15.01 BUILT ENVIRONMENT

31/07/2018
VC148

15.01-1S Urban design

31/07/2018
VC148

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1R Urban design - Metropolitan Melbourne

31/07/2018
VC148

Objective

To create a distinctive and liveable city with quality design and amenity.

Strategies

Support the creation of well-designed places that are memorable, distinctive and liveable.

Integrate place making practices into road space management.

Strengthen Melbourne's network of boulevards.

Create new boulevards in urban-growth areas and selected existing road corridors across Melbourne.

Provide spaces and facilities that encourage and support the growth and development of Melbourne's cultural precincts and creative industries.

15.01-1L-01 Signs

23/05/2024
C166mona

Objectives

To facilitate signs that provide orderly and effective identification of businesses and other land uses.

To support signs that are complementary to the built form and landscape character of the locality and minimises impacts on residential amenity.

General strategies

Locate, site and design signs for non-residential uses so that they do not adversely affect the amenity of residential areas particularly along non-arterial roads.

Site and design signs in residential neighbourhoods so they are unobtrusive and respectful of neighbourhood character.

Discourage the proliferation of signs along major transport routes including roadways and railways.

Design signs to integrate with the architectural design, scale and construction detail of the building, premises or retail centre it is located at.

Facilitate business identification signs that add vitality and colour to high order shopping centres.

Encourage signs in activity centres that that reinforce the centre's role in the activity centre hierarchy, including signs that:

- Are vibrant, colourful and integrated in the Glen Waverley Activity Centre.
- Identify major tenants in an orderly and coordinated manner for enclosed shopping complexes.
- Reflects the village character in Mount Waverley and Oakleigh activity centres.

Encourage the use of a consistent design theme for business identification signs in retail and business centres to promote the identity of the centre.

For businesses outside of retail precincts, limit the location and extent of signs to those that are necessary to identify the business and provide necessary directional information.

Encourage signs in the Monash Technology Precinct that foster the garden city image of the city by promoting clear, modern corporate identification and maintain a sense of spaciousness between signs.

Discourage signs in landscaped setback areas where they will erode the amenity and character of the area.

Above verandah sign strategies

Encourage above verandah signs to be consistent with adjacent signs in terms of sign construction, size and graphic application.

Encourage innovative and 3-dimensional design.

Minimise information on the sign to focus attention on the principal design elements and avoid visual clutter.

Discourage the inclusion of secondary information such as street addresses, telephone numbers and website addresses.

Discourage signs that include promotional advertising.

Discourage the use of above verandah signs:

- In conjunction with signs on verandah fascias.
- On retail premises with significant building setbacks.

Bunting sign strategies

Allow temporary bunting signs for a community event.

Discourage permanent bunting signs on commercial sites.

Direction sign strategies

Design direction signs to have a legible script and incorporate contrast between its background colour and script colour.

Encourage the use of reflective direction signs particularly for managing traffic.

Floodlit sign strategy

Baffle floodlit signs to avoid amenity reducing light spill.

High-wall sign and panel sign strategy

Allow panel signs and large scale high-wall signs where they:

- Identify the major or anchor tenants of large retail centres.
- Are located close to the business that is identified on the sign.
- Are designed to be less visually dominant than signs used to identify the centre.
- Do not protrude above the wall to which they are fixed.

Internally illuminated sign strategy

Allow internally illuminated signs in areas of high activity or for business identification purposes (such as a logo) provided there is no detrimental effect on nearby properties.

Major promotion sign strategy

Discourage major promotion signs that are inconsistent with the garden city character

Pole sign strategies

Allow the development of pole signs at retail centres or at business or industrial premises with significant building setbacks.

Site pole signs within the building setback and locate the sign at the principal entry points to the site or building.

Allow pole signs that are internally illuminated or floodlit or have banner structures.

Discourage pole signs that are animated, flashing or reflective and any associated bunting sign.

Promotion sign strategies

Discourage promotion signs particularly along arterial roads, including freeways.

Sky sign strategies

Support sky signs located at major entry points of large retail centres and which are designed to integrate with the architectural features of the centre.

Support sky signs used for the identification of retail centres to be internally illuminated or floodlit.

Discourage sky signs that are animated, flashing or reflective and any associated bunting sign.

Discourage promotional advertising on sky signs.

Signs located under a verandah strategy

Encourage signs located under a verandah where they:

- Provide clear identification of businesses for pedestrians.

- Are internally illuminated, non-illuminated or spot lit with minimal light spillage.
- Are consistent in construction, size and location (including height to the underside of the verandah) with the signs of other premises in the same retail centre.
- Are not used for promotional purposes.

