

22 LOCAL PLANNING POLICIES

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Proposed C125

22.01 RESIDENTIAL DEVELOPMENT AND CHARACTER POLICY

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This policy applies to all residential land.

22.01-1 Policy basis

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The City of Monash’s residential areas have a garden city character that is highly valued by the community.

The Municipal Strategic Statement recognises that these residential environments are important to the well being of the community and that Monash City Council is committed to the effective management of the ongoing process of change that is occurring in the urban areas of the municipality.

Previously, change across the municipality’s residential areas occurred incrementally across Monash. Over the past ten years or so, the amount of change has increased, with the emergence of more apartments, town houses and larger dwellings. There is also is growing demand for variation of dwelling types including well as aged persons and student accommodation. Analysis has shown that this is starting to erode the garden city character of the municipality.

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. Planisphere undertook a review of the *Monash Urban Character Study* and this review has informed the development of nine new character types.

Local residents and developers need a degree of certainty as to the form of development that is acceptable within residential areas. This policy provides guidance to ensure new development respects existing residential environments, with minimal streetscape or amenity impact, designed to achieve outcomes that enhance the garden city character of each area.

Residential growth should be directed to activity and neighbourhood centres that are well serviced by public transport, commercial, recreational, community and educational facilities to make optimum use of the services available. The heritage precincts, creek environs and Dandenong Valley Escarpment present limited redevelopment potential by virtue of their heritage values, proximity to creek reserves and relative inaccessibility to activity centres and transport nodes.

22.01-2 Objectives

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- To build upon the important contribution that landscaping makes to the garden city character of Monash.
- To encourage new development to achieve architectural and urban design outcomes that positively contribute to neighbourhood character having particular regard to the desired future character statement for the applicable residential Character Type.
- To protect and enhance the special character of the heritage precincts, the creek environs and the Dandenong Valley Escarpment.
- To encourage the provision of a variety of housing types to accommodate future housing needs and preferences.
- To achieve best practice environmentally sustainable development.
- To direct residential growth to neighbourhood and activity Centres, the Monash National Employment Cluster and to a lesser extent the boulevards (Springvale Road and Princes Highway).

22.01-3 Policy

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It is policy to:

General

- Ensure development is consistent with the desired future character statement for the applicable Residential Character Type identified in Clause 22.01-4.
- Respect the character of surrounding development, including the maintenance of consistent setbacks.
- Preserve and enhance the treed character of Monash.
- Ensure development protects and enhances the creek environs and the Dandenong Creek Escarpment.
- Ensure development conserves and enhances heritage places and areas.
- Minimise the impact of the scale and massing of development.
- Encourage the consolidation of sites to achieve residential intensification where this is specifically encouraged by the relevant zoning schedule.

Street setback

- Setback buildings from street frontages consistent with surrounding buildings to visually unify the streetscape.
- Provide spacious and well vegetated street setbacks capable of supporting canopy trees that soften the appearance of the built form and contribute to landscape character.
- Exclude garages, carports and car spaces from street setbacks.
- Recess garages and carports from the facade of the building to ensure that they do not compromise the appearance of new and existing buildings and are not a dominant element as seen from the street.
- Recess walls on boundaries from the facade of the building to reflect spacings between dwellings in the neighbourhood and to ensure the appearance of new and existing buildings is not compromised.
- Ensure development on corner blocks incorporates side street setbacks that provide an appropriate transition to the street setback of adjoining buildings.

Site coverage and permeability

- Ensure the extent of site coverage and hard paving respects the neighbourhood character.
- Exclude hard paving such as car parking, turning circles, driveways and basement car parking within street setback areas.
- Minimise hard paving throughout the site by limiting driveway widths and lengths, providing landscaping on both sides of driveways, and restricting the extent of paving within open space areas.
- Maximise on-site stormwater infiltration and urban cooling, and minimise overland stormwater flow by limiting hard paved surfaces and synthetic or man made surfaces.

Landscaping

- Provide sufficient and well located private open space, primarily unencumbered by easements to provide for vegetation and large trees to be retained or planted within front, side and rear setbacks, and secluded open space areas. Environmental weeds and artificial grass should be avoided.

- Site buildings to minimise the need to remove significant trees, and protect significant trees on the site and adjoining properties.
- Ensure development is adequately setback from existing and proposed trees to ensure their protection and longevity.
- Retain or plant canopy trees, particularly within front setbacks to soften the appearance of the built form and contribute to the landscape character of the area.
- Retain or plant canopy trees in rear setbacks to screen built form from adjoining backyards and any surrounding creek environs, and contribute to garden character.
- Provide trees and vegetation that improve the environmental sustainability of buildings.
- Ensure street trees are retained and protected.

Side and rear setbacks

- Provide side setbacks that maintain open spacious streetscape character and separation of dwellings.
- Design buildings to reflect the spacing and rhythm of existing streetscapes.
- Provide side and rear setbacks capable of supporting canopy trees.
- Provide rear setbacks that support a green corridor of open space created by backyards in the neighbourhood.
- Minimise the impact of visual bulk to neighbouring properties, through suitable setbacks from adjacent secluded private open space to enable the provision of screening trees, and scaling down of building form to the adjoining properties.
- Provide a separation between dwellings constructed on the same site to break up built form and support additional landscaping.

Walls on boundaries

- Ensure walls on boundaries are consistent with neighbourhood character, including spacing between dwellings and the character of open vegetated backyards.
- Limit the length of walls on boundaries to ensure landscaping space is provided around buildings, and the amenity of adjoining properties is not adversely impacted.

Private open space

- Provide private open space areas of sufficient size and width to enable the retention and provision of canopy trees and other vegetation that reflect landscape character.
- Limit hard surface paving and decks that occupy a large proportion of private open space areas.
- Exclude the provision of secluded private open space within the street setback.
- Ensure private open space areas are sufficient for the recreation needs of the likely future residents, including useable dimensions, direct access to living spaces and good access to sunlight whilst contributing to the preferred garden city character.

