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.

The Monash Boulevards (Dandenong and Springvale Roads) strategies

Support the development of high quality, contemporary buildings lining the boulevards and providing a range of housing options for residents.

Encourage the creation of identifiable neighbourhoods through taller built form at key gateways and nodes of activity along the boulevards.

Ensure there is a sensitive transition to adjoining low-scale residential areas.

Encourage development that leads the way in efficiency and energy production while maximising opportunities to capture, treat and re-use water within the boulevards.

Encourage significant planting of trees and understory planting in front gardens to ensure that the boulevards provide a leafy landscape outlook that dominates views along the boulevards.

Support development that allows service roads to be transformed into active transport spines that prioritise people and provide easy access to public transport hubs through:

- The sensitive placement and minimal number of vehicle crossovers
- Maximising the space available to plant street trees.

Encourage the development of larger sites located near activity nodes to include places for people to gather in pocket parks, and providing pedestrian and cycle links through the site.

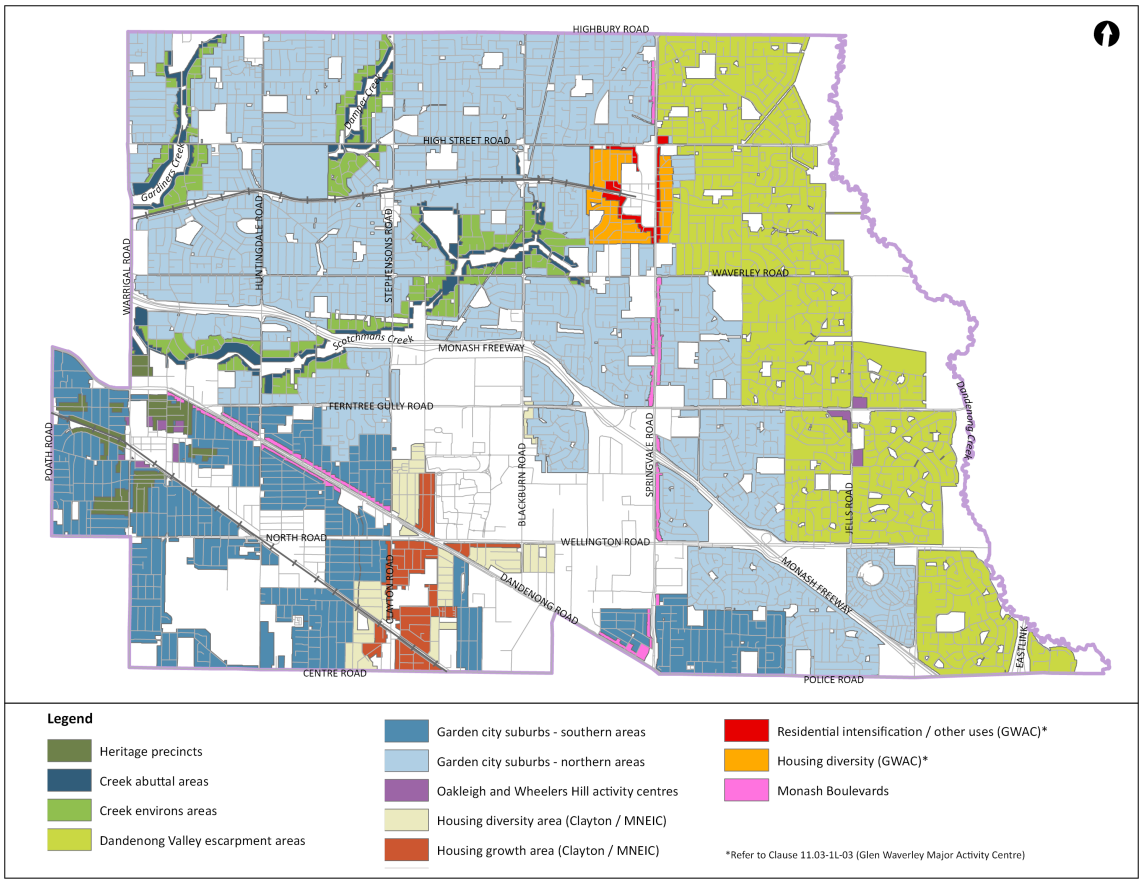
Policy documents

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)
- *The Monash Boulevards Urban Design Framework* (Tract, November 2022)

Monash preferred neighbourhood character areas map



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.