

22

LOCAL PLANNING POLICIES

06/05/2010
C91

22.01

RESIDENTIAL DEVELOPMENT AND CHARACTER POLICY

06/05/2010
C91

This policy applies to all residential land except land in a Heritage Overlay.

22.01-1

Policy basis

30/07/2009
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Monash is primarily a residential municipality with a diverse range of streetscapes that have a residential character that is generally, highly valued by the residents living in them.

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.

Generally, change across the municipality's residential areas has been incremental. However there is an growing demand for greater variation of dwelling types such as villas, flats, apartments and aged persons accommodation.

The changing form of development, by design, has significantly reduced both the canopy tree environment and landscaped area, while increasing the hard surface coverage of each development site. This adversely impacts on Garden City Character of the municipality.

The competing interests of incremental change and housing diversity with maintenance of the existing neighbourhood character, require careful planning to ensure that developments achieve high quality design outcomes that respects either the existing neighbourhood character or contributes to a preferred neighbourhood character.

The Garden City Character, as identified in the Municipal Strategic Statement, is a core value held by the community and Council as a significant and important consideration in all land use and development decisions in most residential areas.

Monash City Council commissioned the Urban Character Study (1997) to identify and evaluate urban character within the City and to develop strategies for its management. This was originally documented in the *Monash Urban Character Study- Volumes 1 & 2*, (Gerner, 1997), which identified five (5) residential character types, containing sixteen (16) sub-types and 118 precincts, across Monash. An additional character type was later identified through the *Waverley Park Concept Plan* (August 2002).

Experience in using the Neighbourhood Character Study has identified an inconsistency in the classification of various properties within the definition of the character types and precincts identified in the Urban Character Study. This has resulted in the introduction of a separate Character Type G, for the more recent residential estate subdivision areas that have created their own built form identity.

Local residents and developers need a degree of certainty as to the form of development that is acceptable within residential areas.

This policy is intended to provide that certainty and will ensure that new development is successfully integrated into existing residential environments, with minimal streetscape or amenity impact, and designed to achieve outcomes that enhance the Garden City Character of the area.

High rise residential developments should be located within the Glen Waverley Principal and Oakleigh Major Activity Centres that are well serviced by public transport, commercial, recreational, community and educational uses to make optimum use of the facilities and services that are available.

Medium rise residential development should locate in the Brandon Park, Clayton and Mount Waverley Major Activity Centres.

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Objectives

- 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 encourage the provision of a variety of housing types to accommodate future housing needs and preferences that are energy efficient and sustainable.
- To encourage building practices and housing preferences that are energy efficient and sustainable.
- To encourage high rise residential development to locate within the Glen Waverley Principal and Oakleigh Major Activity Centres.
- To encourage medium rise residential development to locate within the Clayton, Brandon Park and Mt Waverley Major Activity Centres.
- In other areas new residential development will generally be low rise. The exceptions will be where there is an approved Structure Plan or other planning mechanism in place or where individual circumstances support an alternate height.

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Policy

It is policy that:

General

- Development complements the current character statement and contributory elements and satisfies the intent of the desired future character statement for the applicable residential Character Type identified in Clause 22.01-4.
- The quality and style of surrounding development be respected, including the maintenance of consistent setbacks in areas where incremental change is expected.
- The treed character of areas be complemented and preserved.
- The Garden City and streetscape character of the neighbourhood be maintained and enhanced.
- Development be sensitive to heritage buildings and areas.
- The impact of bulk and scale of development, be minimised, where possible.
- Consolidation of sites is encouraged.

Building setbacks

- Buildings be set back from street frontages in context with the surrounding environment and to maintain open and spacious streetscapes.
- Building design reflect the spacing and rhythm of existing streetscapes.
- Development be set back from street frontages to visually unify diverse types of buildings and to enhance the quality of residential areas.

The Garden City Character be maintained by providing front garden space in which upper canopy trees can develop.

