



NEIGHBOURHOOD CHARACTER REVIEW

FOR THE CITY OF MONASH | FEBRUARY 2015

CONSULTATION DRAFT
REPORT

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PROJECT CONTROL

NAME	NO.	PM APPROVED	PD APPROVED	DATE
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Final Report	2	Helen Knight	Lisa Riddle	25/11/13
Consultation Draft Report	1	Helen Knight	James Larmour-Reid	09/02/15

The Study Team recognises that the State of Victoria has an ancient and proud Aboriginal history and complex ownership and land stewardship systems stretching back many thousands of years. We would like to acknowledge the Traditional Owners of this land, and offer our respect to the past and present Elders, and through them to all Aboriginal and Torres Strait Islander People.

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INTRODUCTION

1.1 BRIEF

The City of Monash commissioned Planisphere to undertake a review of the *Monash Neighbourhood Character Study 1997*, within the context of the recently updated Housing Framework contained in the *Monash Housing Strategy 2014*.

The main tasks involved in this Review were to:

- Review the boundaries for the existing Character Types.
- Refine and update the Current Character Statements for each precinct with regard to changes that have occurred, including new development, since preparation of the previous study.
- Review and redefine the Desired Future Character Statements for each precinct with regard to Council's urban design objectives, including landscape.

This Neighbourhood Character Review will assist in determining the application of the new residential zones and preparing zone schedules for the Minimal and Incremental Change Areas. In Substantial Change Areas the Review will provide baseline information about existing character as an input to separate planning processes, such as Structure Plans, that will determine the appropriate planning tools for these areas.

The Neighbourhood Character Review has been informed by documentation and analysis prepared by Council as background to the *Monash Housing Strategy 2014*.

1.2 METHODOLOGY

This Review comprised the following stages and tasks.

STAGE 1 INCEPTION

This project stage involved finalising the work program, process and initial identification of issues with the project Steering Committee at Council. Existing background documentation, maps and other spatial information were analysed prior to undertaking the review survey.

STAGE 2 SURVEY

A survey brief identifying areas of the City to be examined in detail, areas that have undergone significant change since 1997 and characteristics to be examined were developed with the study team. A field survey was undertaken over the course of 3 days, which involved a broad assessment of the municipality, and more detailed analysis of areas that had undergone significant change. A detailed methodology is provided in Section 3.1.

STAGE 3 REVIEW CHARACTER STATEMENTS

Stage 3 involved an analysis of survey results to determine any boundary changes, preparation of new precinct boundaries, identification of elements in each precinct that were contributory towards the preferred character, and preparation of revised Current Character Statements.

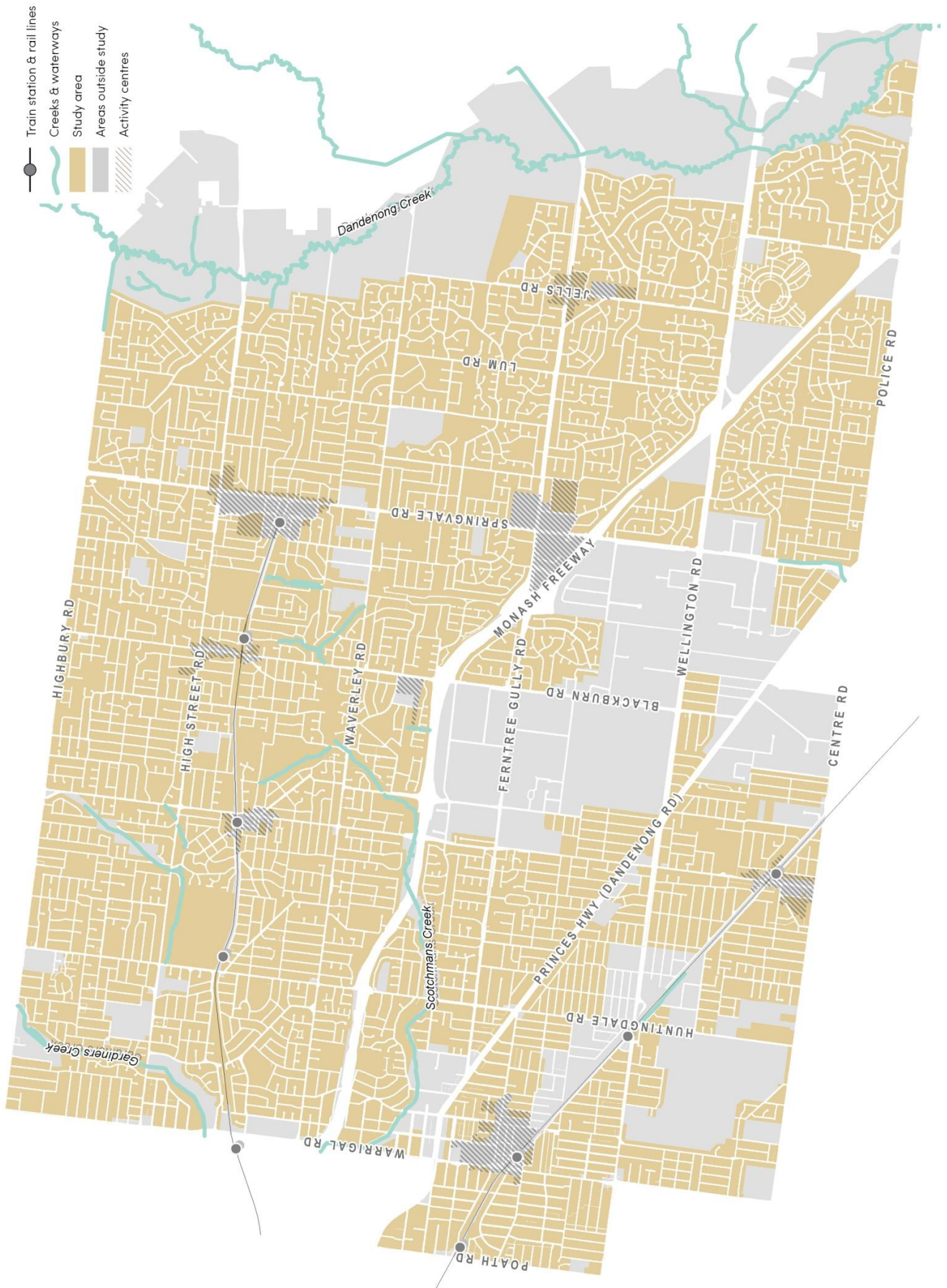
STAGE 4 REVIEW DESIRED FUTURE CHARACTER STATEMENTS

Stage 4 involved preparation of revised Desired Future Character Statements, reflecting the review of existing character precincts and descriptions of Stage 3, and inconsideration of changes that have occurred to the City's residential areas since the 1997 Neighbourhood Character Study was completed.

THE STUDY AREA

The study area comprises of all existing Residential 1 Zoned land within the City of Monash, as illustrated in Figure 1.

FIGURE 1 STUDY AREA



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STATUTORY & STRATEGIC CONTEXT

2.1 CHARACTER IN THE PLANNING SCHEME

2.1.1 STATE PLANNING POLICY FRAMEWORK

There is a clear emphasis in the State Planning Policy Framework (SPPF) and all other Victorian Planning Provisions (VPPs), including the ResCode provisions, on the importance of neighbourhood character and contextual design. Neighbourhood character should be recognised and protected. It should also be a key consideration when planning for urban growth.

At the time of writing, the State Planning Policy Framework (SPPF) was under review to integrate the key strategic directions and maps that were identified in *Plan Melbourne* and the Regional Growth Plans. The updated SPPF is due for release in April 2014.

2.1.2 LOCAL PLANNING POLICY FRAMEWORK

MUNICIPAL STRATEGIC STATEMENT

Council's Municipal Strategic Statement (MSS) makes clear reference its commitment to promoting and fostering a strong sense of community (Clause 21.03-2). Character is integral to creating places with a strong sense of identity, and Monash acknowledges this by addressing character throughout the MSS.

The importance of neighbourhood character is recognised at **Clause 21.02-6**,

Neighbourhood character is an important element of the residential areas within the City of Monash. Competing interest of the need for housing diversity and maintenance of existing neighbourhood character require careful planning to ensure that development outcomes are of a high quality design standard and are sympathetic to the preferred neighbourhood character and streetscape..

Also, the Vegetation Protection Overlay identifies existing treed environments where the special leafy character valued by the community is protected.

The importance of the municipality's Garden City Character is highlighted in **Clause 21.03-5**, stating that:

The Garden City Character is a core value held by Council and is an important consideration in all land use and development decisions. Planning decisions should seek outcomes which continue to contribute to, consolidate and enhance this character and image.

The Garden City vision aims to maintain and enhance the established canopy treed environment throughout the municipality, continuing its significance in defining the character of Monash.

Key aspects identified within the MSS for consideration in relation to assessments for land development include:

- Setbacks of buildings and car parks from roads, public spaces and other buildings.
- Mass and scale of building envelopes.
- Well designed building façades.
- Location of car parking and accessways.
- Canopy trees and other vegetation used in landscaping.
- Location of services.
- Street planting.
- Front fencing.
- Promotional material and signage.

Street tree planting is also a part of Council's commitment to retaining and enhancing the Garden City character.