Fences

- Provide no front fence where more than 75% of properties in the immediate neighbourhood have no front fence (immediate neighbourhood is the five properties on either side of the proposed development on both sides of the street, or five properties on either side of the development on both sides of the street, including intersections and if the proposed development is on a corner lot with dwellings fronting the side street, five properties in the side street).

- Ensure front fences complement the architecture of buildings and the neighbourhood character in terms of height, style, materials and colour.
- Limit the height of front fences to:
 - Maintain the character of open streetscapes and low fencing patterns.
 - Retain views of the architecture of the building.
 - Ensure buildings address and connect to the street.
 - Facilitate passive surveillance and social interaction between the street, front yards and the dwelling.

Vehicle crossings

- Locate and minimise vehicle crossovers to prevent traffic disruption, and preserve nature strips and street trees.
- Maximise landscaping in front setback areas by minimising the number of crossovers.

Built form and scale of development

- Development outside of the activity and neighbourhood centres, the Monash National Employment Cluster and the boulevards (Springvale Road and Princes Highway) will generally be low rise.
- Respect the height, scale and massing of existing dwellings in the neighbourhood.
- Ensure taller buildings incorporate sufficient articulation, including recessed upper levels, to respect the prevailing scale of the adjoining dwellings and the neighbourhood.
- Incorporate higher degrees of articulation for double storey development in streetscapes where the prevailing built form is single storey.
- Retain human scale, and by the inclusion of significant breaks and recesses in building massing, avoid large block like structures dominating the streetscape.
- Ensure buildings respect the built form, rhythm and proportions of existing dwellings in the neighbourhood.
- Respect the roof forms and pitches of existing dwellings in the neighbourhood.
- Discourage reproduction or mock-historic building styles incorporating superficial detailing whilst promoting contemporary designs of the present era.
- Utilise robust and low maintenance building materials and finishes that complement the neighbourhood, withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials). Use muted tone materials and finishes within the creek environs.
- Minimise the visual and amenity impact of utility areas, such as electricity and gas facilities, waste and recycling areas, and services including antennas, air conditioning units, fire fighting equipment and letter boxes.
- Preserve backyard character by ensuring multi-storey development at the rear of properties incorporates generous articulation and setbacks including ground floor setbacks sufficient in width to support screening trees.
- Complement the landscape setting of adjoining public open space areas and the creek environs by minimising the scale and massing of the development, and incorporating landscaping, which ensures vegetation is the dominant element when viewed from the public open space, the creek reserve, the street and adjoining properties.
- Ensure the front doors and windows of buildings face the street and entrances are legible, accessible and sheltered to maximise accessibility, safety and amenity for occupants, visitors and those using the public streets.

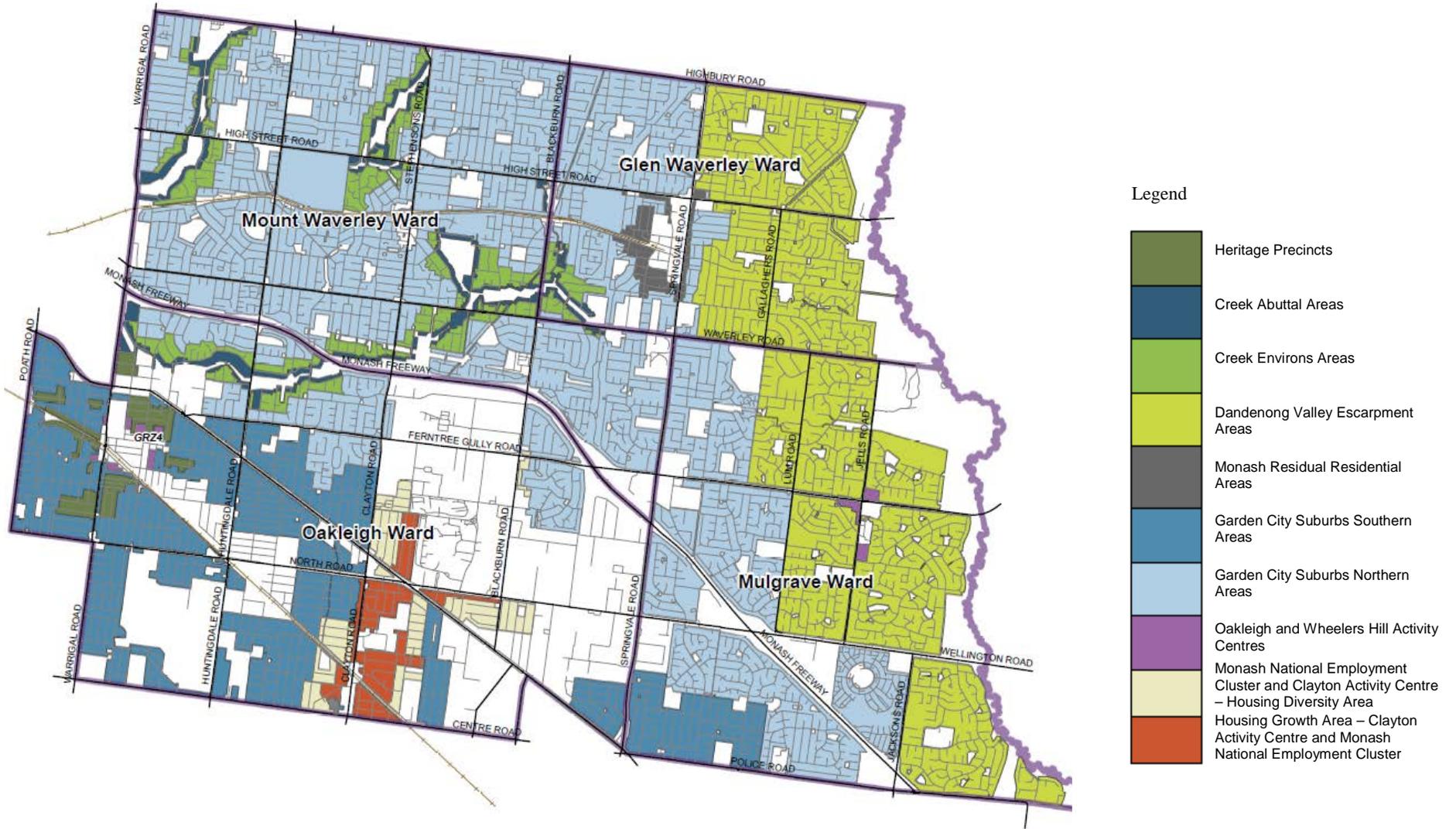
Car parking

- Design development to minimise parking, traffic and pedestrian impacts in adjacent residential areas including ensuring cars can exit the site in forward direction.
- Design and locate car parking spaces to ensure they have minimal impact on pedestrian and vehicle movements both on-site and within the street.