Vehicle crossings and location of garages, car ports and car spaces

- The Garden City Character of residential areas be retained by discouraging car parking and accessways that have a significant impact on or cause fragmentation of the streetscape.
- The number of vehicle crossings be minimised to maintain existing kerb side parking and green spaces in both front setback areas and in naturestrips.
- Hardening of the streetscape through the provision of additional crossovers is discouraged.
- Landscaping in the front setback areas of properties is to be maintained by minimising the number of crossovers provided on larger multi unit sites and placing vehicle parking to the rear on sites accommodating small to medium multi developments.
- Garages, carports and associated visitor spaces be designed so that they do not dominate or visually disrupt the streetscape.

Built form and scale of development

- The height and scale of existing dwellings in the neighbourhood be respected.
- Building spacings and setbacks off side boundaries maintain the spacing and rhythm of existing dwellings to respect the built form character of the streetscape.
- Similar building materials to that within the surrounding neighbourhood be utilised.
- A high degree of articulation and detailing be exhibited.
- Roof heights and pitches of adjoining development be respected.
- Creative and quality design solutions be provided, particularly in relation to bulk of buildings having regard to boundary setbacks.
- The same or similar built form and style be provided in streets that display a unified or dominant architectural or built form theme.
- Articulated and graduated elevations avoiding “box-like” designs be provided.
- Higher degrees of articulation be provided where double storey development is sought in streets where the predominant built form is single storey.
- The scale and bulk of double storey buildings at the rear of properties, adjacent to single storey dwellings, be low key. This can be achieved by generous upper floor articulation and setbacks off site boundaries sufficient to allow new landscaping incorporating canopy trees.
- Adjoining public open space be respected, having regard to the visual impact, scale, bulk, mass and height of the proposed development.
- High rise residential development should locate within the Glen Waverley Principal or Oakleigh Major Activity Centres.
- Medium rise residential development should locate in the Brandon Park, Clayton and Mount Waverley Major Activity Centres
- Residential development outside of the Principal, Major and Neighbourhood Activity Centres will generally be low rise except where an adopted Structure Plan, or some other mechanism, has defined an appropriate height limit or where individual circumstances support an alternative height.

Fences

- No front fences be provided where more than 75 % of properties in the Immediate Neighbourhood do not have front fences. (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)

- Front fences complement the architecture of a dwelling and the neighbourhood character in terms of height, style, materials and colour.
- The visibility of front gardens from the street be maintained, allowing vegetation to 'soften' the streetscape.
- High front fences and fences that contain design elements which 'harden' the streetscape and lead to a reduction in residential and visual amenity be minimised.

Walls adjacent to side boundaries

- Daylight provided to habitable room windows of dwellings be maximised, without detriment to the future use of neighbouring properties.
- Walls of new buildings located on property boundaries be in context with the character of the site and adjoining properties and not be detrimental to the use and enjoyment of abutting primary open space areas.
- Walls on boundaries should not project forward of abutting buildings where visible from the street.

Private open space

- Open space areas be of sufficient size to enable the retention of existing significant trees and other vegetation.
- Open space areas be of sufficient size and distribution that they encourage the planting of new canopy trees.
- Useable recreational areas, including private and secluded open space areas, be provided for the needs of future residents.
- Local character be enhanced by designing open space areas to reflect the existing neighbourhood character.

Landscaping

- The Garden City Character be enhanced by preserving existing vegetation and providing new vegetation and landscape treatments sympathetic to the existing landscape character.
- Existing semi-mature and mature canopy trees be retained wherever possible to ensure maintenance of the tree canopy. In particular, retention of trees located within front setback areas, along site boundaries and where the vegetation is visible from nearby streets and/or other public areas.
- Planting of semi-mature canopy trees with spreading crowns be incorporated in open space areas, along boundaries adjacent to neighbouring open space and in front setback areas to reinforce the Garden City Character of the area.
- Existing street trees be retained and protected.
- New landscaping be provided that enhances adjacent linear landscape corridors and abutting public open spaces areas.
- Development be adequately set back from existing and proposed trees to ensure their longevity.
- Minimal pavement areas be provided within the front setback area to maximise landscaping to enhance the Garden City Character of the streetscape.
- Landscaping be provided down both sides of driveways to reduce the visual impact of development.

