



Monash Views



Design Guidelines



Principal aim

The aim of the Monash Views Design Guidelines is to:

- Protect purchasers' lifestyle and investment, guarding it against inappropriate development that may detract from the Monash Views community.
- Ensure a consistent standard of housing is achieved throughout the estate, offering a variety of housing styles which are built in keeping with the harmony of the streetscape.
- Ensure that the residential component of the estate optimally compliments the natural features it is set around.

Intent

The Design Guidelines have been created by the Developer and LaTrobe City Council and are intended to:

- Encourage a variety of styles within the street.
- Provide a high level of presentation to the neighbourhood.
- Maximise the stunning views the estate offers its residents.
- Protect the amenity and integrity of Monash Views.
- The Developer requires the following standards outlined in the Design Guidelines documentation to be adhered to (unless otherwise approved).

By purchasing a lot at Monash Views you are making a commitment to your fellow neighbours in the Monash Views community, that you will maintain the Developer's vision of quality that makes Monash Views a premium location to live.



Protecting purchasers' lifestyle



Monash Views Design Review Panel (DRP)

The Monash Views DRP will assess each design and either provide a notice of approval or specify how the proposed design conflicts with the Guidelines.

Designs that substantially comply with the Guidelines may be given a notice of approval with conditions requiring the rectification of minor deviations from the Guidelines. The Monash Views DRP may make suggestions intended to improve the design.

The Monash Views DRP will make reasonable endeavours to assess Designs in the shortest possible time, and will generally provide a response within 10 business days of receipt of a fully complete Design Approval application.

In addition to the Design Guidelines, a Memorandum of Common Provisions (MCP) will be registered on the Title.

The following documents are required for submission to the Monash Views DRP:

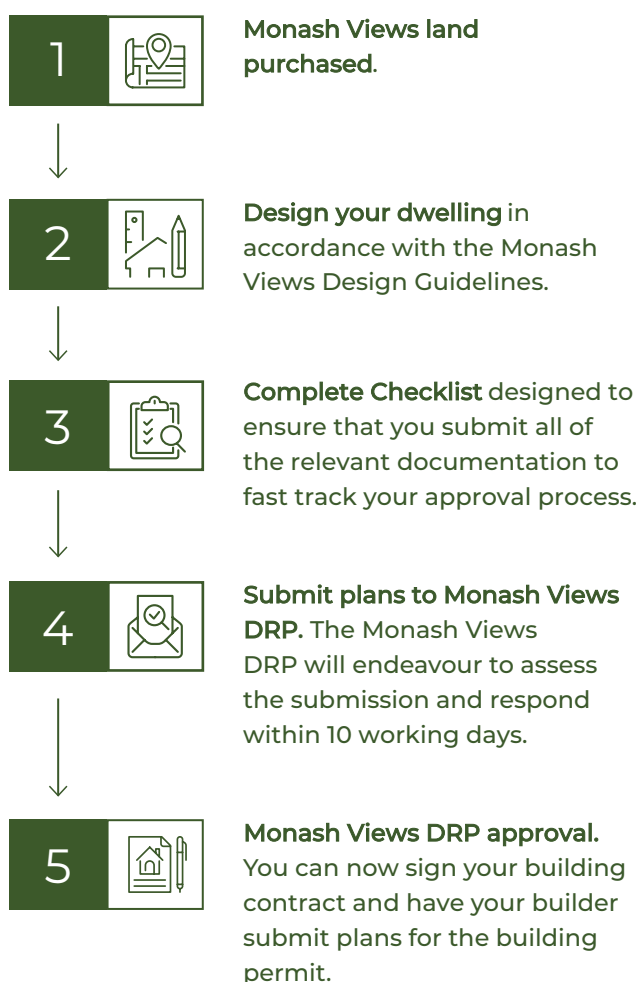
- A site plan of a legible scale of the proposed house on the lot, including all dimensions and setbacks from the boundaries and proposed outbuildings, fencing and driveway / crossover locations.
- Floor plans - detailing the layout of the house indicating all rooms, windows, external doors, external fixtures and nominated floor levels.
- Full elevations reflecting eaves and indicating wall heights and all external finishes and colours, including garage and door type.
- A landscape plan.

Once you have received approval from the Monash Views DRP, you can then sign your building contract and your builder can submit plans for the building permit.





Process



Resubmissions

Should a resubmission be required, please ensure that any alterations or changes are suitably highlighted on the plans or in any accompanying communication. This will help to speed up the processing and assessment. Allowance has been made for two submissions for each Design Approval application.

An additional submission will incur a \$275 administration fee. New submissions for a lot that has previously had an application approved will also incur an administration fee for each submission.

Building works must be completed within twelve (12) months from the commencement of the building process.

Prior to building, your lot must remain presentable, free from weeds and rubbish. Any damage to any footpath, kerb, crossover, nature strip (including street trees) or adjoining lots during construction must be rectified prior to certificate of occupancy.

NB: New Monash Views Pty Ltd (developer) covers the cost of the Estate Design Guidelines Developer Approval application fee for all Lots sold by the developer.

For all Lots not sold by the developer (i.e. resale), purchasers are to contact Procbal directly at info@procbal.com.au arrange payment of the Estate Design Guidelines application fee.

Handy hint

Please note that incomplete submissions are the single greatest cause of delays in obtaining a Design Approval. Check that your submission includes all of the required information before lodging it. Complete and thorough submissions take the least time to process, review and approve. See Checklist on the Application Form.