Signs on verandah fascias strategy

Encourage signs on verandah fascias, where:

- The business name, logo or product/service identification forms the focus of the sign and no other information is provided.
- The sign is not used for promotional advertising.
- The wording on the sign is legible from moving vehicles.
- The height of the sign is consist with that of adjacent signs.

Policy guidelines

Consider as relevant:

- Displaying only one panel sign or high-wall sign on each building elevation.
- Limiting home based business signs and bed and breakfast signs to only one sign per dwelling and to not exceed 0.2 square metres in display areas.

15.01-1L-02 Tree conservation for a Garden City

23/05/2024
C166mona

Strategies

Retain existing semi-mature and mature canopy trees, wherever possible, to maintain the existing tree canopy.

Design and site development to retain and conserve existing street trees.

Incorporate landscaping that reinforces the garden city character in all development, including by planting semi-mature canopy trees with spreading crowns in open space areas, along boundaries adjacent to neighbouring open space and in front setbacks.

Policy guidelines

Consider as relevant:

- Discouraging the removal of trees that have any of the following characteristics:
  - Has a trunk circumference greater than 500 millimetres (160 millimetres diameter) when measured at 1200 millimetres above the ground.
  - Is higher than 10 metres.
- Discouraging the planting of weed species.

Policy Document

Consider as relevant:

- *Image Enhancement of Main Roads in the City of Waverley, Scenic Spectrums* (Godfrey and Spowers Australia, 1992).
- *Monash Outdoor Advertising Policy* (City of Monash, 2003)
- *Oakleigh Heritage Study* (Hassell, 1991)

15.01-2S Building design

01/01/2024
VC250

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-2L-01 Industry and business built form character

~~23/05/2024 --/--/----~~
~~C166mona~~ Proposed C177mona

Policy application

This policy applies to land in an Industrial 1 Zone or a Commercial 1 or 2 Zone, except where located in the:

- Brandon Park Major Activity Centre.
- Glen Waverley ~~Major Activity Centre~~ Suburban Rail Loop (SRL) East Structure Plan Area.
- Oakleigh Major Activity Centre.
- Wheelers Hill Neighbourhood Activity Centre.

Objectives

To ensure that development creates or enhances a high-amenity built form environment and contributes to the garden city character.

Building setback strategies

Provide setbacks from street frontages consistent with surrounding buildings to:

- Create and maintain open and spacious streetscapes.
- Reflect the rhythm of building spacing.
- Visually unify diverse types of buildings.
- Enhance the quality of industrial and business areas.
- Accommodate space for landscaping including planting of canopy trees with spreading crowns to maintain and enhance the City's garden city character.

Building heights strategies

Design development so that its building scale, height and bulk complements and does not visually overwhelm surrounding buildings and the locality.

Encourage medium rise development in the Clayton and Mount Waverley Major Activity Centres.

Car parking and vehicle access strategies

Locate car parking behind the front landscape setback, and screen it from the street with planting and low mounding, otherwise locate it at the side or rear of properties.

Incorporate substantive landscape areas throughout the site to frame, screen or buffer buildings and car park areas.

Design car parking areas and associated access to minimise parking, traffic and pedestrian impacts on front landscape setback areas.

Limit linear or gun-barrel driveways and accessways and the extent of continuous pavement and car parking areas to the minimum necessary to provide functional vehicle, cyclist and pedestrian access and movement.

Fences to street frontages strategies

Minimise the use of front fences.

Where needed, provide front fences that are in keeping with and enhance the character of the area.

Discourage front fences located on property boundaries.

Landscaping and existing trees strategies

Provide sufficient landscaping, including the planting of canopy trees, and other treatments to reduce the visual impact of large paved areas.

Retain existing mature trees and plant canopy trees in front and side setbacks to positively contribute to the landscape character of the area.

Engineering design strategies

Integrate streetscape and engineering details associated with development with the existing streetscape and engineering details.

Services strategies

Minimise overhead services to reduce visual clutter.

Character typology strategies

Support development that meets the industrial and business character type strategies as referenced in the map forming part of this clause.

Industry Character Type 1 (IND 1) strategies

Support development that:

- Visually expresses its commercial and industrial function and character of the area.
- Site signs so that they address the Princes Highway.
- Sites buildings to address the Princes Highway.
- Allows for some variations in building height but minimises large height differences.
- Provides street setbacks to enable the development of a substantial landscape strip along the Princess Highway.
- Provides tree planting within the front setback with high canopies and clear trunks to soften the hard surface qualities of the area help enclose the Princes Highway and unify the diverse range of land uses.
- Provide trees in properties, including the rear of properties, provide shade and a landscaped backdrop to the utilitarian buildings.