Car parking

- Sufficient on-site car parking, in convenient locations and designed for safe and efficient vehicle movement, be provided.
- Development be designed to minimise parking, traffic and pedestrian impacts in adjacent residential areas.
- Car parking spaces designed and located to ensure that they have minimal impact on pedestrian and vehicle movements both on-site and within the public street.

Stormwater management

- The environmental impact on waterways within the catchment be minimised.
- On-site stormwater infiltration be maximised.
- Hard surface areas be minimised to reduce the overland stormwater flow.
- The visual impact of hard surface areas be minimised.
- Development be designed to minimise the risk of injury to the public and damage to properties from increased stormwater flows.

Environment

- Development be designed to ensure the protection of the air environment, land, waterways and groundwater resources from polluting discharges and activities in accordance with all relevant State environment protection policies, EPA technical and best practice environmental management guidelines and in accordance with the principles of ecologically sustainable development.
- Residential development be adequately separated from incompatible use and development.
- Best practice environmental management and risk management approaches be adopted to avoid or minimise environmental degradation and hazards.
- Air and noise buffer zones be preserved between incompatible uses (for example, by avoiding residential encroachment upon industrial/trade facilities).

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Decision guidelines

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

- Whether the proposed development will have any adverse impact on the environment.
- Whether the proposed development will be adversely affected by any adjacent industrial, commercial or trade activity.
- The following statements of current character, contributory elements and desired future character for each residential Character Type as identified on the attached map and as detailed in the Monash Urban Character Study.
- The human rights of any persons affected by the application or the proposed development.

Residential Character Type “A”

Current character statement

The character of this area is architecturally defined by pre-Second World War consistently setback single storey buildings, particularly double fronted timber villas with prominent roofs and half timbered gable ends from the Post Federation Period and timber Californian bungalows, ostentatious brick, roughcast bungalows, and Spanish Mission Villas from the inter war period. Closer to the business centre of Oakleigh are a number of streets with high levels of integrity, distinguished by Edwardian Villas and Californian bungalows with high exposure to the street.

Later periods of development which represent infill development and redevelopment include post-War brick and weatherboard double fronted villas, blocks of flats, large modern town houses and elaborately designed modern multi dwellings.

Some fences have frequently been rebuilt over the years, often unsympathetically to the architecture. In most streets there is considerable diversity in fence type but broad uniformity in height, rarely exceeding 900 mm.

The composition of private gardens is varied, but exotic plants dominate. 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.

Contributory elements

Elements that contribute to the current character include:

- Flat topography.
- Grid subdivision pattern.
- Pre-Second World War houses in comparatively high numbers.
- Well-planted front gardens.
- Consistent building setback.
- Street trees varied in species, quality and frequency.
- Wide nature strips.
- Low fences or walls.
- 6 metre street.
- Overhead services.

Desired future character statement

The neighbourhood character of this area will evolve to retain evidence of its origins in the middle of the last century and of other eras of development by protecting buildings and precincts of identified heritage significance along with associated streetscape elements.

The built-form will be unified by consistency in building setback. New dwellings will address the street and complement the scale and form of adjacent buildings. Development that is inappropriate and out of scale with adjoining dwellings will not be supported.

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

Extensions or alterations to existing buildings will be sympathetic to the historic integrity of the building. Development that reinforces and promotes the heritage status of the Oakleigh area will be encouraged.

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.

The soft quality of the street that is derived from the wide nature strips will be maintained by ensuring that there is only one crossover 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 that within the public open space.

Residential Character Type “B”

Current character statement

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 Character Type around Oakleigh and Clayton 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.

Contributory elements

Elements that contribute to the current character include:

- Flat topography.
- Grid subdivision pattern.
- Consistent building setback.
- Common functional architectural style, variety in materials and finish.
- Multiple housing developments closer to commercial centres and collector roads.
- Well-planted front gardens.
- Low fences and walls.
- Varied mature street trees.
- Nature strips generally 2.0-2.5 metres wide.
- 7.5 metre street.
- Overhead services.