The **Residential Development Policy** (Clause 21.04) seeks to encourage the provisions of diverse housing styles and sizes, while recognising and providing for the different residents and specialist needs population group. The key objective of the policy is to recognise the importance of heritage and character places within the residential areas of Monash. The policy establishes the Council's direction and policy provisions in ensuring these values are protected and housing objectives are achieved through the *Monash Planning Scheme* and tools within the VPP.

The **Residential Development and Character Policy** (Clause 22.01) applies to all residential land, apart from Heritage Overlay areas. The purpose of it is to ensure that new development is successfully integrated into existing residential environments, with minimal impacts to amenity or the streetscape. This policy implements the findings from the *1997 Urban Character Study*, with modifications to adapt to changing application requirements. The policy outlines directions relating to general considerations, building setbacks, vehicle crossings, built form and scale of development, fences, walls adjacent to side boundaries, private open space, landscaping, car parking, stormwater management and environment.

The **Residential Character Types** are also outlined, with each group (A-G) comprising the current character statements, contributory elements and desired future character statements. This Study reviews the Residential Character Type component of this policy.

The **Tree Conservation Policy** (Clause 22.05) seeks to maintain the Garden City Character by promoting the retention of mature trees, and encouraging the planting of new canopy trees throughout Monash. The policy stipulates a requirement that existing semi-mature and mature trees be retained wherever possible, and new trees be planted as part of any new development.

2.1.3 RESIDENTIAL ZONES

Residential areas within Monash are predominantly contained within the Residential 1 Zone, aside from a small area of Mixed Use Zone and Residential 2 Zone (refer to the zoning map on the following page).

The State Government recently introduced a suite of new zones to replace the existing Residential 1 Zone, Residential 2 Zone and Residential 3 Zone in the Victoria Planning Provisions. The new zones are:

- Residential Growth Zone – enables new housing growth and diversity in appropriate locations near activity areas, train stations and other areas suitable for increased housing activity.
- General Residential Zone – respects and preserves neighbourhood character while allowing moderate housing growth and diversity.
- Neighbourhood Residential Zone – restricts housing growth in areas identified for urban preservation.

The Mixed Use Zone (technically also a residential zone) has also been modified.

Councils are required to identify suitable locations to apply the new suite of residential zones in order to deliver housing to support future population growth and to provide housing diversity, while protecting areas of special character. Council has up until July 2014 to implement the new zones, or the existing Residential 1 Zone will default to the General Residential Zone after this date.

2.1.4 OVERLAY CONTROLS

VEGETATION PROTECTION OVERLAY (CLAUSE 43.02)

The Vegetation Protection Overlay (VPO₁) applies to a large extent of residential areas within the northern and eastern parts of the municipality. The Schedule to the overlay notes the importance of vegetation to Monash's highly valued Garden City Character.

The objective of the control is to "*conserve significant treed environments and ensure that new development complements the Garden City Character of the neighbourhood*". The control implements permit requirements for removal of vegetation above a specified size and trunk diameter.

NEIGHBOURHOOD CHARACTER OVERLAY (CLAUSE 43.05)

The Neighbourhood Character Overlay (NCO₁) applies to one area within Monash – the former Waverley Park football ground. The Schedule to the overlay includes detailed design and development requirements for the site, with the objective of creating a new residential area of a consistent design standard for public spaces and private development.

FIGURE 2 EXISTING ZONES

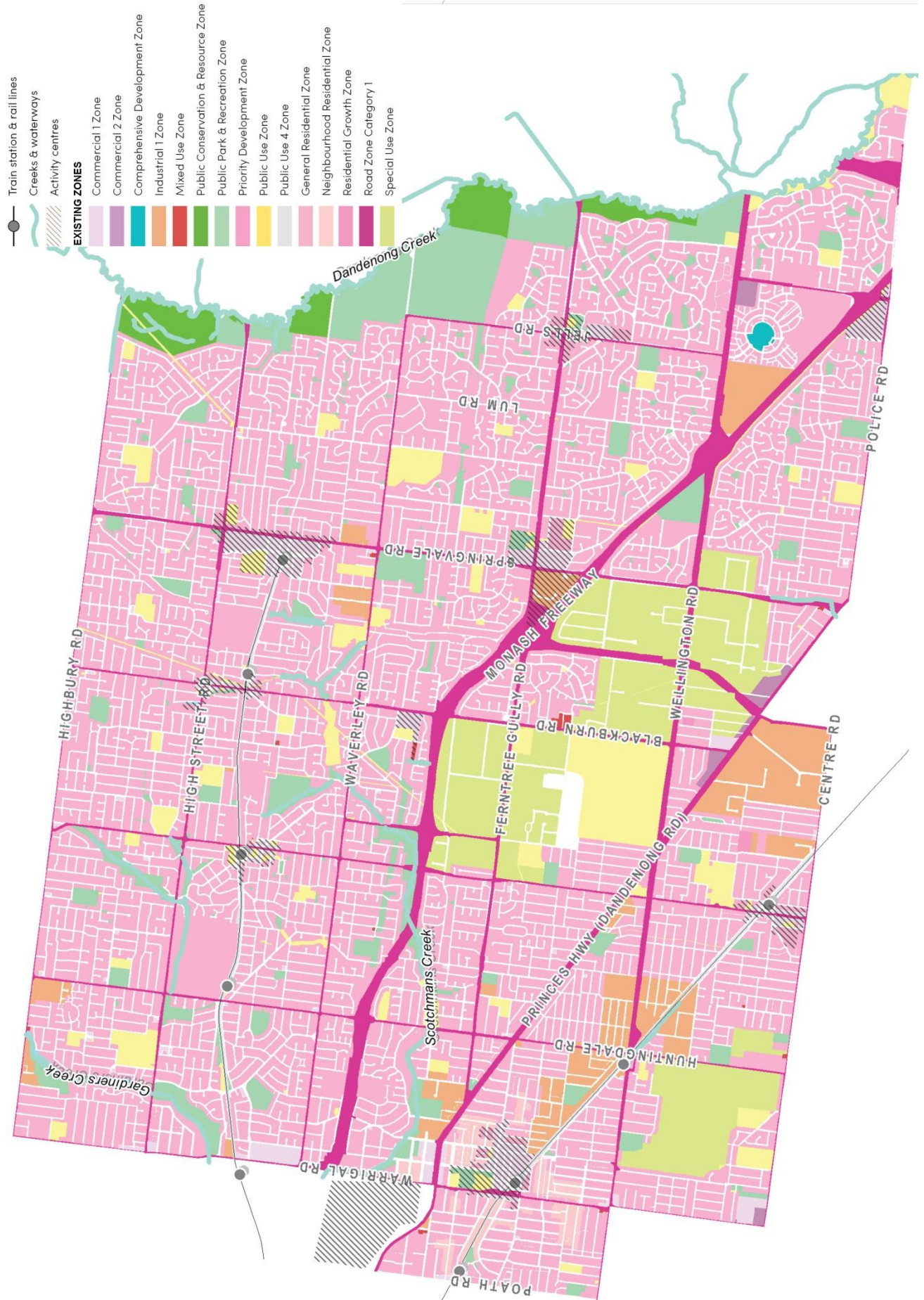
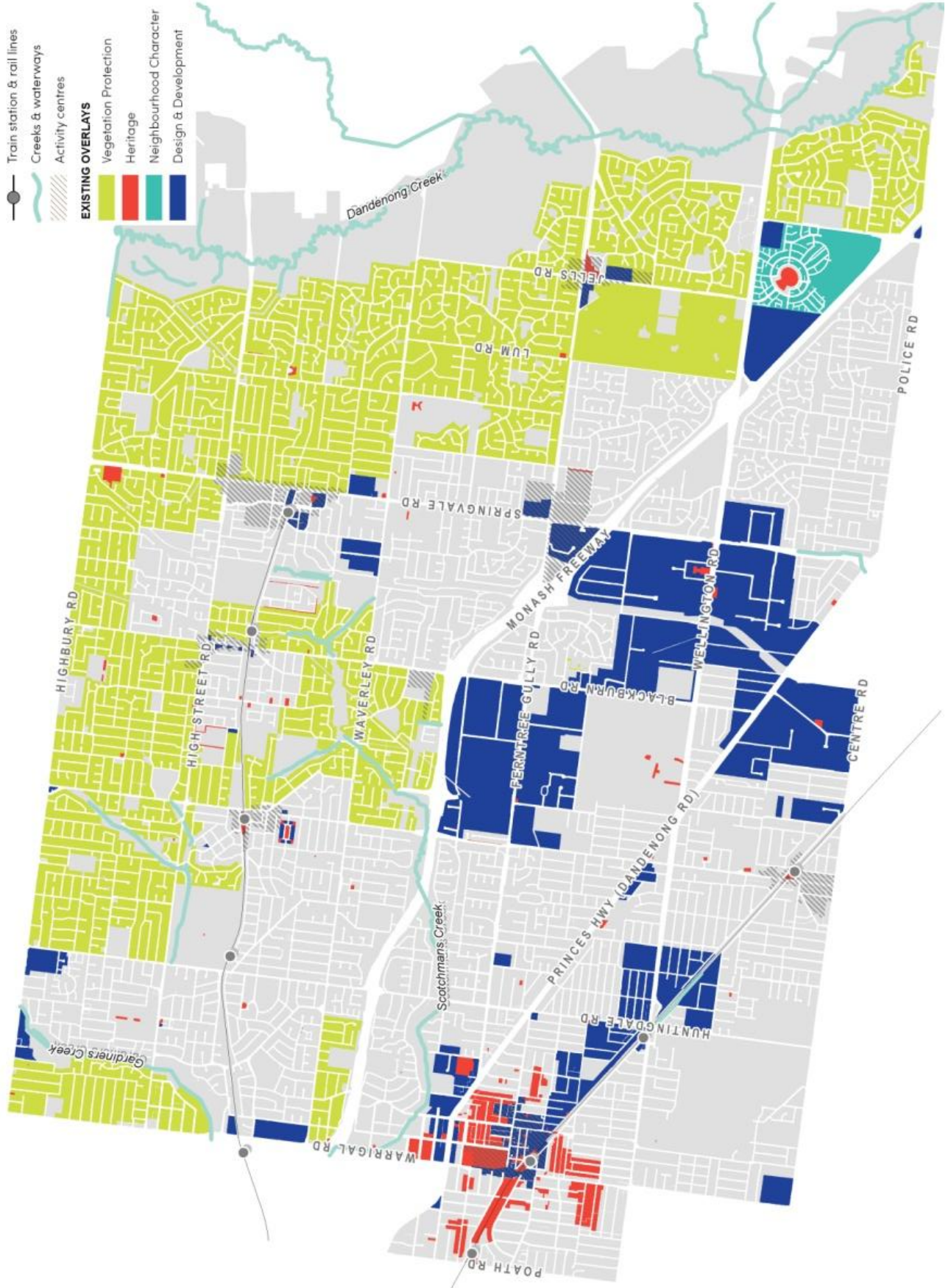