Environment

- Design development to achieve best practice environmentally sustainable development in terms of energy efficiency, water resources, indoor environment quality, stormwater management, transport, waste management and urban ecology.
- Separate residential development from incompatible use and development.

Map 1: Residential character types



22.01-4 Residential Character Types

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Heritage Precincts

Current character statement

This character area incorporates the heritage precincts around the Oakleigh Activity Centre. Each area comprises a mixture of housing types and scales, ranging from Victorian and Federation to interwar timber bungalows (often with masonry porches) and Mediterranean and Spanish Mission inspired villas. Throughout the precincts, the dwellings range from workers cottages to middle class dwellings.

The building type, era and spacing, the proportions and combined appearance of the streetscapes, amount and type of vegetation tend to be the key determinants of the heritage area's character. How the building 'sits' within their landscape is critical. Vegetation includes street trees, front garden vegetation and canopy trees in rear yards and public reserves form a backdrop. Critical elements of the built street space are the height, permeability and profile of a building, the depth of front setbacks, type of garden (eg. lawns with roses, shrubs and trees, or an apparent continuation of street space planting), presence and permeability of a front fence, and the formality (or otherwise) of the streetscape.

Side and front setbacks are important elements, with buildings generally separated from at least one side boundary to allow for driveway access, and in most cases, separated by around 1 metre from the other side boundary. Low front fences are the norm – in some cases, consistent with the period of the original house. The front setbacks are generally uniform, and the entry to the dwelling is clearly visible from the street (and generally covered, with the original verandah or portico retained). Garages are set to the rear of dwellings, or a carport has been added, setback behind the front line of the dwelling, and with roofing that is sympathetic to the original dwelling.

Desired future character statement

Any future development within the five Oakleigh / Hughesdale Residential Precincts will be designed to conserve and enhance the heritage significance of the precinct of which it forms a part

The scale of new buildings or extensions to new dwellings will continue to reflect the prevailing building scale, where dwellings present as single storey to the street, with any double storey elements constructed to the rear, behind the line of the hipped or gable roof line. New dwellings, including the construction of a second dwelling to rear, and extensions shall be designed to achieve this outcome. The mixture of styles will be retained, and appropriate features and materials will be guided through the directions provided within the Heritage Overlay (and citations).

Most dwellings will occupy a modest footprint on the property, with considerable rear gardens. Generous open space provision for new dwellings and extensions will be retained, with setbacks from front and side boundaries reflecting the prevailing development patterns.

Creek Abuttal

Current character statement

The Creek Abuttal area includes land adjacent to Damper Creek, Gardiners Creek and Scotchmans Creek. Its neighbourhood character is defined as a naturalistic environment comprising established native and remnant vegetation. The land is undulating and there is a dominant grid pattern with some diagonal distortion.

The Creek Abuttal areas serve important recreational functions with networks of continuous bike paths and formalised pedestrian walkways located along the creek reserves that are visible from the creek reserves. These areas also serve important ecological functions providing habitat for a diverse range of flora and fauna. Recent revegetation projects and weed eradication programs have enhanced the naturalistic environment.

The dominant architectural framework is double-fronted consistently setback, single storey detached brick veneer dwellings with some weatherboards dispersed throughout the area. Within this framework are some two-storey houses constructed mainly of darker red and brown brick. Mixed architectural styles from Post-War to 1965, as well as contemporary replacement infill are evident. Older buildings are single storey, modest and simple in form with articulated facades and porch entrance areas. Contemporary developments are predominantly double storey, larger in scale and appear to dominate the streetscape. These larger houses are concentrated in the elevated, and more topographically diverse, neighbourhoods. In most instances the sensitive siting and built form of housing that is visually recessed into the continuous backdrop of canopy trees is the dominant character.

Many properties do not have front fences, particularly in the northern-most neighbourhoods, leaving the garden open to the street. Elsewhere, fences are low timber or brick, allowing shrubs in the front gardens to be visible from the street and giving clear views to the buildings. Front gardens exhibit a wide horticultural diversity and are generally well planted and maintained. In the elevated and more topographically diverse neighbourhoods many properties have large trees and shrubs in both the front and rear gardens.

The open space pattern within the character type includes formal reserves and linear landscape corridors that are a focus for residents and provide ecological habitat and an important naturalistic recreational resource.

Desired future character statement

The neighbourhood character of this area will be defined by its spacious garden settings, tall canopy trees and consistent built form. New development will be designed to complement the established planting patterns and topography and will be respectful of the garden city character. There will be consistency in front setbacks and the maintenance of larger setbacks from the creek which will provide areas for planting and sustaining larger trees.

Vegetation will dominate the streetscape and buildings will be recessive and normally hidden from view behind vegetation and tall trees.

The larger rear setbacks will accommodate substantial vegetation, including large canopy trees. The landscape will be complemented by street trees and a lack of front fencing.

Dwellings will complement the older 1950s and 1960s building styles through the use of simple details, low building scales and articulated facades. They will be well-designed, energy efficient and be encouraged to adhere to sustainability principles. Long expanses of blank walls will be discouraged, particularly when adjacent to public parks and open space areas in this instance the building should address the public area. Upper levels will be recessed and articulated to reduce visual dominance in the streetscape.