Desired future character statement

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 gradated 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.

Residential Character Type “C”***Current character statement***

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 constructed mainly of darker red and brown brick. These larger houses 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.

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.

Front gardens within the Character Type exhibit a wide horticultural diversity and are generally well planted and maintained. 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. The character of areas adjacent to the creek valleys and the Riversdale Golf Club have been extensively influenced by the proximity of the dense native vegetation, steeply sloping topography and the sounds of native fauna.

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 recreation resource.

Contributory elements

Elements that contribute to the current character include:

- Undulating topography.
- Distorted grid subdivision pattern with diagonal distortion.
- Variety of architectural styles including two storey houses especially in northern neighbourhoods.
- Consistent building setback.
- Infrequent but prominent conifer windrows.
- Well-planted front gardens with large trees and shrubs within lots.
- Low fences, walls or open soft frontage.
- Street trees varying in spacing, species and quality.
- Linear open space links.
- 2 metre wide nature strips.
- 7.5 metre street.
- Overhead services.

Desired future character statement

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, in the majority of cases, be secondary in visual significance to the landscape of the Character Type from the street. However, 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. Landscape elements such as remnant indigenous vegetation and the large old coniferous wind-rows will be retained until horticulturally unstable.

The character of existing public open spaces within the Character Type, particularly those naturalistic corridors such as Damper Creek and Valley Reserve, 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.

Residential Character Type “D”

Current character statement

The character of this area consists of distinctive Ministry of Housing concrete sheet, small scale, single storey, consistently setback dwellings. The dwellings are mainly painted in either pale green or white. 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.

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.

Many properties do not have fences. The majority of the other properties have front fences of low timber construction. A minority of properties have low brick walls.

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.

This Character Type 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.

Contributory elements

Elements that contribute to the current character include:

- Undulating topography sloping to the west.
- Spacious curvilinear subdivision pattern.
- Ministry of Housing concrete sheet houses.
- Generous front setback greater than 7 metres.
- Views towards the City.
- Some well planted front gardens.
- Low timber fences or no fences.
- Varied and intermittent mature street trees.
- 2 metre wide nature strips.
- Overhead services.

Desired future character statement

Building setbacks will be generous. Architecture will integrate sympathetically with the landform and its scale and form respecting and enhancing the spacious curvilinear urban form. New buildings or extensions to existing buildings that are energy efficient, reflect sustainable principles and are of contemporary excellence will be encouraged.

The built-form will be unified by well planted front gardens, and visually dominant native and exotic street trees that will be consistent within streets and of an appropriate scale.

Front fences will be low and use materials and colours appropriate to the architecture. ‘Soft’ materials such as timber will predominate.

Gardens will consist of both native and exotic trees and shrubs and will have a transparent quality allowing filtered views of the architecture. Existing mature trees and shrubs will be retained and additional native tree planting that relates to the valley-side location of the Character Type will be encouraged.

This Character Type will evolve as a well-planted, open and spacious ‘garden suburb’.

The soft quality of the street that is derived in part from the nature strips will be maintained by ensuring that there is only one single crossover per lot frontage.

The character of existing public open spaces with 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.

Residential Character Type “E”

Current character statement

This area is characterised by a variety of building types. Most are one and two storey 1970’s and 1980’s brick veneer single and double fronted villas. A range of brick colours are used but the palette is often consistent within neighbourhoods. The roofs are varied but in most areas have low pitched hip forms.

New buildings constructed post 1985 are often extremely large, up to 3 storeys high and eclectic in architectural style. Generally, the smaller buildings are on the lower slopes of the valley-side, the flatter land of the valley floor and plateau tops.

The interaction of the buildings with the topography creates a variety of levels in the steepest neighbourhoods and a need for retaining walls to the front of some properties.

Few properties have walls or fences. Some however have large prominent walls combined with metal railings.

Gardens are well planted and horticulturally diverse. Large stand-alone trees are common in front gardens, especially on the steeper slopes. Rockeries delineate the edges of some gardens.