FIGURE 3 EXISTING OVERLAYS



2.2 STRATEGIC BACKGROUND

2.2.1 MONASH HOUSING STRATEGY 2014

The *Monash Housing Strategy 2014* outlines a range of objectives, strategies and actions for future housing in the municipality. These build upon the foundation set by the 2004 strategy and the current Municipal Strategic Statement; and seek to deliver on Council's Vision 2021, the Council Plan, and key State Government Strategies and directions, such as *Plan Melbourne*.

The strategy identifies a number of key housing issues confronting Monash for the foreseeable future:

- Accommodating moderate population growth through infill development.
- Facilitating a more diverse range of housing to meet changing needs, particularly in relation to housing for older residents, students and recent migrants.
- Managing an expected increase in demand for higher density development, including apartments.
- Addressing housing affordability issues.
- Promoting more environmentally sustainable urban form and building design.
- Encouraging design excellence in new development, extension and renovations.
- Protecting valued urban character, heritage and amenity, and the natural environment.
- Recognising the opportunities that larger sites may provide for more intensive development outcomes that, due to their scale, can be sensitive to the desired future character of the location.

The *Monash Housing Strategy 2014* includes a proposed Residential Development Framework Map. The Framework Map has been prepared through consideration of areas with future redevelopment potential, limited redevelopment potential, incremental potential, and strategic locations that warrant more detailed review. The Framework is accompanied by future character statements and residential outcomes.

2.2.2 MONASH NEIGHBOURHOOD CHARACTER STUDY, 1997

The *City of Monash Urban Character Study 1997* identified five residential character types within the Municipality. This was originally documented in the *Monash Urban Character Study Volumes 1 & 2*. This study was implemented to the *Monash Planning Scheme* in Clause 22.01.

The five character types generally related to their period in which they were constructed and are as follows:

- Area A: Around the Hughesdale - Oakleigh area, pre First World War and inter-war development on 'grid' subdivision.
- Area B: Oakleigh - Clayton area, 1945-1965 development.
- Area C: Mount Waverley - Glen Waverley area, 1945-1965 development.
- Area D: Jordanville - Chadstone area, public housing of the 1950's-1960's.
- Area E: post 1965, Glen Waverley - Wheelers Hill area, characterised by underground cabling, undulating topography and large allotments.

Two additional character types were identified subsequent to this study. These are:

- Area F: the former Waverley Park football ground.
- Area G: contemporary residential estates on redevelopment sites, such as former schools.

2.3 NEIGHBOURHOOD CHARACTER PROVISIONS & DEFINITION

2.3.1 DTPLI PRACTICE NOTES

The Department of Transport, Planning and Local Infrastructure provide advice on how to understand, implement and develop tools to manage neighbourhood character through the Planning Scheme.

Practice Note 43 Understanding Neighbourhood Character provides guidance on the definition and assessment of neighbourhood character. It notes that a fundamental objective of the residential development provisions in Victoria's planning schemes is the design and siting of new dwellings to respect neighbourhood character.

Respecting character does not mean preventing change. The practice note observes that neighbourhood character standards should not replicate existing building stock or stop change.

USING THE NEIGHBOURHOOD CHARACTER PROVISIONS IN THE PLANNING SCHEME

The *Practice Note 28 Using the Neighbourhood Character Provisions* outlines recommendations on the planning and design of provisions for the protection to neighbourhood character. This note should be considered with the tools provided by the new zones to select the most effective mechanisms for character within the planning scheme.

REFORMED RESIDENTIAL ZONES

The new residential zones provide Council with the opportunity to modify ResCode standards that influence the character of an area, including requirements for permeability, site coverage, setback, private open space requirements, walls on boundaries and front fence height. The Neighbourhood Residential Zones also allows Council to modify the maximum number of dwellings on a lot, and establish a minimum lot size. All three new residential zones provide for the establishment of mandatory height limits where these can be strategically justified.

2.3.2 DEFINITION

From Practice Note 42, neighbourhood character is defined as the qualitative interplay of built form, vegetation and topographic characteristics, in both the private and public domains that make one place different from another. For the purposes of this report, the following definition of character has been used:

Character is the interplay between built form, vegetation and topography in the public and private domains, which distinguishes one place from another.

Neighbourhood character is not about

- Imposing specific design styles.
- The amenity of adjoining properties. (e.g. overlooking, overshadowing)
- Density controls.

2.4 IMPLICATIONS FOR CHARACTER

From this background statutory and strategic context, several key implications can be drawn for this Review:

- State Policy notes that understanding of neighbourhood character values is an important starting point for residential development.
- The existing neighbourhood character of Monash's residential areas is highly valued by Council and the community.
- In particular, the concept of the 'Garden City', with residential neighbourhoods set among strongly landscaped surrounds and a well developed tree canopy, is a key neighbourhood character objective for the municipality.
- Both State and Local Policy envisage that there is considerable scope for change and evolution of residential neighbourhoods, while still retaining the valued attributes of each area.
- This can be achieved through developing a good understanding of current neighbourhood character values and setting out a clear vision for the future.
- Character is defined as the interplay between built form, vegetation and topography in the public and private domains, which distinguishes one place from another.
- Neighbourhood character is not about
 - Imposing specific design styles.
 - The amenity of adjoining properties. (e.g. overlooking, overshadowing)
 - Density controls.
- Character studies should articulate desired character statements and guidelines that:
 - Describe an area's intended future character, not just its existing character.
 - Take into account and embed the essential, non-character policy context of an area.
 - Clearly identify the handful of key elements that must be maintained into the future to deliver the area's desired character, as change and redevelopment occurs.
 - Are relevant to all types of development anticipated to occur in the area, not just existing building types (e.g. single detached dwellings).
 - Clearly identify improvements that can be made to the character of an area, in the public domain as well as in the private domain.
 - Propose significant changes to the character of some areas, where this is warranted by factors such as other planning policies, or poor existing character.

3

ANALYSIS

3.1 METHOD

The following methodology was undertaken to review and update the existing and preferred character statements and type boundaries.

1. **Undertake background assessment.** A review of the previous character statements and policy context were undertaken to establish a basis for the future of this character study.
2. **Analysis of existing residential areas.** Spatial mapping of lot sizes, year of development to identify recently constructed infill, and potential development constraints (heritage and environmental overlays) were undertaken to establish a survey brief. This was to create a list of areas that may have had a potential change in character, required additional investigation and may be unsuited to its existing identified character type. Input from Council was also considered at this step. This resulted in a list of investigation areas (refer to **Table 1**) that were to be surveyed in detail. The remaining residential areas were broadly surveyed.
3. **Undertake site survey.** The survey recorded each neighbourhood character element within both the private and public realms, such as building type and height, setbacks, vegetation, street width etc. A description of each area was drawn from this information, indicating the elements that contribute most strongly to the neighbourhood character.
4. **Modify existing statements and boundaries following survey analysis.** The information, photographs and notes collected from the survey contributed to the revision of existing statements and character type boundaries. The existing character types, their contributory elements and preferred elements were reviewed (refer to **Table 2**). Observations documented from the survey are summarised in **Appendix B**.

