

## Monash Views - Design Approval Checklist for Each Lot.

	Requirements	Compliant?
Dwelling Siting	• Dwellings must be set back 1m from each side boundary (gutter to fence).	Y/N/NA
	• Rear boundaries adjoining golf course to be setback 6m.	Y/N/NA
Dwelling Size	• Floor area for a single dwelling must be no less than 160m <sup>2</sup> for a single story.	Y/N/NA
	• Floor area for a double story dwelling must be no less than 240m <sup>2</sup> .	Y/N/NA
Dwelling Height	• Maximum dwelling height is 9m.	Y/N/NA
	• Lots 66-84 and 23-40 must be single story only.	Y/N/NA
Outbuildings	• No outbuilding to be constructed on lots adjoining the golf course.	Y/N/NA
	• The footprint of outbuildings is not to exceed 54m <sup>2</sup> and height of 2.7m.	Y/N/NA
	• Outbuildings are to be constructed of new non-reflective materials. No exposed metal or unpainted cement sheet.	Y/N/NA
Building Materials	• Each dwelling is to be constructed of new, non reflective materials. No temporary or relocated building permitted.	Y/N/NA
	• 75% of walls should be constructed of brick, brick render or concrete. Colours should be light to mid tones with limited feature colours and materials. NB: alternate building materials to the above may be considered on individual application.	Y/N/NA
	• Bricks with a red base will not be permitted.	Y/N/NA
	• Bricks should be a regular shape and texture with square edges.	Y/N/NA
	• 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.	Y/N/NA
	• Roofs to be a non reflective concrete or terracotta tile or constructed of colourbond in charcoal or dark grey.	Y/N/NA
	• Roof pitch to be between 18 and 25 degrees.	Y/N/NA
	• Flat roofs and parapet wall will not be approved to the upper roof level, small feature areas to be considered on ground floor levels.	Y/N/NA
	• Gutter to match the roof tile. Downpipes to match the adjacent wall colour.	Y/N/NA
	• Eaves must be provided and a minimum 450mm.	Y/N/NA
	• Box style homes to be avoided. Floor area of upper stories must be at least 20% less than the ground story. Upper level of the front façade to be set back a minimum 1.2m.	Y/N/NA
	• Garages are to be set back and incorporated into the dwelling. Garage doors are to be panel lift or similar and are to be light in colour. Timber cedar doors to be considered with a clear polyurethane finish. Cedar look alike doors will be permitted.	Y/N/NA
• Letter boxes to be no greater than a cube of 500mm x 500mm x 1200mm. Made from a substantial material and have a street number of not more than 100mm in height. No metal post box on a steel or wooden pole. No lacework or elaborate wrought iron attached. Free standing letterboxes only. No bright colours or letters larger than 2cm in height for the name of the resident and no illuminated letterboxes.	Y/N/NA	

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Fencing	<ul style="list-style-type: none"> <li>• No front fencing to be constructed within 6m of the front title boundary.</li> <li>• Side and rear fencing is to be constructed at 1.8mH, vertical lapped treated pine palings with gable capping (other than lots adjoining the golf course).</li> <li>• Timber fencing is to remain in its natural colour.</li> <li>• Brush, single sided paling or Colourbond fencing is not permitted.</li> <li>• For lots adjoining the golf course, the boundary fence (ie. side, rear or both) that abuts the golf course is to be 1.2mH, of metallic finish ARC panels in 'Charcoal met Pearl' colour. Panels to be 2400mm long with 50mmpst 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.</li> </ul>	<p>Y/N/NA</p> <p>Y/N/NA</p> <p>Y/N/NA</p> <p>Y/N/NA</p> <p>Y/N/NA</p>
Crossovers	<ul style="list-style-type: none"> <li>• All driveways internal to the lots are to be minimum 600mm from the side boundary.</li> <li>• All double crossovers are to be minimum width of 800mm.</li> </ul>	<p>Y/N/NA</p> <p>Y/N/NA</p>
Landscaping	<ul style="list-style-type: none"> <li>• All lots are to contain a 600mm landscape buffer alongside boundaries forward of the dwelling.</li> </ul>	<p>Y/N/NA</p>