This Character Type has a large proportion of open space and a close relationship to the semi-natural landscape of the Dandenong Creek valley.

Contributory elements

Elements that contribute to the current character include:

- Sloping topography towards Dandenong Creek.
- Curvilinear subdivision pattern.
- Varied building style, scale and architectural quality.
- Consistent building setback.
- Well maintained, well-planted but open front gardens integrated with the street landscape.
- Underground services in some neighbourhoods.
- Concrete footpaths.
- Nature strips 2-3 metres wide.
- Insitu concrete kerb and channel.
- Parking on the street and driveways.

Desired future character statement

The urban character of this area will evolve within a landscape that has a large number of native trees spread throughout both the public and private domain providing an overhead canopy visually unifying the diverse built-form of some neighbourhoods and providing a strong relationship with the semi-natural landscape of Dandenong Creek.

Dwellings will be designed to sympathetically integrate with any existing native trees and shrubs on, or adjacent to, the development site and relate in form and siting to the topography of the Character Type. Architecture of contemporary excellence that is energy efficient and sustainable will be encouraged. Building scale, height and bulk will be generally 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 gradated change in scale.

Setbacks will be varied in many neighbourhoods but will be consistent within individual streets and will be sufficiently generous to enable the development of significant native tree canopy and vegetation. The main unifying element will be the canopy of native trees in both the public and private domain. Most gardens will be open to the street with no walls or fences, allowing the soft naturalistic qualities of most neighbourhoods to be retained. Large walls and fences will be discouraged except where they are already a visually dominant streetscape element.

The soft quality of the street that is derived in part from the nature strips will be maintained by ensuring that there is only one single crossover per lot frontage.

Planting will generally enable filtered views of the architecture and engender a sense of visual continuity with the street and adjacent properties.

Residential Character Type “F”

Current character statement

The character of this area reflects its past use as an Australian Football League (AFL) ground.

The dominant built form is the stadium that surrounds the oval and in particular the main Sir Kenneth Luke Stand. The central axis of this Stand is occupied and highlighted by a large mosaic mural that depicts aspects of the former Victorian Football League.

The land surrounding the stadium was primarily used as a car park during AFL games, which is reflected in the generally sparse landscape of grass and gravel. A lake to the south of the stadium and several remnant stands of trees provide some visual interest to the former car park.

The road network associated with the car park is a series of concentric rings centred on the oval connecting to Wellington Road to the north and Jacksons Road to the east.

Significant views and vistas link various features of the area, including the lake, oval, Sir Kenneth Luke Stand and the main Wellington Road and Jacksons Road access points. Important views are also obtained from the area towards the Dandenong Ranges, the skyline of the Melbourne Central Activities District (CAD) and Port Phillip Bay.

The stadium is constructed on a ridgeline that traverses the area in a north-south direction. The gently undulating topography of the remainder of the area is interrupted by a moderately steep embankment and gully in the north east corner, a depression surrounding the lake and a rise in the south east corner.

Contributory elements

Elements that contribute to the current character include:

- The north-south ridgeline.
- Generally gently undulating topography.
- The stadium, including the oval, Sir Kenneth Luke Stand and mosaic mural.
- The large expanses of grass and gravel of the former car park.
- The concentric rings of the road network.
- The vistas from the main access points at Wellington Road and Jacksons Road towards the stadium, including the Sir Kenneth Luke Stand and the mosaic mural.
- The view linking the lake with the stadium, including the oval and the Sir Kenneth Luke Stand.

- The views towards the Dandenong Ranges, Melbourne CAD skyline and Port Phillip Bay.
- Overhead high voltage powerlines.

Desired future character statement

The desired neighbourhood character of the area is a concentrated and intensive built form of individual dwellings, terraces and townhouses, and multi-storey apartment buildings, within a framework of local streets, prominent precinct parks and a broader open space and pedestrian circulation system.

The desired neighbourhood character will be the result of integrated site, built form and lot planning, design and development for the whole of the area by its single developer. The design and desired neighbourhood character are intended to be implemented through full construction by the developer.