TABLE 1 INVESTIGATION AREAS

TYPE	LOCATION
Areas with a concentration of recently constructed dwellings – including medium and high density	– Established areas between Monash Freeway and Highbury Road (1945-1965 development dominant areas)
	– Mulgrave area (around Albany Drive and Wanda Street)
	– Brentwood Drive / Reserve area (Glen Waverley)
	– Monash Medical Centre area Clayton (Clayton Road, Wright Street, North Road)
	– East of Glen Waverley shopping centre & Springvale Road, between High Street, Waverley and Gallaghers Road.
	– Monash Uni Campus southern area Clayton (Wellington, Dandenong & Sarton Road)
	– Monash Uni western area (Ring Road West, Dandenong Road, Clayton Road & Hilltop Avenue)
	– Chadstone area (South of Dandenong, Neerim and Poath Roads)
Areas potentially requiring additional character direction	– Former school sites
	– Wheelers Hill & Waverley Park Area (east of Jells Road)
	– Notting Hill (Duerdin Street, Blackburn Road and Monash Freeway)

3.2 EXISTING & REVISED CHARACTER TYPES

In many areas, building type, era and spacing, the proportions and combined appearance of the streetscapes, amount and type of vegetation, are the key determinants of an 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 streetspace.

Other character components can include traffic, noise, type of activity, and demographic characteristics. Members of the public often cite these as important characteristics of their neighbourhood. All of these can be argued to be an essential part of an area's character and were considered in determining the revised character types for Monash.

In preparing policy for implementation through the planning scheme, the focus of this study area on elements that could be addressed through ResCode, the provisions of the residential zones or through overlay controls – and therefore can be addressed and influenced by appropriate statutory tools.

Table 2 summarises the changes undertaken for the existing character types in the City of Monash. These areas were defined through the interactions between the built form, street patterns and the surrounding landscape. These features were found to heavily contribute to towards the valued character and nature of each area.

Some areas are subject to redevelopment, or are yet to be developed. These areas should be allowed to create a new character within broader parameters, such as relating to the built character of adjoining areas and expressing the underlying landscape types.

TABLE 2 EXISTING AND REVISED CHARACTER TYPES

EXISTING	REVISED
Type A Character derived from Pre-First World War and Inter-War development on flat topography and a grid subdivision pattern.	Combine Character Types A & B due to older building base, flat topography and formal garden settings.
Type B Character derived from 1945-1965 development, flat topography and a grid subdivision pattern.	Emphasise importance of planting and retaining canopy trees within gardens.
Type C Character derived from Post-War to 1965 development, undulating topography with a dominant N-S, E-W grid with some diagonal distortion.	Updated statement to establish a diverse, garden suburban area with buildings from postwar, 1950s to contemporary. Emphasise importance of planting and retaining canopy trees within gardens.
Type D Character derived from 1950's public housing, sloping topography to Gardiners Creek and a gently curvilinear subdivision pattern.	Retain existing boundary and include observations from recent contemporary infill. Emphasise importance of planting and retaining canopy trees within gardens.
Type E Character derived from Post 1965 development, sloping topography to Dandenong Creek and a curvilinear subdivision pattern.	Combine Character Types E & F. Update descriptions to emphasise importance of vegetation, creek environs

EXISTING	REVISED
<p>Type F Character derived from Post 2002 comprehensive planning and development, elements from past use as an AFL ground, the undulating topography and available views and vistas.</p>	<p>and space for canopy trees.</p>
<p>Type G Character typically derived from the form of subdivision layout and the built form development of each residential estate</p>	<p>Update descriptions to provide more guidance on landscape guidelines for new developments. Emphasise importance of planting and retaining canopy trees within gardens.</p>

3.2.1 KEY CHARACTER ELEMENTS IN MONASH

Summaries of the key character elements within each character type are provided on the following pages.

Appendix A provides the revised existing and preferred character statements.

Appendix B 'Summary of Key Character Elements' lists the main differences in siting and design of development across each Character Type.



RESIDENTIAL CHARACTER TYPE A

Topography is flat and streets are based around formal subdivision patterns.

Architectural styles are mixed and include buildings of all eras ranging from Victorian to contemporary infill. Pre-Second World War and post-war houses are in comparatively high numbers.

Heritage Overlay areas in Oakleigh display consistent streetscapes of older dwellings from the Victorian, Federation and Interwar eras.

Older buildings are usually single storey and detached, often simple in form, constructed of brick or weatherboard, with pitched rooflines and occasional gables.

Post 1950s and contemporary infill development is often larger in scale, with a more dominating appearance within the street. These comprise a mix of building types, including detached dwellings, semi-detached units or townhouses and low rise apartments. There is a frequent use of materials and finishes which contrast with the remainder of the area.

Multi-dwelling developments are prominent around the Oakleigh and Clayton commercial centres and collector roads.

Front and side setbacks are consistent, creating a sense of spaciousness in the streetscape and allowing space for planting.

Front gardens are well-planted, with mostly exotic species.

There is a mixture of front fencing styles and height.

The public realm comprises wide nature strips and street trees of varying species, quality and frequency.



RESIDENTIAL CHARACTER TYPE B

Topography gradually sloping down to the Freeway corridor, with a modified grid subdivision pattern, and curvilinear streets.

Architectural styles are mixed, with a 1950s to 1960s base and contemporary infill. Buildings have articulated façades, with simple forms and detailing, pitched roofs and overhanging eaves.

Buildings are generally detached and one to two storeys in height. There are some multi unit infill found in areas closer to the train line and main roads.

New developments are often larger in comparison to older buildings, have smaller setbacks and appear to dominate the street.

Buildings are predominantly constructed of brick, with some areas of timber weatherboard.

Front and side setbacks are usually consistent, however some contemporary infill have reduced setbacks.

Front gardens are established with wide lawns, trees, garden beds and shrubs. Planting and vegetation are a mix of native and exotic species.

Front fences are generally nonexistent, and often substituted with planting. Where they do exist, front fences are often low in height and constructed of materials that complement the building styles.

The public realm comprises grassy nature strips with regularly planted native street trees, in mixed sizes and species.

Open space corridors around Gardiners, Damper and Scotchmans Creeks, which feature naturalistic environments with strong native and remnant landscaping. Trees in these areas are protected through the Vegetation Protection Overlay.

Open space corridors along Gardiners, Damper and Scotchmans Creeks serve important recreational and ecological functions. Additional design guidelines to maintain and enhance creek environs apply to dwellings immediately adjacent to these corridors.



RESIDENTIAL CHARACTER TYPE C

The topography slopes to the western side of the precinct, providing panoramic views of tree canopies, parks and roofs.

Mixed architectural styles of the 1950s as well as contemporary infill. Buildings are generally detached with some unit and townhouse infill.

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 appear to dominate the streetscape.

Buildings are predominantly constructed from brick, concrete or timber weatherboard. New developments incorporate a mix of these materials.

Front and side setbacks are consistent, attributing to the sense of spaciousness. New developments often have reduced setbacks.

Front gardens are low and open, with wide lawn areas, trees, garden beds and shrubs. Planting and vegetation are predominantly exotic species.

Front fences are typically low or constructed of permeable material.

Street trees are regularly planted, but vary in height, species and scale.

The public realm comprises grassy nature strips, footpaths, with a curvilinear subdivision pattern.

Open space corridors along Gardiners, Damper and Scotchmans Creeks serve important recreational and ecological functions. Additional design guidelines to maintain and enhance creek environs apply to dwellings immediately adjacent to these corridors.



RESIDENTIAL CHARACTER TYPE D

Hilly topography that slopes down towards the Dandenong Creek valley, with a curvilinear subdivision layout based around the topography.

Long range views afforded to the Dandenong Ranges, along streets and between buildings of elevated areas.

Heavily vegetated western slopes of the Dandenong Creek valley which feature a strong native tree canopy, in addition to exotic species. North of the Monash Freeway, the area is included in the Vegetation Protection Overlay.

Mixed architectural styles, with predominantly detached buildings from the 1970s through to 1990s, and contemporary infill.

Buildings are generally two storeys in height, with single storey infill. Some contemporary developments are constructed up to 3 storeys in streets with views of the Dandenong Ranges.

Newer buildings (post 1985) are often larger in height and mass, with a dominating appearance along the street.

Older buildings are usually single storey and detached, often simple in form, constructed of brick, with pitched rooflines.

Front and side setbacks are usually consistent, however some contemporary infill are built up to side boundaries with smaller front setbacks.

Front gardens are well-planted with shrubs and trees. The public realm comprises wide nature strips and native street trees of varying species, quality and frequency. Vegetation dominates many of the streetscapes.

Most properties do not have front fences, creating a sense of openness along the streets. Where they exist, there is a mix of styles and height.

Open space corridors along Gardiners, Damper and Scotchmans Creeks serve important recreational and ecological functions. Additional design guidelines to maintain and enhance creek environs apply to dwellings immediately adjacent to these corridors.



RESIDENTIAL CHARACTER TYPE E

Curvilinear subdivision layout or smaller pockets of cul-de-sacs.

Dominant appearance of buildings along the street due to smaller setbacks and larger scale built form.

Buildings are generally two storeys in height, detached or semi-detached and often built to at least one side boundary.

Building facades are often articulated through recesses, windows and doors.

Materials used are often mixed, consisting of brick, timber cladding or concrete render. Some areas display a consistent use of materials and finishes.

Garages are often incorporated into the dwelling.

Gardens are low and often still establishing, planted in shrubs with garden beds and trees in a mix of native and exotic species.

Front fences are nonexistent, low or medium in height, and consistent along the streetscapes.

Street trees are consistently planted in similar species across each individual area, but vary in size and type throughout the municipality.