Regular front setbacks and side setbacks from at least one side boundary will reinforce the consistent setback patterns along the street, allow views between buildings and provide space for landscaping.

There are opportunities for modest housing growth and diversification, with an emphasis on preserving and enhancing Monash's garden city character. Design emphasis is to be placed on the protection of neighbourhood character and native vegetation, and responsiveness to the landscape setting.

In broad terms this area will continue to provide lower scale residential development, with new development comprising a mix of single dwellings and dual occupancies. Modest dwellings, with simple pitched rooflines and articulated facades, will continue to be the prevailing character.

New development will be well landscaped retaining the 'open landscape character' of the nearby creek environment and will taper down in scale closer to the creek, respecting and thereby reinforcing the natural topography. Development will visually connect to the creek environment.

Expanses of blank or continuous walls and visually dominant building forms, will be discouraged, particularly when adjacent to the open space areas of the creek reserves.

Given the important recreational and ecological functions of the creek corridors, development on adjoining residential sites should seek to respect and enhance the existing character of these open spaces.

Creek Environs

Current character statement

The Creek Environs area includes land adjacent to the Creek Abuttal areas of Damper Creek, Gardiners Creek and Scothmans Creek. The topography is typically undulating and open space corridors along the creek reserves feature naturalistic environments that comprise established native and remnant landscaping. The area contains lower scale residential development, with new development comprising a mix of single dwellings and medium density units and townhouses.

This area has a considerably higher percentage of open space than is found within the remainder of the City of Monash which further contributes to the open and spacious subdivision pattern. In most areas, the experience of the creek side environs is enhanced by sensitive built form and siting where housing is visually recessed into a continuous backdrop of canopy trees.

The majority of front gardens are well planted with a variety of exotic and native shrubs. A significant number have large shrubs whilst others are virtually unplanted.

Many properties do not have front fences. Where properties do have front fences they are typically of low timber construction with a small proportion of low brick walls.

Street trees are regularly planted, but vary in height, species and scale. The public realm comprises grassy nature strips

Interspersed amongst the dominant housing type are a few weatherboard and brick veneer cottages. There are also a number of two storey brick multi-housing developments and larger family homes. Older buildings are single storey, modest and simple in form with articulated facades and porch entrance areas. Contemporary developments are two storeys in height, larger in scale and dominate the streetscape.

In most Creek Environs neighbourhoods built form is sensitive and housing is visually recessed into a continuous backdrop of canopy trees. In some locations, residential development has encroached upon the open space corridors resulting in increasingly visible built form.

Front and side setbacks are generally consistent and contribute to the sense of spaciousness.

Desired Future Character Statement

The neighbourhood character of this area will be defined by its spacious garden settings, tall canopy trees and consistent built form. New development will be designed to complement the established planting patterns and topography and will be respectful of the garden city character. There will be consistency in front setbacks and the maintenance of larger setbacks from the creek which will provide areas for planting and sustaining larger trees.

Vegetation will dominate the streetscape and buildings will be recessive and normally hidden from view behind vegetation and tall trees.

The larger rear setbacks will accommodate substantial vegetation, including large canopy trees. The landscape will be complemented by street trees and a lack of front fencing.

Dwellings will complement the older 1950s and 1960s building styles through the use of simple details, low building scales, articulated facades and pitched roofs. They will be well-designed, energy efficient and be encouraged to adhere to sustainability principles. Long expanses of blank walls will be discouraged, particularly when adjacent to public parks and

open space areas in this instance the building should address the public area. Upper levels will be recessed and articulated to reduce visual dominance in the streetscape.

Regular front setbacks and side setbacks from at least one side boundary will reinforce the consistent setback patterns along the street, allow views between buildings and provide space for landscaping.

There are opportunities for modest housing growth and diversification, with an emphasis on preserving and enhancing Monash's garden city character. Design emphasis is to be placed on the protection of neighbourhood character and native vegetation, and responsiveness to the landscape setting.

In broad terms this area will continue to provide lower scale residential development, with new development comprising a mix of single dwellings and dual occupancies. Modest dwellings, with simple pitched rooflines and articulated facades, will continue to be the prevailing character.

New development will be well landscaped retaining the 'open landscape character' of the nearby creek environment and will taper down in scale closer to the creek, respecting and thereby reinforcing the natural topography. Development will visually connect to the creek environment.

Expanses of blank or continuous walls and visually dominant building forms, will be discouraged, particularly when adjacent to the open space areas of the creek reserves.

Given the important recreational and ecological functions of the creek corridors, development on adjoining residential sites should seek to respect and enhance the existing character of these open spaces.

Modest dwellings, with simple pitched rooflines and articulated facades, will continue the prevailing development themes.

New development will be designed to complement the creek environment by choosing colours and materials for buildings and fencing that blend with, rather than contrast with the surrounding natural environment.

Upper levels will be recessed to reduce visual bulk to the open space corridors.

The neighbourhood character of this area will be defined by its spacious garden settings, tall canopy trees and consistent built form. New development will be designed to complement the established planting patterns and topography and will be respectful of the garden city character. There will be consistency in front setbacks and the maintenance of larger setbacks from the creek which will provide areas for planting and sustaining larger trees.

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Given the important recreational and ecological functions of the creek corridors, development on adjoining residential sites should seek to respect and enhance the existing character of these open spaces.

Dandenong Valley Escarpment

Current character statement

This area is located along the western edge of the Dandenong Valley and is distinctive for its strong landscape character. Well vegetated gardens flow continuously along the streets, amongst a diverse building base. Long range views are afforded to the Dandenong Ranges, along streets and between buildings of elevated areas. The heavily vegetated western slopes feature a strong native tree canopy in addition to established exotic species.

The public realm has wide nature strips and native street trees of varying species, quality and frequency in many streetscapes. This character type has a large proportion of open space that relates closely to the semi-natural landscape of the Dandenong Valley.

A key characteristic of this area is the curvilinear subdivision layout based around the hilly topography that slopes down towards the Dandenong Creek. The Dandenong Valley escarpment contains valued landscape, flora, fauna, geological and geomorphologic assets.