The desired neighbourhood character of the area incorporates:

- Comprehensive built form and lot layout planning and development incorporating integrated architectural design to ensure compatibility of building styles, interrelationships and texture, colours and finishes.
- Buildings and lots designed and constructed providing residents with high levels of amenity while incorporating extensive lengths of walls on boundaries, two and three storey walls on some boundaries, higher site coverage and balconies, verandahs, porches and other building features protruding into setbacks, all as part of the design and implementation of a planned intensive high density urban form.
- Buildings generally at about three metres setback from street frontages and 1.5 metres from sideages but in some situations (to meet specific design intentions such as to provide strong visually distinct borders to important vistas, 'statement' buildings at intersections and hard edges to public spaces) with buildings built to one or more street boundaries.
- The scale and juxtaposition of dwellings composed within each streetscape and ranging from one to three levels (excluding the apartment buildings), based on particular site location and massing arrangements.
- The retention and promotion of significant views and vistas within the area.
- A generally concentric (based on the oval) main road pattern reminiscent of the previous radial street layout.
- Precincts based on structured open spaces and clearly delineated circulation paths that provide permeability, passive surveillance of public areas and greater safety.
- Retention of the oval.
- Re-use of the retained portion of grandstand for administrative, commercial, sporting and community purposes such as a convenience shop, gymnasium, sports clubrooms, offices and associated facilities.
- The remainder of the stands will be removed but with the mounding adapted to include a ring of apartment buildings (about 250 apartments) to a maximum height of RL104 metres (up to about four storeys excluding basements) except for either side of the remaining grandstand in which case the apartment buildings will be to a maximum height of RL 121.1 metres (up to about seven storeys excluding basements).
- Beyond the apartment buildings, townhouses and 'terraces' stepping down the slope to medium density dwellings that will be developed on the remainder of the area and include about 1250 dwellings.
- Provision of a lake as a main water feature and sited generally in the area of the existing lake.

The desired neighbourhood character will be designed to offer variety but with a clear description of the built form including compatible proportions, harmonious materials palettes (such as brick, corrugated iron, weatherboard, glass, tile and render), selected colour finishes and landscape, to be developed and retained in each. All future development will be generally consistent with the desired neighbourhood character documented in the Waverley Park Concept Plan, August 2002.

Specific design standards have been developed and will apply to development in the area.

Residential Character Type “G”

Current character statement

The character of each precinct area typically reflects the form of its subdivision layout and the established built form development of each residential estate.

Desired future character statement

The desired neighbourhood character for new development within this Character Type will incorporate the Garden City Character principles outlined in Clause 21.03-5 and achieve the built form and design outcomes identified in Clause 22.01-3 of the Monash Planning Scheme.

New development will:-

- maintain the predominantly single detached dwelling style in urban areas not identified for greater scales of development
- provide a high level of amenity including personal privacy for occupants and neighbours, high quality private and public open space, canopy tree cover, and effective traffic management and parking.
- achieve high quality architectural and urban design outcomes that positively contribute to neighbourhood character.

22.01-5
19/01/2006
VC37

Policy references

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Waverley Park Concept Plan, August 2002