Open space corridors along Gardiners, Damper and Scotchmans Creeks serve important recreational and ecological functions. Additional design guidelines to maintain and enhance creek environs apply to dwellings immediately adjacent to these corridors.

3.3 CHANGES TO CHARACTER IN MONASH

Infill buildings have played an important part in the level of change experienced throughout Monash. Infill has occurred in the form of replacement houses, subdivision of sites and infill buildings towards the rear of existing ones, and the redevelopment of sites to accommodate larger residential developments, particularly in and areas closer to activity centres such as Oakleigh and Glen Waverley.

The quality of infill design is varied throughout Monash. Most are respectful of the existing and valued character of a precinct, which is predominantly common for medium density developments that have undergone planning assessment processes. Other contemporary infills fail to reflect their location and comprise features that disregard the character of existing buildings. For example, detached replacement dwellings are often larger in building mass and scale, and provide little to no setbacks to adjoining properties. The introduction of these non-contributory elements diminishes the valued character of the neighbourhood.

The concept of character does not seek to prevent infill development from occurring, rather it aims to ensure that new buildings reflect their location and respect the surrounding built form in a contemporary way. A contemporary development could successfully respond to its location by reflecting the form of surrounding dwellings and including simple building detailing.

DANDENONG HIGHWAY CORRIDOR

Since the last character survey, the City has experienced an increase of medium and higher density dwelling types are often located along or close to Dandenong Highway, particularly within proximity to the Monash National Employment Cluster. These buildings emphasise the appearance of the Highway, and provides a more dominant built form which contributes to the boulevard nature of this road.

MEDIUM DENSITY INFILL

Infill housing is located throughout the municipality, and around the Monash National Employment Cluster, with many units and townhouses constructed along existing residential streets. Multi unit developments and those that have required a planning permit prior to construction are often respectful of existing character, and provide adequate setbacks, site coverages, and contribute to the existing use of materials and pitched roof form.

Due to larger lot sizes, some contemporary units and terraces are located in rear setbacks of existing dwellings. Often, these results in a loss of rear gardens, however new developments are well setback from the street and do not change the single dwelling appearance of some streetscapes.

ResCode guides the development of multi-dwelling infill in established and new areas. It is an important part in the assessment of a proposal's response to the neighbourhood character of an area and includes performance criteria and acceptable measures that cover streetscape and built form, building design and energy efficiency, residential amenity, access and parking, and services.



New constructions in rear setback areas



Contributory medium density infill



SUBDIVISION AREAS

New courts and cul-de-sacs extend from existing roads with detached and semi-detached dwellings. Many of these new dwellings appear larger in size, with different public realm treatments (eg. rollover kerbs and channels, water sensitive landscaping, dominant two storey built form, higher site coverage with less permeability areas). Some streets also have less tree coverage compared to existing areas due to a lack of established gardens and less trees being planted.

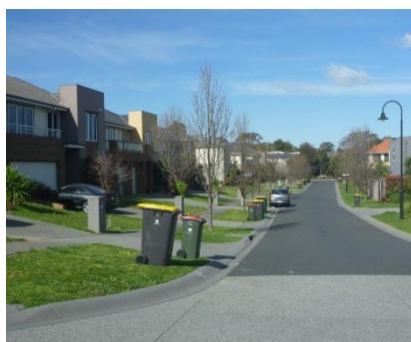
Some infill areas comprise high quality native street tree planting, which contributes and enhances the Garden City character of Monash. Where these occur, buildings appear less dominant along the streetscape.



Street tree planting



Native gardens



DETACHED CONTEMPORARY DWELLINGS

The key observations identified with many new detached, contemporary dwellings are:

- Construction of dwellings often won't require planning permits, resulting in designs that are inconsiderate of character elements.
- Well designed buildings have innovative responses to the streetscape, and result in interesting interpretations while adding diversity to a street.
- Many have a higher level of site coverage, resulting in a loss of garden space
- Period reproduction styles are not common, but when found, detract from the integrity of older areas.
- New dwellings with consistent setbacks appear to retain the character of an area due to a reduction in dominance, and the provision of front garden spaces that contribute to the established pattern.
- Interesting contemporary uses of material is apparent in some developments.



Dominant built form with bulky appearances



Interesting building forms



Interesting building forms



Less dominant new dwellings with front garden space



Higher site coverages, loss of setback and trees in rear gardens



'Mock' French Provincial dwelling styles



Generous front setbacks – allows appreciation of built form



Interesting uses of materials

ADDITIONS AND EXTENSIONS

In areas of significant character due to the presence of heritage/period dwellings, second storey additions that visually dominate the original building may be out of character with the streetscape and inconsistent with the original architectural style.

The 'box on a box' style of second storey addition dramatically distorts the proportion of the original dwelling and is out of scale with its neighbours. Second storey additions to heritage dwellings (or older dwellings that form a vital part of the neighbourhood character) should be designed so that the main ridgeline of the original roof form is evident.

The majority of additions in Monash are generally respectful of existing dwellings and designed to site within the main ridgeline of the original roof form.



Second storey "pop ups"



Interesting building forms



Discreet extensions and modifications located behind dwelling



Second storey additions

SITING AND RHYTHM

In terms of building siting and rhythm, potential threats to significant neighbourhood character include:

Substantially reduced front setbacks. This increases the built form enclosure of the street and reduces the amount of front garden space, and hence may undermine the vegetation character of the street.

Reduced side setbacks where the established rhythm of space between buildings in the street is not reflected. In particular, boundary to boundary development is not appropriate in a streetscape where there is space between each building form.

Reduced rear setbacks and loss of available garden space, in areas where partial views to rear gardens may be otherwise visible from the street.

RESIDENTIAL AREAS FRONTING WATERWAYS

Open space corridors around Gardiners Creek, Damper Creek and Scotchmans Creek feature naturalistic environments that comprise established native and remnant landscaping. Networks of continuous bike paths and formalised pedestrian walkways are located within these corridors, which are well-frequented by local residents and commuters. 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.

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. In some locations, residential development has encroached upon the open space corridors, where inappropriate design and siting have resulted in increasingly visible built form. Interfaces to open space corridors are being affected by:

- Reduced rear yards and side setbacks, increasing visibility of built form and limiting opportunities for canopy trees and landscaping
- Dominant upper storeys and tall roof forms, resulting in visually intrusive built form and large, blank walls
- Multi-unit infill with high site coverage that limit opportunities for planting and result in continuous built form with a high overall massing
- Bright colours for roofing and facade cladding that contrast with the surrounding natural environment
- Inappropriate fencing heights and material choices
- Minimal articulation of built form

These issues relate to sites that directly adjoin the creek corridors or sites opposite the entrances to the creekside open spaces. Development on sites beyond these is generally not visible from the creekside open spaces and does not directly affect their environs.



Double storey residential housing next to creek corridor screened by planting



Loss of rear yards, high site coverage, minimal scope for screening planting



Naturalistic environment at Gardiners Creek where vegetation on private sites complement creek corridor



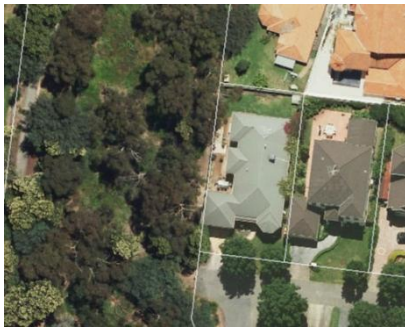
Large side setbacks accommodates planting at the interface of creek corridor