A variety of building types are present, predominantly one or two storey 1970s and 1980s brick veneer single and double fronted villas. Roof form varies but most houses have low pitched rooflines. A range of brick colours are used but the palette is often consistent within neighbourhoods.

New buildings constructed post-1985 are often extremely large, up to three storeys high and eclectic in architectural style. Generally, the smaller buildings are on the lower slopes of the valley-side on the flatter land of the valley floor and plateau tops.

In areas with steep topography, buildings have a variety of levels and some properties have retaining front walls. Few properties have walls or fences which creates a sense of openness. However some have large prominent walls combined with metal railings.

Mature stand alone trees are common in front setbacks, especially on the steeper slopes and gardens are well planted and horticulturally diverse. Rockeries delineate garden edges in some instances. Canopy trees in private open space considerably reduce the visual intrusion of built form.

Desired future character statement

The neighbourhood character of this area will evolve within a landscape that has a large number of native trees spread throughout both the public and private realm. This provides an overhead canopy which unifies the diverse built-form of some neighbourhoods and provides a strong relationship with the semi-natural landscape of the Dandenong Valley. An important characteristic of the area are the view lines to the Dandenong Ranges, along streets and between buildings. New dwellings, or additions to dwellings, will seek to maintain these views. New development will be respectful of the garden city character of the area.

Building scale, height and bulk will continue to enhance and reinforce the existing landscape and built form character and will generally be similar within neighbourhoods. Large scale contrasts between buildings will be discouraged except where existing trees and shrubs soften the junction between buildings or where there is a graduated change in scale.

Housing, while varied in style, will continue to be mostly single dwelling or dual occupancy development. Garages will be incorporated into the dwelling design so as not to dominate the facade of the building. New developments will typically be sited to address the street, be of architectural excellence, energy efficient and sustainable.

Front setbacks will be generous to enable the maintenance and development of significant native tree canopy and understorey vegetation. There may be variation at a neighbourhood level but there will be consistency within individual streets.

Dwellings will be designed to sympathetically integrate with any existing native trees and shrubs on or adjacent to the development site and to the topography. Facades will be articulated with recesses, openings and balconies, and incorporate well-considered materials. Robust and low maintenance materials and finishes that blend with the surrounding natural environment will be used. Long expanses of blank walls will be discouraged, particularly when adjacent to public parks, reserves and other open space areas.

Existing trees will be retained where possible and landscaping will reduce the dominance of buildings and provide filtered views of the architecture. Most gardens will be open to the street with no walls or fences, allowing the soft naturalistic qualities of neighbourhoods to be retained. Large walls and fences will be discouraged except where they are already a visually dominant streetscape element. Gardens will be predominantly planted with native vegetation to contribute to the existing natural setting.

The soft quality of the street will be maintained by ensuring that there is only one single crossover per lot frontage.

Garden City Suburbs (Southern)

Current character statement

This character area is located within the southern part of the municipality, Hughesdale and Oakleigh at the western end to parts of Mulgrave to the east. It is distinctive for its flat topography, formal, grid-like subdivision pattern, and a pattern of evenly distributed consistently setback dwellings within neatly maintained garden settings. Although the lots are generally less than 650m² in area (slightly larger at the eastern end of the precinct), the dwellings are often modest in scale.

The early housing stock (within the vicinity of Oakleigh town centre and along the train line), are often double fronted timber villas with prominent roofs, timber California Bungalows, and Spanish Mission Villas from interwar. The roofs of older buildings are generally steep pitched. Housing built between the late 1940s and the 1960s are represented by evenly distributed mix of consistently setback post-War single storey weatherboard and brick houses of a common, functional architectural style. In many streets, houses are arranged in groups of one type of material. A minority of streets have Californian bungalows and houses from the inter-war period with visually prominent roof lines. Most dwellings are sited to provide setbacks from both side boundaries, with car parking on one side, and generous rear gardens.

The planting types tend to vary across the precinct, with exotic species dominating in the older western suburbs of the precinct and more of a mixture of native and exotic species to the east. Few obscure the buildings from the street. Most have low fences and walls constructed of brick, wire mesh or timber which enables vegetation to be visible from the street. Other houses have hedges, whilst a minority are open to the street. The generous space between buildings, within neat garden settings, creates an openness that is a key characteristic for this location.

Multi-dwelling developments are prominent around the commercial areas and collector roads. Earlier development, from the 1990s, is mainly single storey brick and frequent use

of materials which contrast with the remainder of the area. Contemporary infill development is often larger in scale, with a more dominant appearance within the street. These comprise a mix of building types, including detached dwellings, semi-detached units or townhouses and low rise apartments. Materials and finishes typically contrast with the remainder of the area.

There is considerable variation in the form of street tree planting with some streets having no trees at all. Roads are generally narrower with wider nature strips than is common throughout the remainder of Monash. Some streets have high crown roads, bluestone kerbs and channels and unmade crossovers. Footpaths generally are constructed with asphalt and brick bond concrete slab pavements from the inter-war period.

Desired future character statement

The residential hinterland will continue to provide lower scale residential development, with new development comprising a mix of single dwellings and medium density units and townhouses. Modest dwellings, with simple pitched rooflines, articulated facades, will continue the prevailing development themes. On larger sites, low rise apartment development may be appropriate, provided the development is sited within generous open space, is well landscaped while still retaining the ‘open landscape character’ of the garden suburban setting and any development tapers down in scale closer to the boundaries of the site.

While the housing mix within this area will continue to evolve to meet the changing needs of the community, new development will be respectful to the scale and siting of the original housing within the area. In doing so, it will enhance the generous spacious, open, landscaped character of the area.

The Garden City Suburbs – Southern character area will be notable for its spacious garden settings, tall canopy trees, consistency in front setbacks and the maintenance of setbacks from at least one boundary and from the rear of the site. New dwellings will address the street and complement the scale and form of adjacent buildings. Upper levels will be recessed and/or articulated to minimise the impression of building scale. Development that is inappropriate and out of scale with adjoining dwellings will not be supported.

