes.

21.04-4 Reference documents

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Proposed C125

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- Volume 3 - Private Development, Jan 1997
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- Volume 5 - Medium Density Housing, Jun 1997

Monash Heritage Study, Gerner Consulting Pty Ltd and Andrew Ward, Feb 1999

Oakleigh Shopping Centre Urban Design Framework, Context Conybeare Morrison etc. Jul 2002

Waverley Park Concept Plan, Aug 2002

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Wheelers Hill Neighbourhood Activity Centre Structure Plan, The Planning Group, Sept 2007.