Double storey development encroaching into open space



Continuous canopies visible behind built form



Development to side boundary allows little space for buffer planting



Loss of rear yards through infill

FIGURE 4 EXISTING CHARACTER TYPES

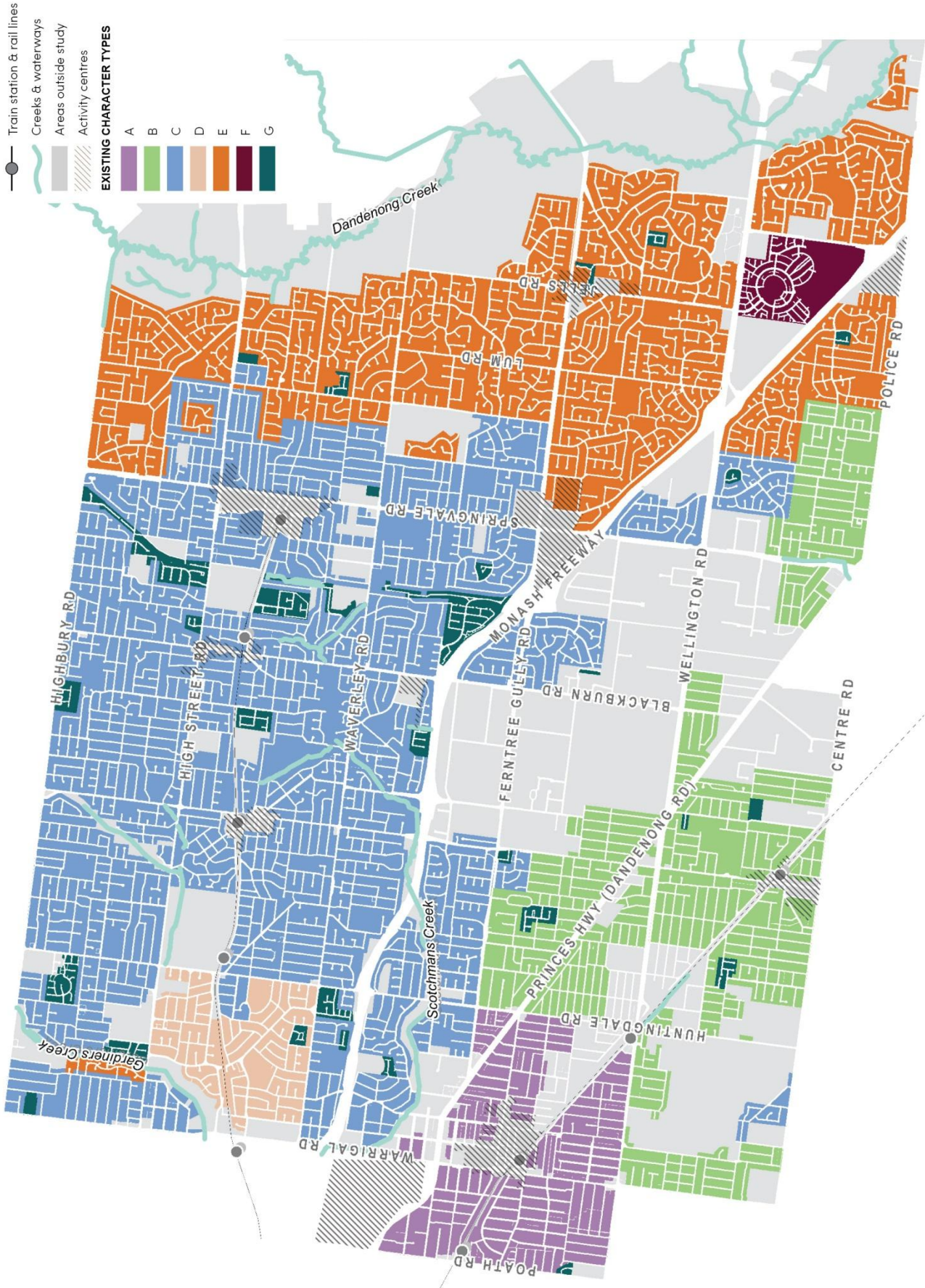
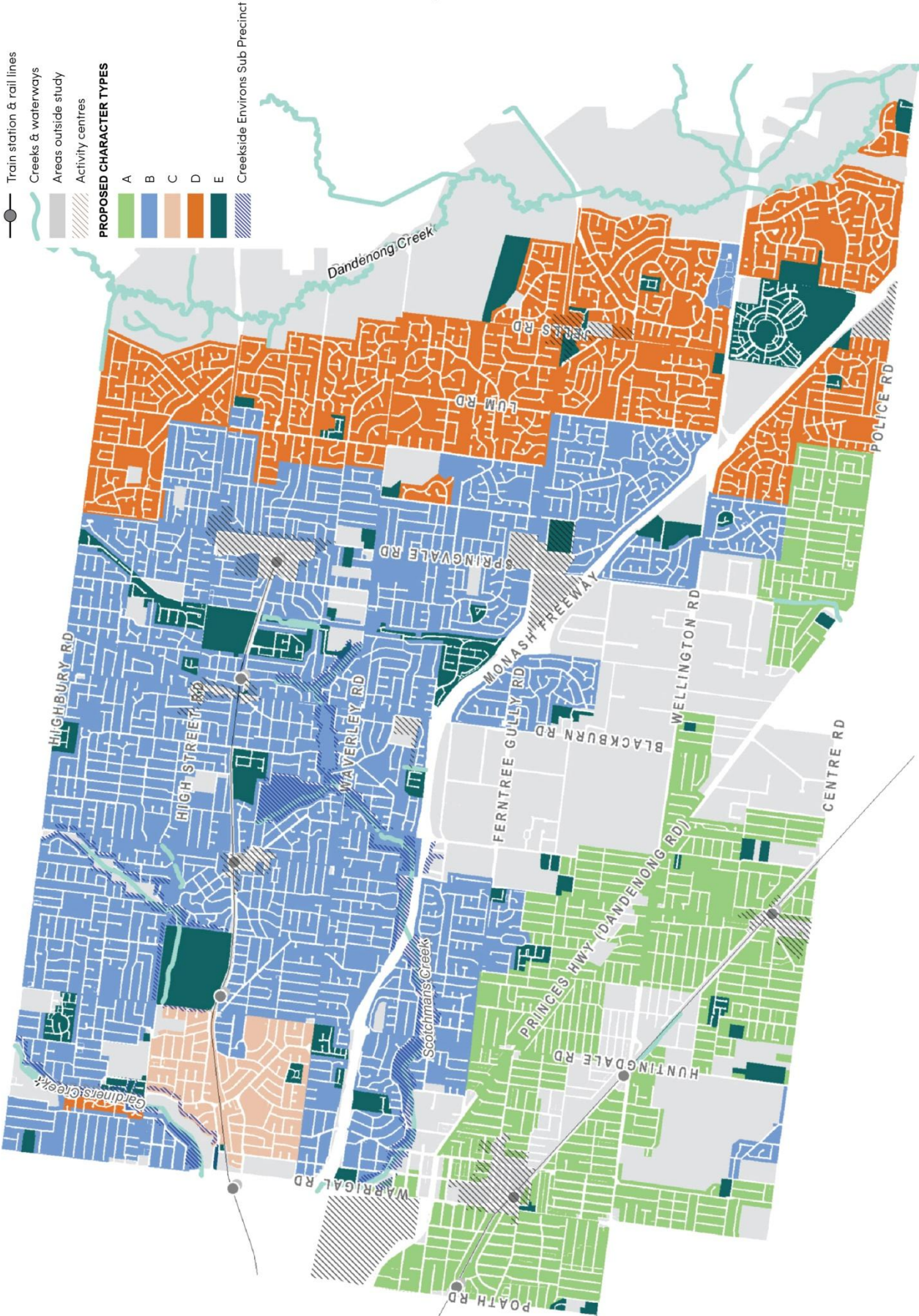


FIGURE 5 PROPOSED CHARACTER TYPES



4

RECOMMENDATIONS

4.1 OPTIONS FOR IMPLEMENTATION

There are a number of options for implementation of neighbourhood character objectives and detailed requirements in the Planning Scheme. These options include amendments to existing policy and the consideration of the new format residential zones.

Implementation options will also need to be integrated with Council's Residential Strategy. The scope of this Review has been to identify, map and describe areas of incremental or limited change, with the understanding that the Residential Strategy will identify areas suited to substantial change.

4.1.1 POLICY

It is recommended that the existing Clause 22.01 Residential Development and Character Policy is updated to reflect the outcomes of this Review.

The existing format of the policy is recommended to be revised to amalgamate the 'current character statement' and the list of 'contributory elements'. This will reduce the length of the policy, eliminate repetition and clarify the most important and defining elements for each character type.

The lists of 'contributory elements' and the 'desired future character statement' should be updated with those prepared in this Review (included as **Appendix A**). It is also recommended that the current seven character types are amalgamated into five character types:

- Character type A will comprise existing character types A and B
- Character type B will comprise existing character type C
- Character type C will comprise existing character type D
- Character type D will comprise existing character type E
- Character type E will comprise existing character types F and G.

Areas that have been rezoned since the preparation of the 1997 Study have been included with character type E, which applies to areas of contemporary development.

Within each Character type, different levels of density may be envisaged in order to reflect the strategic directions of the Housing Strategy. Variations to the design guidelines for each Character Type may be required to achieve the development outcomes anticipated for the different Categories of residential development (i.e. Accessible Areas, Boulevards and Major Roads, or the Garden City Suburbs, for example). These may be subtle variations to the basic character requirements that allow a slightly greater site coverage or additional height to enable a greater site yield.

This Review has identified a number of design and development issues that are common to all residential areas and repeated in each desired future character statement. This includes aiming to achieve a high standard of landscaping and design detail, sustainable design outcomes and positive interfaces with open space. Council may consider updating the existing general policy provisions in Clause 22.01 with these recommendations.

4.1.2 NEW RESIDENTIAL ZONES

The DTPLI Practice Note No. 78 *Applying the Residential Zones* states that application of the zones must be based on sound strategic planning and sets out for residential areas to ensure that:

- Use and development in residential areas fits into the overall strategic planning of the municipality.
- Housing development is consistent with the housing needs and housing strategies.

- New housing demand, growth and diversity can be accommodated.
- In identified areas housing growth may be restricted or moderated.
- In identified areas new development respects and preserves existing neighbourhood character.
- Planning for residential areas takes into account matters such as heritage, environmental constraints and access to infrastructure, transport, employment, commercial and community facilities.
- The most appropriate residential zone is used to achieve strategic planning objectives.

The *Practice Note* sets out a number of principles and criteria that need to be considered in the application of the new zones. Multiple schedules for each zone can specify various preferred design outcomes for discreet areas. The Summary of Key Character Elements in the Appendix lists the main differences in siting and design of development across each Character Type. This could form the basis of variation to ResCode standards for each area, implemented through different Residential Zone Schedules. Notably, there are significant variations in side setbacks, site coverage and fencing between the Character Types, which are each important factors in setting the spatial quality of a streetscape.