Industry Character Type 2 (IND 2) strategies

Support development that:

- Retains evidence of the area's origins in the middle of the 19th Century and its historic subdivision pattern.
- Retains the grid pattern and road width in subdivisions.
- Addresses the street and is consistent with its industrial and commercial functions.
- Allows for some variation in building height , but minimises large height differences.
- Provides landscaped setbacks when redeveloping sites.
- Maintains the visual diversity produced by the variations in size, scale and form of buildings.
- Minimises or where possible, eliminates those elements within the area that contribute to visual clutter when redeveloping sites.
- Encourages a visual relationship between the colour schemes of various buildings that will progressively result in a cohesiveness between the varied architectural forms and scales.
- Locates car parking to the rear of properties.

Industry Character Type 3 (IND 3) strategies

Support development that:

- Retains the modern industrial and technology park within an attractive landscape setting.
- Maintains the surrounding subdivision patterns.
- Locates car parking and service areas to the side or rear of buildings to minimise visibility from the street.
- Provides a canopy of large native trees in the front setbacks to soften the extensive areas of paving and unify the diverse range of building types.

Industry Character Type 4 (IND 4) strategies

Support development that:

- Retains the industrial character that is derived from the concentration of manufacturing and service industries.
- Maintains the grid subdivision pattern.
- Treats edges and entrances sympathetically to integrate with surrounding roads and land uses.
- Provides an extensive landscaped setback on each lot frontage, planted with large native trees that should eventually provide a dense tree canopy extending throughout the entire area to unify the diverse range of building styles.
- Provides car parking at the rear and sides of the buildings, even when re-developing sites.

Industry Character Type 5 (IND 5) strategies

Support development that:

- Contributes to a cohesive, visually integrated character through the provision of landscaping.
- Is consistent in architectural style and scale, to the existing building within the business parks.
- Addresses the street.
- Is set well back from the front and from the sideage to streets to allow for a landscaped garden strip to be provided across the full width of the setback.
- Landscapes front setback areas with lawn, shrubs and trees to provide a soft frontage to the street and add to the amenity of the area.
- Provides large trees that are a mixture of native and exotic species and complement the scale of the architecture.
- Provides car parking and service access at the rear of properties so that it will not impinge on the landscaped setback area.

Business Character Type 2 (BUS 2) strategies

Support development that:

- Respects the mainly single and double storey post 1950's scale and form of development of the relevant Activity Centre, while providing for a level of change consistent with the role and function of the centre.

Business Character Type 5 (BUS 5) strategies

Support development that:

- Contributes to the provision of an attractive and consistent landscape setting.
- Provides setbacks to all road boundaries to ensure there is sufficient room for an extensive landscape strip between the building and the road.

- Provides a canopy of large native trees in building setbacks to soften the extensive areas of paving, unify building types and enhance the boulevard character particularly along Dandenong and Warrigal Roads.
- Locates parking and service areas at the side or rear of buildings with minimum visibility from the street.
- Designs buildings at the interface with the residential area to transition to reflect surrounding development.
- Incorporates vertical and horizontal articulation, including varying built form, materials, colours and treatments.

Business Character Type 5 (BUS 5) policy guidelines

Consider as relevant:

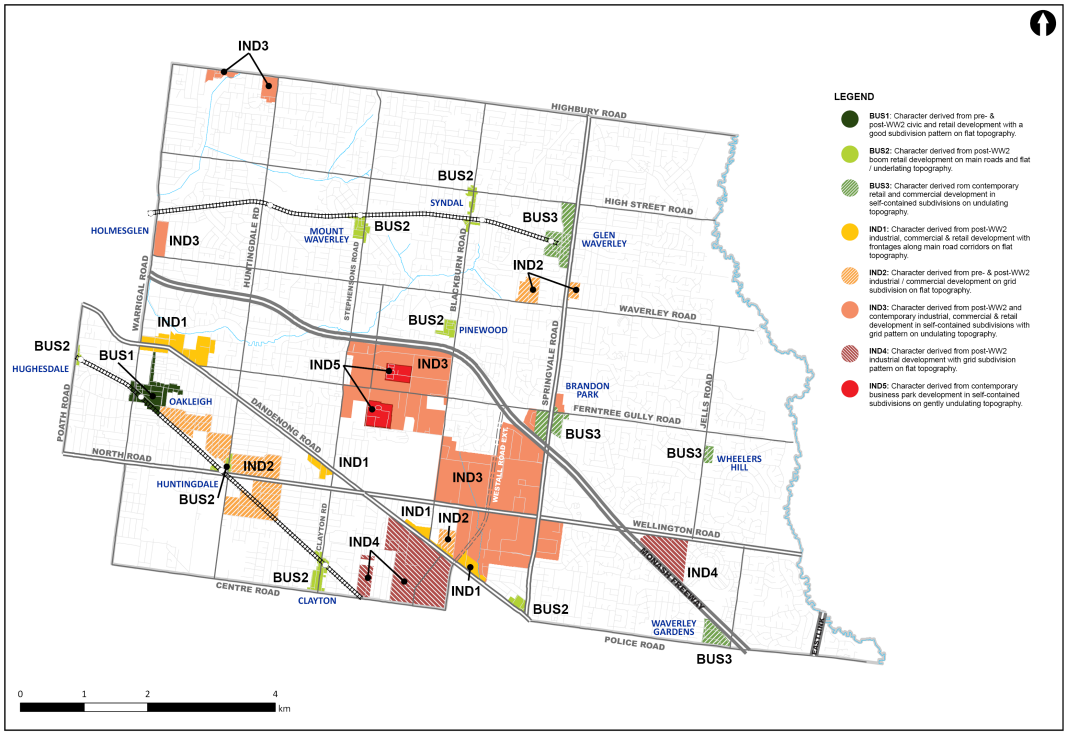
- The setbacks to all road boundaries for landscaping to be a minimum of 3 metres.

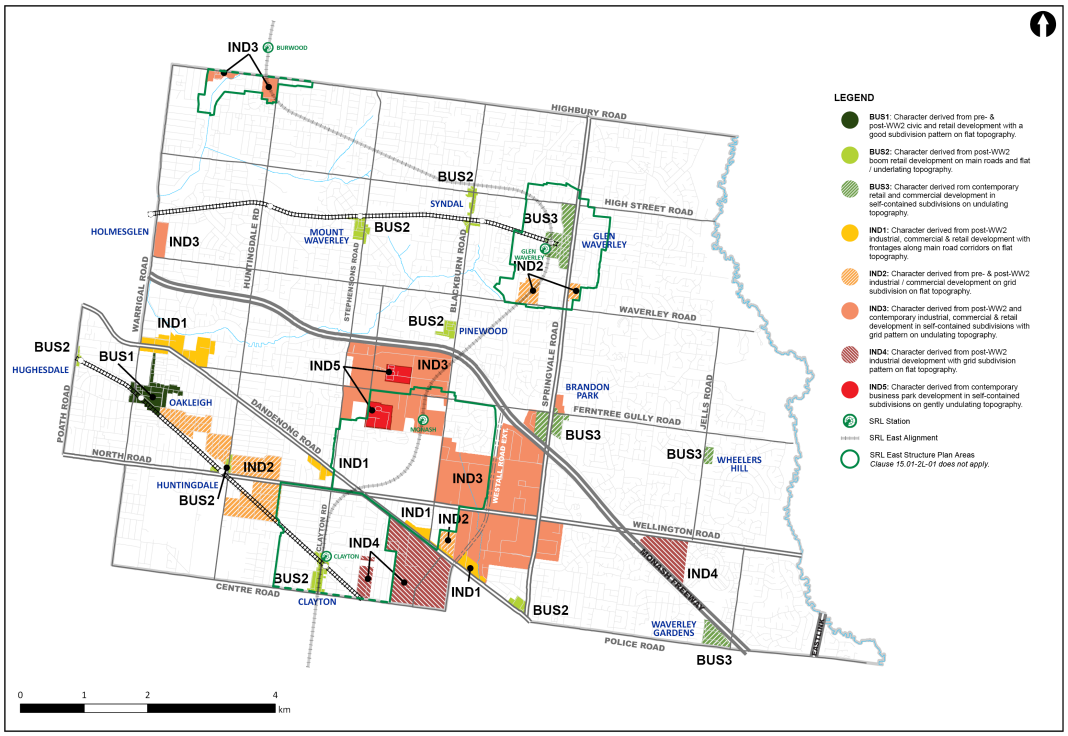
Policy documents

Consider as relevant:

- *Image Enhancement of Main Roads in the City of Waverley, Scenic Spectrums* (Godfrey and Spowers Australia, 1992).
- *Monash Neighbourhood Character Guide Volumes 3, 4, 5 and 6* (Gerner Consulting Pty Ltd, 1997)
- *Urban Design Guidelines – Monash Technology Precinct (Monash Specialised Activity Centre)* (City of Monash, 2008)

Industry and business built form character types





15.01-2L-02 Environmentally sustainable development

23/05/2024
C166mona

Policy application

This policy applies to residential and non-residential development, excluding subdivision, in accordance with the thresholds detailed in this policy

Objective

To achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Strategies

Facilitate development that minimises environmental impacts.