Front fences will be low. This enables vegetation to be visible from the street, allows clear views of buildings and gives the street an open and transparent quality. Fencing will complement the architecture of the building in design, colour and materials.

Existing mature trees and shrubs within properties will be retained and additional tree planting proposed to gradually create a tree canopy in the private domain, including the rear of the properties, as well as a visually permeable buffer between the house and street. The soft quality of the street that is derived from the wide nature strips and street tree planting will be maintained by ensuring that there is only one crossover per lot frontage.

Expanses of blank, or continuous walls, will be discouraged, particularly when adjacent to public parks or creating the appearance of a continuous building mass. The character of existing public open space within the Character Type will be protected by ensuring that buildings directly adjacent to such areas are set back and buffered with planting that complements that within the public open space.

Sympathetically designed architecture is encouraged in preference to imitations of historic styles.

Garden City Suburbs (Northern)

Current character statement

The northern garden city suburbs are more undulating than the residential areas to the south, and tend to be more densely vegetated. The subdivision patterns are more reflective of the landfall, and therefore more curvilinear road patterns are prevalent.

The development of this character area took place mainly from the 1950s onwards, with some isolated exceptions, and the original housing stock reflects this. A common housing

type is the double fronted single storey brick veneer home, with some weatherboards dispersed throughout the area. These tend to be modest in size. In addition, split-level or two storey houses constructed mainly of darker red and brown brick are concentrated in the higher, and more topographically diverse, neighbourhoods. They tend to be more visually dominant from the street than the more modest older houses, but still have substantial front gardens. These are often informally planted with a mixture of native and indigenous plants, from ground covers and shrubs and often a feature tree or two. Larger planting in the rear garden area.

One exception is a pocket within Ashwood, developed by the Ministry of Housing. The former Ministry housing is small scale single storey dwellings, constructed in concrete or fibro cement. The buildings are architecturally similar and are characterised by a variety of unique details such as the round ‘portholes’ on the porches. The houses have simple window and roof detailing. Front setbacks are generous.

The vegetation coverage throughout the character area is a defining feature, with many large canopy trees visible above the rooflines, particularly in the northernmost areas of the suburb. In many cases they obscure the architecture. In the higher and more topographically diverse neighbourhoods many properties have large trees and shrubs both in the front and rear gardens.

Many properties do not have front walls or fences, particularly in the northern-most neighbourhoods, leaving the garden open to the street. Otherwise, fences and walls are low timber or brick of approximately 900mm, allowing low shrubs in the front gardens to be visible from the street and giving clear views to the buildings.

The area has been subject to redevelopment pressures over the past ten or more years. There have been some single storey unit developments, and more recently, double storey townhouse developments, particularly along main roads or within vicinity of activity centres. However the main change is the demolition of more modest homes with two storey dwellings, sometimes with basement car-parking, dwellings. Much of this is taking place within the former Ministry of Housing area of Ashwood, but is also apparent throughout the character area.

New development tends to be constructed in brick and, more recently, concrete slab with façade treatments. They cover a large proportion of their site, and in many cases are built to both side boundaries. Variations in housing forms are not incompatible with the prevailing built form of the area, provided they are constructed of robust materials that do not deteriorate rapidly. However, upper canopy landscaping is often missing or limited within these developments. The high fences that are often constructed as part of the development obscure any views of garden areas. If the trend for new housing with a very large building footprint, and minimal provision, or room for, landscaping continues, there is a risk that the key characteristics of the area – the predominance of canopy trees and the appearance of dwellings within a landscape setting – will be lost.

Desired future character statement

Although there will be changes to some of the houses within this area, including the development of well designed and sensitive unit development and, on suitable sites, some apartment development, these will take place within a pleasant leafy framework of well-planted gardens (front and rear) and large canopy trees.

Setbacks will be generous and consistent within individual streets. Building heights will vary between neighbourhoods. Those neighbourhoods where the diverse topography and well developed mature tree canopy provide a framework within which redevelopment can occur will have a larger proportion of two storey houses. In the lower, less wooded areas, buildings will be mainly low rise unless existing vegetation or a gradation in height softens the scale contrasts between buildings. Older houses will be well maintained through façade improvements and renovations. New development will be well-designed to complement the established buildings through consistent siting, articulated facades and use of materials. They will be encouraged to consider energy efficient and sustainability principles. Long expanses of blank walls will be discouraged, particularly when adjacent to public parks, reserves and other open space areas, where the building should address the public area.

Architecture, including new buildings and extensions, will, in the majority of cases, be secondary in visual significance to the landscape of the Character Type from the street. New development will be buffered from the street and neighbouring properties by well-planted gardens that will ensure the soft leafy nature of the street will be perpetuated.

Gardens will consist of open lawns, planted with a mix of native and exotic vegetation and trees. Existing mature trees and shrubs will be retained and additional tree planting within streets and private gardens will add to the tree canopy of the area.

Buildings will be clearly visible through these low garden settings, and non-existent or transparent front fences. Additional vehicle crossovers will be discouraged.

The built-form will be visually unified by well-planted front gardens that contain large trees and shrubs and street tree planting. Trees within lots to be redeveloped will be retained wherever possible in order to maintain the established leafy character.

Walls and fences will be low or non-existent to allow plants in the front garden to be visible from the street. Colours and materials will be sympathetic to the architecture of the house. The soft quality of streets derived from the nature strips will be protected by ensuring that each lot frontage has only one single crossover. Landscape elements such as remnant indigenous vegetation and the large old coniferous wind-rows will be retained until horticulturally unstable.

Oakleigh and Wheelers Hill Residential Areas

Current character statement

Oakleigh

This character area is located within the south of the municipality, from Hughesdale and Oakleigh at the western end to parts of Mulgrave to the east. It is distinctive for its flat topography, formal, grid-like subdivision pattern, and a pattern of evenly distributed consistently setback dwellings within neatly maintained garden settings.