The *Monash Housing Strategy 2014* examines in detail the options for application of the new residential zones. The Housing Strategy considers the wide range of factors involved in identifying areas suitable for housing growth, as outlined in the DTPLI Practice Note.

This *Neighbourhood Character Review* will assist in determining the application of the new residential zones and preparing zone schedules for the Minimal and Incremental Change Areas.

In Substantial Change Areas the Review will provide baseline information about existing character as an input to separate planning processes, such as Structure Plans, that will determine the appropriate planning tools. In these areas policy objectives concerning residential housing growth or diversification will override neighbourhood character objectives. Accordingly, the character analysis and recommendations of this report should not be interpreted as implying that no change will occur, or that neighbourhood character should be an overriding design objective.

A

APPENDIX

UPDATED CHARACTER STATEMENTS

RESIDENTIAL CHARACTER TYPE A

Previously Character Type A & B

CURRENT CHARACTER

This area is defined by an older building base, mixed with more recent infill development. The key elements that contribute to the area's character are:

- Topography is flat and streets are based around formal subdivision patterns.
- Architectural styles are mixed and include buildings of all eras ranging from Victorian to contemporary infill. Pre-Second World War and post-war houses are in comparatively high numbers.
- Heritage Overlay areas in Oakleigh display consistent streetscapes of older dwellings from the Victorian, Federation and Interwar eras.
- Older buildings are usually single storey and detached, often simple in form, constructed of brick or weatherboard, with pitched rooflines and occasional gables.
- Post 1950s and contemporary infill development is often larger in scale, with a more dominating appearance within the street. These comprise a mix of building types, including detached dwellings, semi-detached units or townhouses and low rise apartments. There is a frequent use of materials and finishes which contrast with the remainder of the area.
- Multi-dwelling developments are prominent around the Oakleigh and Clayton commercial centres and collector roads.
- Front and side setbacks are consistent, creating a sense of spaciousness in the streetscape and allowing space for planting.
- Front gardens are well-planted, with mostly exotic species.
- There is a mixture of front fencing styles and height.
- The public realm comprises wide nature strips and street trees of varying species, quality and frequency.

DESIRED FUTURE CHARACTER STATEMENT

The character of this area will be defined by a mix of old and new dwellings, set within leafy garden surrounds.

Evidence of the area's history will be retained through the many Victorian, Edwardian and Interwar buildings. Well-designed new development will be sited and scaled to sit comfortably within these established streetscapes.

Consistent front and side setbacks will allow adequate space for planting. New dwellings will complement the scale and form of adjacent buildings, incorporating pitched roof forms or gables and well articulated front facades. Upper levels will be recessed and / or articulated to minimise the impression of building scale.

Low front fences will enable views to buildings and well planted gardens from the street. Fencing will complement the architecture of the building in design, colour and materials.

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. Additional vehicle crossovers will be discouraged.

RESIDENTIAL CHARACTER TYPE B

Previously Character Type C

CURRENT CHARACTER

This area is characterised by established, open garden settings, and consistent building patterns. The key elements that contribute to the existing character are:

- Topography gradually sloping down to the Freeway corridor, with a modified grid subdivision pattern, and curvilinear streets.
- Architectural styles are mixed, with a 1950s to 1960s base and contemporary infill. Buildings have articulated façades, with simple forms and detailing, pitched roofs and overhanging eaves.
- Buildings are generally detached and one to two storeys in height. There are some multi unit infill found in areas closer to the train line and main roads.
- New developments are often larger in comparison to older buildings, have smaller setbacks and appear to dominate the street.
- Buildings are predominantly constructed of brick, with some areas of timber weatherboard.
- Front and side setbacks are usually consistent, however some contemporary infill have reduced setbacks.
- Front gardens are established with wide lawns, trees, garden beds and shrubs. Planting and vegetation are a mix of native and exotic species.
- Front fences are generally nonexistent, and often substituted with planting. Where they do exist, front fences are often low in height and constructed of materials that complement the building styles.
- The public realm comprises grassy nature strips with regularly planted native street trees, in mixed sizes and species.
- Open space corridors around Gardiners, Damper and Scotchmans Creeks, which feature naturalistic environments with strong native and remnant landscaping. Trees in these areas are protected through the Vegetation Protection Overlay.

DESIRED FUTURE CHARACTER STATEMENT

This character type will be defined by its spacious garden settings, tall canopy trees, and consistent built form. New development will be designed to complement the topography and established planting.

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

The existing tree canopy and vegetation coverage will be strengthened through a diversity of plants and native trees in the public and private realm. Within proximity of public reserves, native planting will enhance the naturalistic character of the open space network.

Front gardens will be a dominant feature of the street, and remain clearly visible through nonexistent or low front fences, with vegetation frequently providing an alternative to fences. Additional vehicle crossovers will be discouraged.

RESIDENTIAL CHARACTER TYPE C

Previously Character Type D

CURRENT CHARACTER

Spacious, curvilinear streets with long-ranging views of tree canopies, parks and roofs, and a dominant 1950s building base present the defining character of this precinct. The key elements that contribute to the existing character are:

- The topography slopes to the western side of the precinct, providing panoramic views of tree canopies, parks and roofs.
- Mixed architectural styles of the 1950s as well as contemporary infill. Buildings are generally detached with some unit and townhouse infill.
- 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 appear to dominate the streetscape.
- Buildings are predominantly constructed from brick, concrete or timber weatherboard. New developments incorporate a mix of these materials.
- Front and side setbacks are consistent, attributing to the sense of spaciousness. New developments often have reduced setbacks.
- Front gardens are low and open, with wide lawn areas, trees, garden beds and shrubs. Planting and vegetation are predominantly exotic species.
- Front fences are typically low or constructed of permeable material.
- Street trees are regularly planted, but vary in height, species and scale.
- The public realm comprises grassy nature strips, footpaths, with a curvilinear subdivision pattern.

DESIRED FUTURE CHARACTER STATEMENT

This character type will be defined by its spacious garden settings, with wide garden areas surrounding consistently sited 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.

Generous front setbacks and side setbacks from at least one side boundary that allow views between dwellings will strengthen the existing pattern along streets, and contribute to the open streetscape appearance. Buildings will be sited to sit within the topography in areas with steeper slopes, ensuring that they do not dominate the street.

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 nonexistent or transparent front fences. Additional vehicle crossovers will be discouraged.

RESIDENTIAL CHARACTER TYPE D

Previously Character Type E

CURRENT CHARACTER

This area is located along the western edge of the Dandenong Creek valley and is distinctive for its strong landscape character. Well vegetated gardens flow continuously along the streets, amongst a diverse building base. The key elements that contribute to the existing character are:

- Hilly topography that slopes down towards the Dandenong Creek valley, with a curvilinear subdivision layout based around the topography.
- Long range views afforded to the Dandenong Ranges, along streets and between buildings of elevated areas.
- Heavily vegetated western slopes of the Dandenong Creek valley which feature a strong native tree canopy, in addition to exotic species. North of the Monash Freeway, the area is included in the Vegetation Protection Overlay.
- Mixed architectural styles, with predominantly detached buildings from the 1970s through to 1990s, and contemporary infill.
- Buildings are generally two storeys in height, with single storey infill. Some contemporary developments are constructed up to 3 storeys in streets with views of the Dandenong Ranges.
- Newer buildings (post 1985) are often larger in height and mass, with a dominating appearance along the street.
- Older buildings are usually single storey and detached, often simple in form, constructed of brick, with pitched rooflines.
- Front and side setbacks are usually consistent, however some contemporary infill are built up to side boundaries with smaller front setbacks.
- Front gardens are well-planted with shrubs and trees. The public realm comprises wide nature strips and native street trees of varying species, quality and frequency. Vegetation dominates many of the streetscapes.
- Most properties do not have front fences, creating a sense of openness along the streets. Where they exist, there is a mix of styles and height.

DESIRED FUTURE CHARACTER STATEMENT

This character type will be defined by its strong landscape character with buildings designed to complement the naturalistic environs of the Dandenong Valley, including the large areas of parks and reserves, the hilly topography and long range views to the Dandenong Ranges.

The tall native tree canopy will be the dominant feature of each streetscape and provide a backdrop of vegetation throughout the area. New buildings will be designed to sit well below the tree canopy height, and within the topography. Buildings will be sensitively designed along prominent ridgelines and spaces between buildings will retain long range views to the Dandenong Ranges.

New developments will complement the scale and form of adjacent buildings, incorporating similar front and side setbacks, finishes and colours to create consistency. They will be well-designed, and encouraged to consider energy efficient and sustainability principles. Garages will be incorporated into the dwelling design in a way that does not dominate the facade of the building.

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. Generous front and side setbacks from at least one boundary will provide areas for planting and sustaining taller trees.

Gardens will appear open to the street, and existing mature trees, shrubs and vegetation will be retained. The planting of new trees in the public and private realm will contribute to the tree canopy of the area.

Nonexistent or low front fences and single vehicle crossovers per lot will enhance the uninterrupted flow of vegetation between the public and private realms. Fencing will be low or non-obtrusive, and vegetation will frequently be used as an alternative.