Encourage environmentally sustainable development that:

- Is consistent with the type and scale of the development.
- Responds to site opportunities and constraints.
- Adopts best practice through a combination of methods, processes and locally available technology that demonstrably minimise environmental impacts.

Energy performance

Reduce both energy use and energy peak demand through design measures such as:

- Building orientation.
- Shading to glazed surfaces.
- Optimising glazing to exposed surfaces.
- Inclusion of or space allocation for renewable technologies.

Integrated water management

Reduce total operating potable water use through appropriate design measures such as water efficient fixtures, appliances, equipment, irrigation and landscaping.

Encourage the appropriate use of alternative water sources (including greywater, rainwater and stormwater).

Incorporate best practice water sensitive urban design to improve the quality of stormwater runoff and reduce impacts on water systems and water bodies.

Indoor environment quality

Achieve a healthy indoor environment quality, including thermal comfort and access to fresh air and daylight, prioritising passive design over mechanical heating, ventilation, cooling and lighting.

Reduce indoor air pollutants by encouraging use of low-toxicity materials.

Minimise noise levels and noise transfer within and between buildings and associated external areas.

Transport

Design development to promote the use of walking, cycling and public transport, in that order; and minimise car dependency.

Promote the use of low emissions vehicle technologies and supporting infrastructure.

Waste management

Promote waste avoidance, reuse and recycling during the design, construction and operation stages of development.

Encourage use of durable and reuseable building materials.

Ensure sufficient space is allocated for future change in waste management needs, including (where possible) composting and green waste facilities.

Urban ecology

Protect and enhance biodiversity by incorporating natural habitats and planting indigenous vegetation.

Reduce urban heat island effects through building design, landscape design, water sensitive urban design and the retention and provision of canopy and significant trees.

Encourage the provision of space for productive gardens, particularly in larger residential developments.

Residential

A Sustainable Design Assessment (including an assessment using BESS, STORM or other methods) for:

- 3 - 9 dwellings.
- A building used for accommodation other than dwellings with a gross floor area between 500 square metres and 1000 square metres.

A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:

- 10 or more dwellings.

A building used for accommodation other than dwellings with a gross floor area of more than 1000 square metres.

Non-residential

A Sustainable Design Assessment (including an assessment using BESS and STORM/MUSIC or other methods) for:

- A non-residential building with a gross floor area of 500 square metres to 1000 square metres.
- A Sustainability Management Plan (including an assessment using BESS/Green star, STORM/MUSIC or other methods) and a Green Travel Plan for:
- A non-residential building with a gross floor area of more than 1000 square metres.

Mixed use

Applicable assessments for the residential and non-residential components of the development based on the above policy guidelines.

General

Consider as relevant the following tools to support a Sustainable Design Assessment or Sustainability Management Plan:

- *Sustainable Design Assessment in the Planning Process* (IMAP, 2015)
- *Built Environment Sustainability Scorecard 'BESS'* (Council Alliance for a Sustainable Built Environment 'CASBE')
- *Green Star* (Green Building Council of Australia)
- *Model for Urban Stormwater Improvement Conceptualisation 'MUSIC'* (Melbourne Water)
- *Nationwide House Energy Rating Scheme 'NatHERS'* (Department of Climate Change and Energy Efficiency)
- *Stormwater Treatment Objective - Relative Measure 'STORM'* (Melbourne Water)
- *Urban Stormwater Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Waste Management and Recycling in Multi-Unit Developments - Better PRactice Guide* (Sustainability Victoria, 2018)

Commencement

This policy does not apply to applications received by the responsible authority before 29 September 2016.

Expiry

This policy will expire when it is superseded by a comparable provision of the Victoria Planning Provisions.

15.01-3S Subdivision design

01/01/2024
VC250

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.

- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
  - Responds to climate related hazards.
  - Incorporates integrated water management, including sustainable irrigation of open space.
  - Minimises peak demand on the electricity network.
  - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
  - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S Healthy neighbourhoods

31/07/2018
VC148

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4R Healthy neighbourhoods - Metropolitan Melbourne

31/07/2018
VC148

Strategy

Create a city of 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

15.01-5S Neighbourhood character

09/10/2020
VC169

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-5L Monash preferred neighbourhood character

~~23/05/2024~~ ~~C166mona~~ Proposed C177mona

Policy application

This policy applies to applications for development in a residential zone on land as shown on the Monash preferred neighbourhood character areas map forming part of this clause. This policy does not apply to SRL East Structure Plan Areas.

Objectives

To build upon the important contribution that landscaping makes to the garden city character of Monash, and preserve and enhance the treed character.

To protect and enhance the special character of the heritage precincts, the creek environs and the Dandenong Valley Escarpment.

All areas strategies

Site layout

Provide setbacks from street frontages consistent with surrounding buildings.

Recess garages and carports from the front walls of buildings to ensure they are not a dominant element seen from the street.

Provide side setbacks that maintain an open, spacious streetscape character and separation of dwellings and reflect the rhythm of dwelling spacing.

Minimise visual bulk to neighbouring properties, by setting back buildings from adjacent secluded private open space.

Provide separation between dwellings constructed on the same site to break up built form and support additional landscaping.

Provide rear setbacks that support a green corridor of open space along adjoining backyards.

Complement the landscape setting of adjoining public open space areas or creek environs by minimising the scale and massing of the development, and incorporating landscaping, to ensure vegetation is the dominant element when viewed from the public open space or the creek reserve.

Minimise walls on boundaries and provide spacing between dwellings to maintain the character of open vegetated backyards.

Design development on corner blocks to incorporate side street setbacks that provide a transition to the street setback of adjoining buildings.

Landscaping

Minimise hard paving throughout the site, particularly in street setbacks.

Provide landscaping on both sides of driveways.

Retain and plant canopy trees, in front and rear setbacks to soften the appearance of the built form from surrounding properties and any creek environments, and contribute to the landscape character of the area.

Avoid environmental weeds and artificial grass.

Site buildings to minimise the need to remove significant trees and protect significant trees on the site and adjoining properties.

Provide screening trees and scale down building form to adjoining properties.

Avoid front fences where that is a characteristic of the immediate neighbourhood.

Private open space

Provide private open space, primarily unencumbered by easements, to provide for vegetation and canopy trees in front, side and rear setbacks and secluded open space areas.

Avoid the provision of secluded private open space within the street setback.

Vehicle access

Limit driveway widths and lengths to the minimum necessary to provide functional vehicle access.

Limit vehicle crossovers to minimise traffic disruption and retain and enhance nature strips and street trees.

Detailed design

Design buildings and dwellings two storeys or greater to incorporate sufficient articulation, including recessed upper levels, to respect the prevailing scale of the adjoining dwellings and the neighbourhood.

Limit blank, or continuous walls.

Provide roof forms and pitches consistent with other dwellings in the neighbourhood.

Design front fences to:

- Maintain the character of open streetscapes and the pattern of low fencing.
- Retain views of the building from the street.

Discourage reproduction or mock-historic building styles incorporating superficial detailing.

Provide robust and low maintenance building materials and finishes that withstand weathering and create minimal adverse impacts (for instance, safe walking surfaces and limited reflective materials).

Design and site utility areas to minimise their visual and amenity impact from the public realm.

All areas policy guidelines

Consider as relevant:

- Setting elements of buildings built to boundaries back from the front walls of buildings to provide the appearance of space between dwellings.
- Providing no front fence where that is characteristic of more than 75 percent of properties in the immediate neighbourhood (immediate neighbourhood is the five properties on either side of a development site on both sides of the street including intersections).

Heritage areas strategies

Ensure development reflects the prevailing building scale and presents as single storey to the street, with double-storey built form constructed behind a hipped or gabled roof line.

Support development that occupies a low proportion of the site.

Creek Abuttal and Creek Environs strategies

Provide setbacks from the creek to provide areas for planting and sustaining larger trees.

Ensure vegetation is dominant and hide buildings behind vegetation and tall trees.

Limit front fencing.

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

Design dwellings to complement the older 1950s and 1960s building styles through the use of simple details, low building scale pitched roofs and articulated facades.

Design buildings adjacent to public parks and open space areas to address the public area.

Recess and articulate upper levels to reduce visual dominance in the streetscape.

Taper down built form close to creeks.

Design development to visually connect with the creek environment through the use of colours and materials for buildings and fences that blend with the environment rather than contrast with it.

Dandenong Valley Escarpment strategies

Provide and protect native trees in both the public and private realm to:

- Provide an overhead canopy.
- Unify the diverse built-form.
- Maintain the relationship with the semi-natural landscape of the Dandenong Valley.

