



Monash Views Estate

Urban Design Guidelines

Prepared by NBA Group Pty Ltd



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1 Introduction & Application

These design guidelines have been prepared in accordance with the requirements of Condition 29 of Planning Permit 2013/208 and Condition 27 of Planning Permit 2014/3.

These Design Guidelines are to apply to all residential lots. Balance lots over 2000m² (Lot 206 and Stage 5) are exempt from these guidelines and will be subject to further planning applications.

The guidelines set out a number of siting and design requirements to ensure that development responds appropriately to the public domain and golf course and offers a high standard of development, consistent with the preferred character of the area.

Any development on the subject lots must be in accordance with the design guidelines except with written consent from Latrobe City Council.

2 Objectives

The key intent of the Design Guidelines is to ensure that the interface between the higher density lots and the public realm is managed appropriately.

Condition 29 of Planning Permit 2013/208 and Condition 27 of Planning Permit 2014/3 requires design guidelines to be prepared which provide for:

- a) *Where appropriate, specification that dwellings must not present 'back fences' to the public open space areas, Monash Road and the Yallourn Golf Course. If unavoidable, part (b) of the design guidelines should apply;*
- b) *Specification that boundary fencing adjoining public open space reserves must be no higher than 1.2m high or constructed in material with at least 75% permeability to the satisfaction of the Responsible Authority;*
- c) *Guidance as to appropriate dwelling design to positively address concerns regarding overshadowing, overlooking and amenity;*
- d) *Guidance as to appropriate building materials, design, garaging, fencing and landscaping to activate all frontages;*
- e) *Requirement that any development on the relevant lots must be in accordance with the design guidelines expect with written consent from Council.*

Based on these requirements, it is clear that the key objectives to be achieved relate to:

- Appropriate fencing treatment to provide surveillance to public spaces;
- Appropriate dwelling design overlooks the public spaces, creates visual interest and contributes to an attractive streetscape;

- Ensuring that landscaping is a key consideration early in the dwelling design process.

Implementation of the following guidelines will ensure the highest quality design outcomes for the Monash Views Estate are achieved.

3 Guidelines

The guidelines on the following pages are provided to inform the development of lots affected by the design guidelines.

It is noted that these guidelines should be considered in addition to the requirements of the Latrobe Planning Scheme (particularly Clauses 54, 55 and 56), as well as the *Safer Design Guidelines for Victoria* and the *Guidelines for Higher Density Residential Development*, prepared by the former Department of Sustainability and Environment.

3.1 Guideline 1 - Dwelling Design

The design of dwellings is to positively address ResCode standards regarding overshadowing, overlooking and amenity. Any application for a higher density development will be required to be considered against the requirements of Clause 54, 55 or 56 of the Latrobe Planning Scheme. Assessments in relation to overlooking, overshadowing and amenity will need to be considered as part of that assessment process.

In relation to cluster lots, an appropriate outcome as nominated in figures 1 and 2 should be achieved in dwelling design.

Dwelling Siting

- Dwellings are to be set back a minimum of 1m from each side boundary (measured from the gutter to the fence)
- Lots that have rear boundaries adjoining the Golf Course are to have a minimum building setback of 6m.

Dwelling Size

The floor area of a dwelling constructed on the lot must be no less than:

- 160m² (excluding the garage) for single story; and
- 240m² (excluding the garage) for double story.

Dwelling Height

- Lots 66-84, 23-40 (marked purple in figure 7) are limited to single story dwellings only, to maximise the view potential for as many of the Coach Road/Gleneagles Drive lots as possible.
- The maximum height for double story dwellings is 9m to the top of the roof line from the natural ground level.

Figure 1 – Guideline 1 Example



Figure 2 – Guideline 1 Example



3.2 Guideline 2 – Windows

The elevation of the dwelling facing a public open space reserve must contain at least one habitable room window per level. A habitable room is defined at Clause 72 of the Latrobe Planning Scheme as:

“Any room of a dwelling or residential building other than a bathroom, laundry, toilet, pantry, walk-in wardrobe, corridor, stair, lobby, photographic dark room, clothes drying room and other space of a specialised nature occupied neither frequently nor for extended periods.”

Figure 3 nominates a living area on both the upper and lower levels, with a balcony on the upper level overlooking the adjoining public open space reserve. An enclosed deck with permeable fencing is provided and screened by low landscaping. Buildings must be designed to provide surveillance over the public realm. Two storey buildings must provide habitable rooms or balconies overlooking the public realm, to the satisfaction of Latrobe City Council.