The early housing stock (within the vicinity of Oakleigh town centre and along the train line), are often double fronted timber villas with prominent roofs, timber California Bungalows, and Spanish Mission Villas from interwar. The roofs of older buildings are generally steep pitched. Housing built between the late 1940s and the 1960s are represented by evenly distributed mix of consistently setback post-War single storey weatherboard and brick houses of a common, functional architectural style. Some 1960s and 1970s walk up flats are located within this area, and multi-dwelling housing, mostly in unit or town house style developments (one or two storeys, arranged one behind the other) are starting to become more frequent.

The planting tends to be dominated by exotic species, and few obscure the buildings from the street. Most have low fences and walls constructed of brick, wire mesh or timber which enables vegetation to be visible from the street. Other houses have hedges, whilst a minority are open to the street. The generous space between buildings, within neat garden settings, creates an openness that is a key characteristic for this location.

Desired future character statement

Oakleigh

The residential areas within the Activity will be developed to increase residential diversity and choice, while still creating a transition from the Activity Centre's commercial precincts to protect the amenity of surrounding residential areas.

This will be achieved through ensuring that the heights, side and front setbacks, as set out in the schedule, are adhered to, that upper floor levels of buildings within the precinct are recessed and well articulated from rear and side boundaries which abut or are opposite residential properties, and that new buildings or additions reflect the key architectural elements within the centre (including, where appropriate, including of pitched, hip and/or gable, roof forms). Development will provide a high level of amenity, including privacy for

occupants and neighbours, high quality private and public open space, canopy tree cover and effective management of parking

Within the vicinity of the centre, residential areas will continue to provide for families in single and two storey detached dwellings and infill medium density multi-dwelling developments compatible with the context and urban character of each location. High standards of architectural design, incorporating environmentally sustainable design principles, will be achieved.

Wheelers Hill

Future development on the small amount of residential land within the centre will be of a low scale, to ensure the buildings remain subservient to the predominant landscape character of Wheelers Hill.

Buildings will be designed to have a height that reflects the slopes and terrain of each site. Development at the residential interface of all sites will be consistent in height and setback with the buildings on adjacent land. Development abutting existing residential properties should achieve a transition between the building scale and massing of the activity centre and that of the surrounding residential areas.

A 10 metre landscaped front setback will be provided for all development abutting main road frontages to ensure that any development adjacent to main road frontages achieves a continuation of the “Boulevard” character established throughout the City of Monash. The walls of buildings facing Ferntree Gully Road and Jells Road should be designed with extensive articulation and variation in massing to minimise the appearance of building bulk and height.

Development adjacent to local road frontages must be limited to a maximum of 2 storeys to ensure that development is in character with existing development in the street, while allowing a development density appropriate to a neighbourhood activity centre. Development should be designed with consideration of the opportunities for walking, running, cycling and other passive recreation activities as well as informal social interaction and casual surveillance of open areas.

Monash National Employment Cluster and Clayton Activity Centre – Housing Diversity Area

This area is characterised by the evenly distributed mix of consistently setback post-War single storey weatherboard and brick houses of a common, functional architectural style. In many streets, houses are arranged in groups of one type of material. A minority of streets have Californian bungalows and houses from the inter-war period with visually prominent roof lines.

Multi-dwelling developments are becoming more common within this area. The first wave of multi dwelling developments were built in the 1990s tend to single storey brick and often use materials which contrast with the remainder of the area. More recent developments are larger in scale, with two storey developments common. Front gardens are varied in horticultural content and are often well planted. Few obscure the buildings from the street. Most have low fences and walls constructed of brick, wire mesh or timber which enables vegetation to be visible from the street. Other houses have hedges, whilst a minority are open to the street.

Desired future character statement

This area forms part of the Clayton Activity Centre, one of the key centres within the Monash National Employment Cluster. The Activity Centre and the Cluster more broadly is expected to experience major redevelopment, as one of the key areas for employment growth within Melbourne. As such, the core of the Activity Centre and the Cluster are anticipated to change to accommodate growing and more diverse housing needs. It also forms an interface to the Garden City residential suburbs surrounding it. New development needs to form a transition between these two different areas.

New housing will generally comprise multi dwelling developments such as units developments and, where appropriate, low rise apartments. Front and rear setbacks will be reduced from the prevailing distance in the Garden City areas, however will still provide the opportunity for landscaping. Landscaping, and open space, within developments, will remain an important feature for this character area. The presence of canopy trees within developments, plus separation between buildings, will help integrate development, will provide visual and environmental amenity for occupants and the residents of existing dwellings. New developments will be designed and constructed to a high standard, ensuring they provide a positive architectural impact.

Housing Growth Area – Clayton Activity Centre and Monash National Employment Cluster

Current character statement

The Monash employment cluster contains a large concentration of education, research, industry, health and service jobs across a wide area generally defined by Princes Hwy, Heatherton Road, Wellington Road and Springvale Road. Large tracts of residentially zoned land are interspersed throughout the Cluster land. It is this residential land, within the vicinity of the major institutions of Monash University, Monash Medical Centre and within the Clayton Activity Centre, that comprises this character type.

This residential land - which forms this character area - retains some consistently setback post-War single storey weatherboard and brick houses of a common, functional architectural style. However, in this area, a large number of sites have been redeveloped - potentially due to the proximity and demands created by the larger institutional uses. These redevelopments have been occurring for a number of years, and comprise low rise apartments, larger scale unit developments developed at a higher intensity that is common in Monash, and some two storey town house developments.

Desired future character statement

Development within the Cluster will respect the changing built form within the commercial areas. The scale of new residential development will generally comprise larger footprint apartment development of a high quality design and finish. Some infill development, town house and unit development, will also occur. Improved building density and quality will be encouraged, to maximise the comfort for future residents (and neighbours) as well as minimising running and maintenance costs.

Where possible on larger sites, developments will be multi-level, and set in open garden settings. Although setbacks from all boundaries will be less that is common in other parts of Monash, the developments will ensure the incorporation of landscaping to address the 'garden city character', albeit in a more urban form. Landscaping will be well maintained and amenity issues, including car parking, waste collection, and vehicle movement, will be well resolved within the developments proposed, to ensure additional dwellings do not create adverse impacts on the amenity of the area.