Design development to retain view lines to the Dandenong Ranges, particularly along streets and between buildings.

Support building scale, height and bulk that reinforces and enhances the existing landscape and built form character.

Avoid large differences in building scales, except where contrasts between buildings except where existing trees and shrubs soften the interface between buildings or where there is a graduated change in scale.

Incorporate garages into dwelling design to avoid the dominance of garages in the streetscape.

Provide generous front setbacks with significant native trees and understorey vegetation.

Provide articulated facades with recesses, openings and balconies.

Provide materials and finishes that weather well over time, are resilient to their intended use and which blend with the surrounding natural environment.

Maintain the absence of front fences in front gardens to maintain the open, natural qualities of the street.

Plant native vegetation to contribute to the existing natural setting.

Discourage large walls and fences except where they are already a dominant streetscape element.

Dandenong Valley Escarpment policy guidelines

Consider as relevant:

- Providing one single crossover per lot frontage.

Garden City Suburbs (southern) strategies

Support dwellings that provide:

- Simple, pitched rooflines.
- Articulated facades.
- Do not dominate the site by over developing.
- Present of comparable scale and form to older dwelling stock in the area.

On larger sites, support low rise apartment development where the development is:

- Sited within generous open space.
- Generously landscaped and retains the ‘open landscape character’ of the garden suburban setting.
- Tapers down in scale closer to the boundaries of the site.

Provide spacious gardens with canopy trees.

Set buildings back from at least one boundary and from the rear of the site.

Create a tree canopy by retaining existing trees and planting new trees, to provide a visual buffer between the building and street, and at the rear of properties.

Support buildings that front the street and provide articulated upper levels to minimise the impression of building bulk.

Provide low front fences that allow clear views of vegetation and buildings.

Support fences that complement the architecture of the building in design, colour and materials.

Set back buildings directly adjacent to public open space.

Provide planted buffers to buildings directly adjacent public open space.

Garden City Suburbs (southern) policy guidelines

Consider as relevant:

- Providing one crossover per lot frontage.

Garden City Suburbs (northern) strategies

Provide well-vegetated front and rear gardens with shrubs and large canopy trees.

Design new development to complement the established buildings through consistent siting, articulated facades and use of materials.

Design buildings adjacent to public parks, reserves and other open space to address the public area.

Screen new development from the street and neighbouring properties with well-planted gardens.

Provide a mix of native and exotic vegetation and trees, and retain remnant indigenous vegetation and coniferous wind-rows.

Provide no or transparent front fences.

Limit vehicle crossovers.

Oakleigh Activity Centre Residential Area strategies

Create a transition from commercial areas to adjoining residential areas.

Support development that reflects the key architectural elements within the residential areas of the Oakleigh Activity Centre (including, pitched, hipped and/or gabled roof forms).

Wheelers Hill Activity Centre Residential Area strategies

Design buildings heights which responds to the slope and terrain of the site.

Provide a transition between the scale of the activity centre and that of the surrounding residential areas.

Provide extensive articulation and variation in massing for buildings facing Ferntree Gully Road and Jells Road to minimise the appearance of building bulk and height.

Wheelers Hill Activity Centre Residential Area policy guidelines

Consider as relevant:

- Providing a 10 metre landscaped front setback for all development abutting a road in a Road Zone.

Monash National Employment and Innovation Cluster and Clayton Major Activity Centre strategies

Support development that provides canopy trees and landscaped separation between buildings.

Provide a transition between the scale of development and the surrounding land in the Housing Diversity Area.

Support multi-level developments on larger sites that are set in open gardens in the Housing Growth Area.