RESIDENTIAL CHARACTER TYPE E

Previous Character Types F and G

CURRENT CHARACTER

This character type is defined by contemporary buildings set within compact garden settings. This character type also applies to land set aside for future residential development. The key elements of this character type are:

- Curvilinear subdivision layout or smaller pockets of cul-de-sacs.
- Dominant appearance of buildings along the street due to smaller setbacks and larger scale built form.
- Buildings are generally two storeys in height, detached or semi-detached and often built to at least one side boundary.
- Building facades are often articulated through recesses, windows and doors.
- Materials used are often mixed, consisting of brick, timber cladding or concrete render. Some areas display a consistent use of materials and finishes.
- Garages are often incorporated into the dwelling.
- Gardens are low and often still establishing, planted in shrubs with garden beds and trees in a mix of native and exotic species.
- Front fences are nonexistent, low or medium in height, and consistent along the streetscapes.
- Street trees are consistently planted in similar species across each individual area, but vary in size and type throughout the municipality.

DESIRED FUTURE CHARACTER STATEMENT

This character type will be defined by its range of contemporary architectural styles, set within compact garden settings complemented by the tall street tree canopy.

New developments will be well-designed, encouraged to consider energy efficient and sustainable principles and sited to address the streets. Facades will be articulated with recesses, openings and balconies, and incorporate well-considered materials selection. 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.

Consistent front and rear setbacks will be provided to allow for garden space around dwellings, and areas for the planting and maintenance of canopy trees. This will contribute to the existing tree and vegetation coverage for these areas, and reduce the dominance of the buildings. Existing trees will be retained where possible, enhanced by additional street tree planting.

Garages will be incorporated into the dwelling design in a way that does not dominate the facade of the building. Additional vehicle crossovers will be discouraged.

Gardens will be predominantly planted in native vegetation to contribute to the existing natural settings. Low or nonexistent front fences will provide a spacious character to the streets, while allowing for views of garden settings

CREEKSIDE SUB-PRECINCTS

CURRENT CHARACTER

Open space corridors around Gardiners Creek, Damper Creek and Scotchmans Creek feature naturalistic environments that comprise established native and remnant landscaping. Networks of continuous bike paths and formalised pedestrian walkways are located within these corridors, which are well-frequented by local residents and commuters.

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 creekside sub-precincts include sites that are adjoining the creeks as well as sites which are directly opposite open space entrances.

DESIRED FUTURE CHARACTER STATEMENT

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

New developments will be designed to complement the creekside setting by:

- Avoiding walls on the shared boundary with the creekside open space.
- Incorporating a setback from the shared boundary with the creekside open space and providing a landscape buffer, which includes at least one canopy tree.
- Recessing upper levels to reduce visual bulk to the creekside open space.
- Choosing colours and materials for buildings and fencing that blend with, rather than contrast with, the surrounding natural environment

B

APPENDIX

SUMMARY OF KEY CHARACTER ELEMENTS

	A Older areas	B Older areas	C Established suburban	D Transitional suburban	E Strong tree canopies (VPO)	F Waverley Park (NCO)	G New subdivisions
CONSISTENCY	HIGH	VERY HIGH	MIXED	HIGH	VERY HIGH	VERY HIGH	VERY HIGH
BUILDING TYPES	Weatherboard dominant areas Californian Bungalows Federation Style	Post-war brick Weatherboard	Detached Post war brick	Weatherboard Fibro, brick concrete and render	Dominant brick and render Double garages	Townhouses Apartments Large family dwellings	Town houses/units Brick Houses Large family dwellings
<i>Recommended</i>	<i>Retain older housing</i>	<i>Retain older housing</i>					
SCALE	Single storey	Single storey	Single storey 2 Storey infill Moderate replacement	Single storey	2 to 3 storey including downstairs garage Double garage a common feature	Double storey	Double Storey Double garage a feature
<i>Recommended</i>	<i>1-2 storeys 3 storeys close to ACs Recess garages</i>	<i>1-2 storeys 3 storeys close to ACs Recess garages</i>	<i>2 storeys 3 storeys close to ACs Recess garages</i>	<i>1-2 storeys 3 storeys close to ACs Recess garages</i>	<i>2 storeys 3 storeys close to ACs Recess garages</i>	<i>2-3 storeys / 10-13m (as per NCO)</i>	<i>1-2 storeys 3 storeys as per policies & provisions Recess garages</i>
INFILL TYPE	Post-war brick	Dominant infill to 2 storeys	Some new 1 for 1	Infill to 2 storeys	Consistent with existing houses	All new infill	All new infill

	A Older areas	B Older areas	C Established suburban	D Transitional suburban	E Strong tree canopies (VPO)	F Waverley Park (NCO)	G New subdivisions
	2 nd storey extensions Generally consistent and sensitive to existing character	Townhouses Units	Townhouses Lots of units around Monash Precincts	Brick infill	(up to 3 storeys)	Intensive development	
<i>Recommended</i>	<i>Replacement dwellings, units, townhouses</i>	<i>Replacement dwellings, units, townhouses</i>	<i>Replacement dwellings, units, townhouses</i>	<i>Units, townhouses, replacement dwellings</i>	<i>Replacement dwellings, units, townhouses</i>	<i>Units, townhouses, low rise apartments</i>	<i>Replacement dwellings, units, townhouses, low rise apartments</i>
GARDENS/ TREES	Mixture of native and exotic (mostly) species Front gardens range of native and mixed vegetation	Well established front gardens	Varied between suburbs. Mixture of exotic and native Low front gardens	Mixture of native and exotic Some unplanted (grass) Varying states of quality and maintenance	Well established Native trees Dense and mature vegetation	Low planted front gardens Some vegetation Mixture of native and exotic Low native scrub	Mostly native Some precincts well vegetated with established front gardens
<i>Recommended</i>	<i>Formal settings</i>	<i>Formal settings</i>	<i>Encourage more canopy trees</i> <i>Higher POS requirement</i>	<i>Encourage more canopy trees</i>	<i>Retain existing trees</i> <i>Informal settings</i> <i>Higher POS requirement</i>	<i>Encourage more trees</i>	<i>Encourage more trees & vegetation</i> <i>Higher POS requirement</i>
FRONT SETBACKS	7m - 8m	7.5m	Varied, 7m – 11m	8m	8.5m – 9m	3.5m – 4m	7.5m

	A Older areas	B Older areas	C Established suburban	D Transitional suburban	E Strong tree canopies (VPO)	F Waverley Park (NCO)	G New subdivisions
SIDE SETBACKS	1m - 3m	1.5m and 2.5m	Mixed 0 – 4m Infill no side setback	1.5m – 3.5m	Mixed 0 – 3m	Nil or 1.5- 2m	0 - 1.5m
<i>Recommended</i>	<i>1m both side setback</i>	<i>1m both side setback</i>	<i>1m both side setback</i>	<i>1.5m one side setback</i>	<i>2m one side setback</i>	<i>1.5m street side setback</i>	-
SITE COVERAGE (avg.)	30%	33%	38%	29%	33%	48%	40%
<i>Recommended</i>	<i>40% site coverage 40% permeability</i>	<i>40% site coverage 40% permeability</i>	<i>50% site coverage 30% permeability</i>	<i>60% site coverage 20% permeability</i>	<i>40% site coverage 40% permeability</i>	<i>80% (as per NCO)</i>	<i>50% site coverage 30% permeability</i>
LOT SIZES (avg.)	650m ² - 750m ² Subdivision 270m ²	600m ² – 630m ² Subdivisions 380m ²	700m ²	590m ² – 605m ²	Depending on slope 650m ² - 980m ²	Depending on type 210m ² - 540m ²	Very consistent 520m ² or 600m ²
<i>Recommended</i>	-	-	<i>Min. 250sqm</i>	-	<i>Min. 300sqm</i>	-	-
FENCES	Mixed	Generally low front fences, some medium	Mostly low to medium Some gardens flow to street	Medium to low	Mostly none	Nil	Nil
<i>Recommended</i>	<i>1.2m</i>	<i>1.2m</i>	<i>Compliment dominant fence styles along street</i>	<i>1.2m</i>	<i>Nonexistent</i>	<i>1.5m / 2m (as per NCO)</i>	<i>Nonexistent</i>
PUBLIC REALM	Wide nature strips	Very wide nature strips	Concrete curb	Some mature trees	Informal Front gardens to	Small front yards Landscape bark	Consistent feel throughout

	A Older areas	B Older areas	C Established suburban	D Transitional suburban	E Strong tree canopies (VPO)	F Waverley Park (NCO)	G New subdivisions
	Mature trees on nature strip Concrete curb, some bluestone	Concrete curb			street Very mature trees on nature strip View lines to Dandenong Ranges	and gravel features	individual neighbourhoods Some pebblecrete roads
<i>Recommended</i>	<i>Plant and maintain canopy trees</i>	<i>Plant and maintain canopy trees</i>	<i>Plant and maintain canopy trees</i>	<i>Plant and maintain canopy trees</i>	<i>Plant and maintain canopy trees</i>	<i>Plant and maintain canopy trees</i>	<i>Plant and maintain canopy trees</i>
STREET PATTERN	Linear grid form	Grid. Some access laneways behind houses	Mixed: modified grid & curvilinear with cul-de-sacs	Modified grid	Curvilinear Dominant courts and cul-de-sacs	Radial around oval	Curvilinear Cul-de-sacs
TOPOGRAPHY	Flat	Flat	Undulating	Flat	Flat	Sloping	Generally flat