Monash Residual Residential Areas

The Monash Residual Residential Areas contains two residential areas where the preferred future direction is currently being updated, through the preparation of detailed strategic work.

The first location is the residential zoned land within close proximity to the core commercial area of Glen Waverley. A structure plan has been prepared for this location, and will be the subject of a future planning scheme amendment.

The second location comprises remnant parcels of residential land within the Clayton Activity Centre. The Clayton Activity Centre is located within the Monash National Employment Cluster. A structure plan is currently being developed for the Centre, in addition to a broader framework plan for the Cluster.

The existing character statement and preferred future character statements have been provided to ensure planning policy direction exists while the strategic work is being prepared.

Existing character statement

Glen Waverley

The dominant architectural framework is the double-fronted consistently setback, single storey brick veneer 1950's/1960's dwellings with some weatherboards dispersed throughout the area.

Within this framework are some two-storey houses and two house development constructed in a variety of materials, including dark and red brick, and slab concrete constructions. These larger houses tend to be more visually dominant from the street than the more modest older houses.

The older properties are defined with low timber or brick of approximately 900mm, allowing low shrubs in the front gardens to be visible from the street and giving clear views to the buildings. Many properties on the eastern side of Springvale Road have large trees and shrubs both in the front and rear gardens.

Single dwellings and town houses constructed over the past 10-15 years tend to be more sparsely planted, often with higher front fences. The front gardens are still generous in size, but there is more construction to side and rear boundaries with the newer dwellings.

Clayton

This area is characterised by the evenly distributed mix of consistently setback post-War single storey weatherboard and brick houses of a common, functional architectural style. In many streets, houses are arranged in groups of one type of material. A minority of streets have Californian bungalows and houses from the inter-war period with visually prominent roof lines.

Multi-dwelling developments occur intermittently throughout the area and diminish in frequency away from the commercial centres and collector roads. They are mainly single storey brick and often use materials which contrast with the remainder of the area. Front gardens are varied in horticultural content and are often well planted. Few obscure the buildings from the street. Most have low fences and walls constructed of brick, wire mesh or timber which enables vegetation to be visible from the street. Other houses have hedges, whilst a minority are open to the street.

Desired future character statement

Glen Waverley

The neighbourhood character of this area will develop within a pleasant leafy framework of well-planted front gardens and large canopy trees.

Architecture, including new buildings and extensions, will be secondary in visual significance to the landscape of the Character Type from the street.

In neighbourhoods that currently have a large proportion of two storey houses, the architecture will gradually become more dominant, although it will always be buffered from the street by a well planted front garden that will ensure the soft leafy nature of the street will be perpetuated.

Setbacks will be generous and consistent within individual streets. Building heights will vary between neighbourhoods. Those neighbourhoods where the diverse topography and well developed mature tree canopy provide a framework within which redevelopment can occur will have a larger proportion of two storey houses. In the lower, less wooded areas, buildings will be mainly low rise unless existing vegetation or a gradation in height softens the scale contrasts between buildings.

The built-form will be visually unified by well-planted front gardens that contain large trees and shrubs and street tree planting. Neighbourhoods that are influenced by the naturalistic

landscape of the creek valleys or on highpoints and ridges will have a predominance of native trees in both the public and private realm. Trees within lots to be redeveloped will be retained wherever possible in order to maintain the established leafy character.

Streets which have a majority of gardens currently lacking fences will continue to do so. Walls and fences in other streets will be low to allow plants in the front garden to be visible from the street. Colours and materials will be sympathetic to the architecture of the house.

The soft quality of streets derived from the nature strips will be protected by ensuring that each lot frontage has only one single crossover.

Clayton

The neighbourhood character of this area will, as it develops, retain its modest and unassuming character by ensuring that multi housing developments, including dual occupancies, are appropriate in scale and form to existing dwellings.

The built-form will be unified by a general consistency in building setback. New dwellings will address the street and complement the scale and form of adjacent buildings. Redevelopments will be single storey unless there is a graduated change in height or on-site trees and large shrubs to soften the transition between buildings. Sympathetically designed buildings will be encouraged. Extensions or alterations to pre- Second World War buildings will be sympathetic to the historic integrity of the building.

Front fences will be low, allowing shrubs and other plants in the front garden to soften the edge between development and street. Fences will complement the architecture of the building in design, colour and materials.

Gardens will be well planted with, in the majority of cases, both native and exotic plants to create a visually permeable buffer between the house and street. Existing mature vegetation within properties will be retained and additional tree planting within lots and within the public domain will be encouraged to provide an upper canopy and back drop to the buildings.

The 'soft' quality of the street that is derived partially from the nature strips and tree planting within them will be maintained by ensuring that there is only one single cross over per lot frontage.

The character of existing public open space within the Character Type will be protected by ensuring that buildings directly adjacent to such areas are set back and buffered with planting that complements the species and size of that within the public open space.

22.01-5 Decision guidelines

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Proposed C125

It is policy that before deciding on an application, the responsible authority will consider, as appropriate:

- The desired future character statement for the applicable Residential Character Type.
- Whether the development will have an adverse impact on neighbourhood character.
- Whether the development will have an adverse impact on the amenity of adjoining properties.
- Whether the development will have an adverse impact on the environment.
- Whether the proposed development will be adversely affected by any adjacent industrial, commercial or trade activity.

22.01-6 Policy references

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Proposed C125

Monash Urban Character Study, Gerner Consulting Pty Ltd

- Volume 1 - Assessment Report, January 1997
- Volume 2 – Citations, January 1997

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- Volume 3 - Private Development, January 1997
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- Volume 5 - Medium Density Housing, June 1997

Monash Future Housing Directions Paper, City of Monash, August 1997

Image Enhancement of Main Roads, City of Waverley, 1992

Landscape Guidelines for Multi-Unit Developments, 1995

Waverley Park Concept Plan, August 2002

Monash Housing Strategy, Planisphere, October 2014