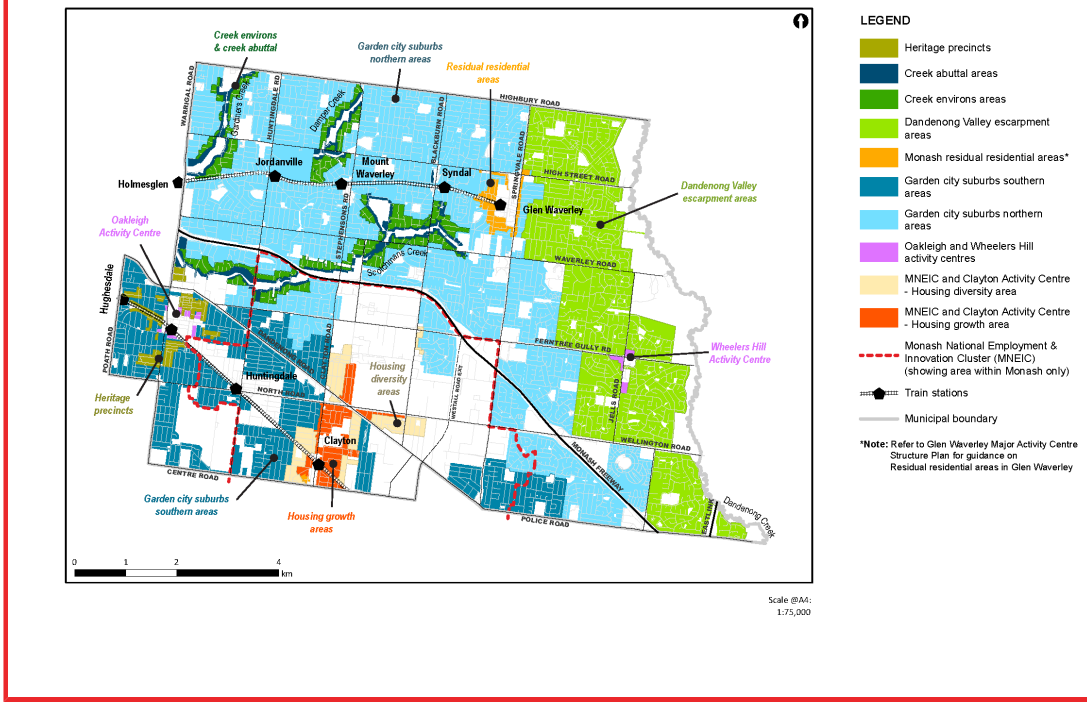
Provide space for landscaping in front and rear setbacks, while accommodating greater densities.

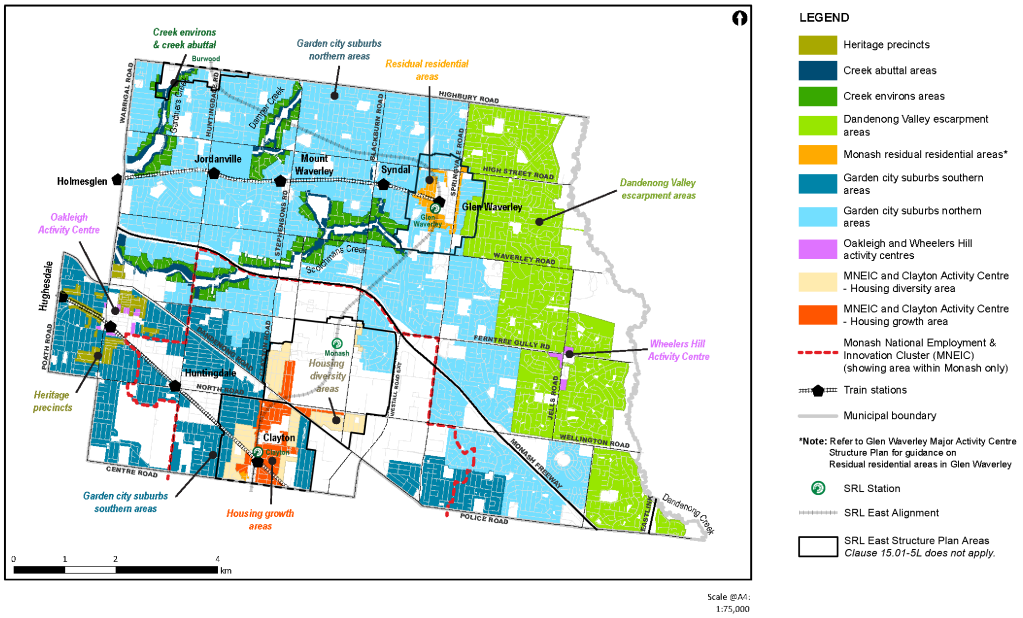
Policy documents

Consider as relevant:

- *Monash Urban Character Study Volumes 1 and 2* (Gerner Consulting Pty Ltd, 1997)
- *Monash Neighbourhood Character Guide Volumes 3, 4 and 5* (Gerner Consulting Pty Ltd, 997)
- *Landscape Guidelines Requirements for Town Planning Applications for Multi-Unit Developments* (City of Monash, 1995)
- *Monash Housing Strategy* (Planisphere, 2014)
- *Neighbourhood Character Review* (Planisphere, 2015)

Monash residential character areas





15.01-6S Design for rural areas

31/07/2018
VC148

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.