Monash Urban Character Study

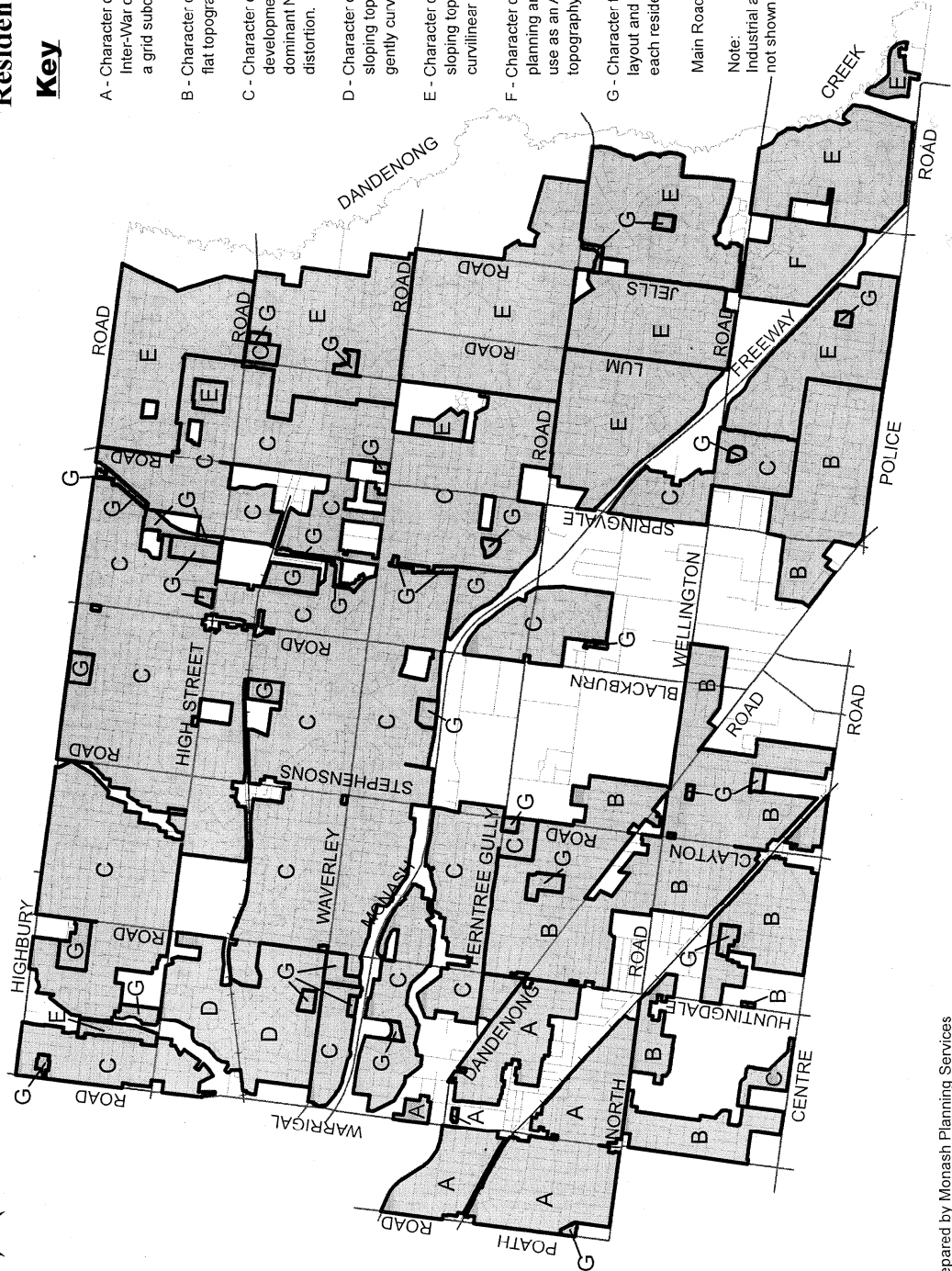
Residential Character Types

Key

- A - Character derived from Pre-First World War and Inter-War development on flat topography and a grid subdivision pattern.
- B - Character derived from 1945-1965 development, flat topography and a grid subdivision pattern.
- C - Character derived from Post-War to 1965 development, undulating topography with a dominant N-S/E-W grid with some diagonal distortion.
- D - Character derived from the 1950's public housing, sloping topography to Gardiners Creek and a gently curvilinear subdivision pattern.
- E - Character derived from Post 1955 development, sloping topography to Dandenong Creek and a curvilinear subdivision pattern.
- F - Character derived from Post 2002 comprehensive planning and development, elements from past use as an AFL ground, the undulating topography, available views and vistas.
- G - Character typically reflects the form of its subdivision layout and the established built form development of each residential estate.

Main Roads are annotated

Note:
Industrial and Business Character Types are not shown on this plan.



MAP 1 to CLAUSE 22.01



Prepared by Monash Planning Services
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V1.2