Figure 3 – Guideline 2 Example



3.3 Guideline 3 – Building Materials

Residences within the estate are to reflect a contemporary country club feel, with building material and articulation being considerate of this design requirement. The following guidelines are in place to protect the quality and consistency of the preferred neighbourhood character throughout the estate:

- Each single dwelling must be constructed of new, non-reflective materials only. Temporary or relocated buildings or structures are not permitted.
- For lots adjoining the golf course, the side of the dwelling (ie. rear, side or both) that abuts the golf course must be in render form only, with face brick and/or bagging not permitted.
- Roofs are to be non-reflective concrete or terracotta roof tiles or constructed of Colourbond in charcoal or dark grey colour. The pitch of the roof is to be between 18 and 25 degrees. Flat roof areas are only permitted to small feature areas at the ground floor levels. Flat roofs and parapet walls will not be approved to the upper roof level.
- Accent materials being fascia, gutter, window trim, front doors, balustrade and handrail should be complementary to the dwelling. It is recommended that the gutter match the roof tile. Downpipes should match the adjacent wall colour and not be highlighted.
- Eaves to be provided and must be a minimum 450mm.
- Box style homes are to be avoided, therefore the floor area of upper stories must be at least 20% less than the ground storey. Articulation is to be provided to the front façade, with the upper level of dwelling to be set back a minimum 1.2m.
- Garages are to be set back and incorporated into the dwelling design. Garage doors are to be panel lift or similar and are to be light in colour.

- Letterboxes should have the following characteristics:
 - No greater than a cube of 500mm x 500mm x 1200mm.
 - Must be made from substantial material and have a street number of not more than 100mm in height.
 - Can be constructed from the same material as the house and painted same colour.
 - Must not be standard metal post box form on a steel or wooden pole.
 - It cannot have lacework or elaborate wrought iron attached.
 - No planters or wall to be attached (free standing letterboxes only).
 - No bright colours or letters larger than 2cm in height for the name of the resident, should this need to be indicated.
 - No illuminated letterboxes will be permitted.



Figure 4 – Guideline 3 Example

3.4 Guideline 4 – Fencing

No front fence

- No front fencing to be constructed within 6m of the front title boundary.

NB: the Developer will construct an estate entrance sign and feature along the front corner of lots 131 and 20 (hatched yellow in figure 7).

Internal boundary fencing

- Construct side boundary and rear fencing (other than lots adjoining the golf course) at 1.8m high, vertical lapped treated pine palings with gable capping.
- Timber fencing is to remain in its natural colour, no staining or painting will be accepted. Protective coatings to stop weathering are allowed providing they do not alter to colour of the timber.
- Brush, single sided paling or Colourbond fencing is not permitted.

Fencing for lots with fence adjoining the golf course

- For lots adjoining the golf course, the boundary (ie. side, rear or both) that abuts the golf course is to be 1.2m high, of metallic finish ARC panels in 'Charcoal met Pearl' colour.
- ARC Panels are to be 2400mm long with 50mm post and 100mm spacing between each upright rail.
- A locked, double leaf (860mm each) ARC panel gate may be installed along the boundary fence abutting the golf course.

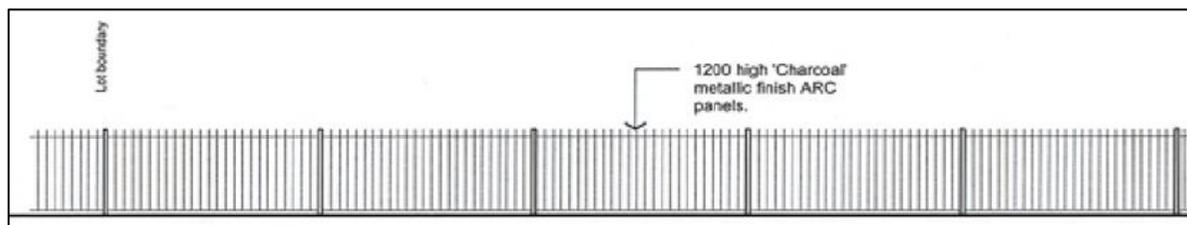


Figure 5 – Guideline 4 Example: Fencing adjoining the golf course

3.5 Guideline 5 – Outbuildings

No outbuildings are to be erected/installed on lots adjoining the golf course.

For all other lots, construct domestic outbuildings with new non-reflective materials including roof, not exceeding footprint area of 54m² and a height of 2.7m. No exposed metal or unpainted cement sheet.

3.6 Guideline 6 – Crossovers

All driveways internal to the lots are to be minimum 600mm from the side boundary.

All double cross overs are to be minimum width of 8m.

Figure 7 – Affected lots



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