Monash Views Estate Design Guidelines application form

Your lot

Lot number _____ Street _____

Land owner details

Full Name _____ Email Address _____

Postal Address _____

State _____ Postcode _____ Signed _____ Date _____

Your Builders Details

Contact Name _____ Company Name _____

Postal Address _____

Daytime Phone _____ Mobile Phone _____

Email Address _____

Other Details

Home Design Name _____ Façade Type (if applicable) _____

All plans to be provided in an A3 size and of legible scale: (Please tick and attach)

- ☐ Site Plan ☐ Floor Plan & Elevations ☐ Roof Plan ☐ Landscape Plan
☐ Materials and colour schedules

Please submit your completed Developer Approval application to:
info@procbal.com.au

NB: Applications must be submitted and managed by the Lot owner.



www.monashviews.com.au



Monash Views Estate

Urban Design Guidelines

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1	November 2013	Issued for approval	Tom Vercoe	Nick Anderson
2	December 2013	Amended as per Council comments	Tom Vercoe	Nick Anderson
3	November 2018	Amended as per client Request	Jacklyn Stevens	Chris Constantine
4	December 2018	Amended as per Council comments	Jacklyn Stevens	Chris Constantine
5	February 2019	Amended as per clients Comments	Roxanne Rejmer	Jacklyn Stevens
6	May 2019	Amended as per clients comments	Roxanne Rejmer	Jacklyn Stevens
7	May 2020	Amended to remove design measures not required under the planning permit.	Kaitlyn O'Neill	Jacklyn Stevens
8	July 2020	Amended to address fencing changes.	Chris Constantine	Jacklyn Stevens
15	July 2020	Amended to address Paint colour	Roxanne Rejmer	Chris Constantine

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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.

Balance lots over 2000m² (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.

Figure 1 – Estate Subdivision



2 Objectives of the Guidelines

Refer to Figure 1 as identification of lots subject to the design guidelines.

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) *Guidance and an indicative layout as to how the medium density housing lot is to be developed; and*
- f) *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; and;
- Appropriate dwelling design overlooks the public spaces, creates visual interest and contributes to an attractive streetscape.

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

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 Guideline 1 – Fencing adjoining public open space

- Lots fronting Monash Road are to be fenced as identified in Figure 1.
- 'Type A' fencing is to consist of 1800mm high Hebel panels. Posts are to be monument in colour and panels Shell Haven.
- 'Type B' fencing is to consist of a concrete a 400mm concrete base plinth, 450mm concrete uprights, placed at 5600mm and 88mm x 23mm natural mod wood slats spaced at 50mm to a total height of 1800mm. Uprights and base plinth are to be Shell Haven to match 'Type A' fencing.
- There is a 250mm landscape buffer in front of 'Type A' and 'Type B' fencing which is to be maintained at the cost of the lot owner. This buffer is to be planted with Lomandra Little Mist.
- For all other lots adjoining the golf course or public open space (See Figure 1 for lots designated in this category), the boundary (ie. side, rear or both) that abuts the golf course/POS is to be 1.2m high, made of metallic finish ARC panels in 'Charcoal met Pearl' colour for golf course adjoining boundaries, or constructed in material with at least 75% permeability to the satisfaction of the Responsible Authority.



Figure 2 – Fence Type B



Figure 3 – Fence Type A

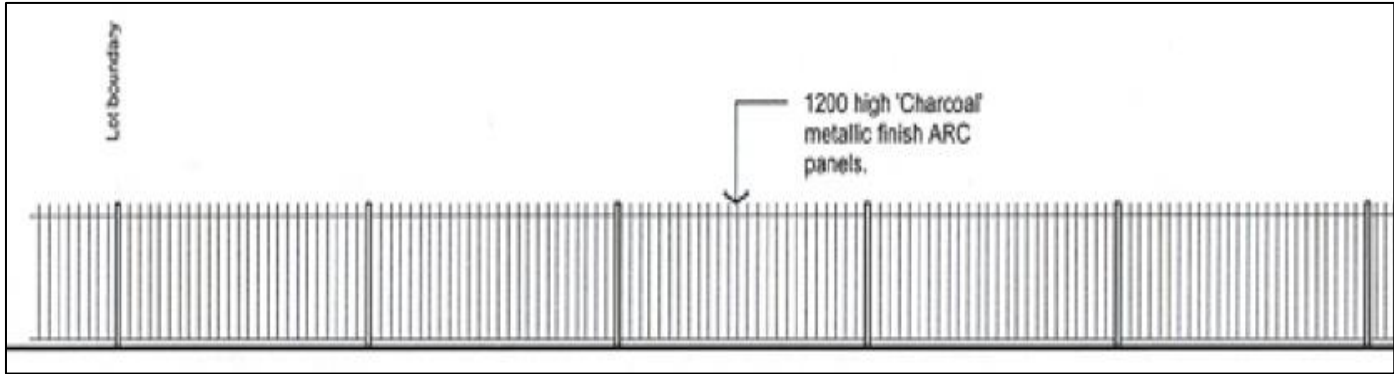


Figure 4 – Guideline 1 Example: Fencing adjoining the golf course

Guideline 2 – Windows

The elevation of the dwelling facing a public open space reserve or the golf course 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 5 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 5 – Guideline 2 Example



Guideline 3 - Dwelling Design

The design of dwellings is to positively address ResCode standards regarding overshadowing, overlooking and amenity.

In relation to cluster lots, an appropriate outcome as nominated in Figures 6 and 7 should be achieved in dwelling design.

These controls only apply to the cluster lots (Lots 132-147 & 202-205).

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 (Lots 66-84, 200-201 & 203-205) 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.

Figure 6 – Guideline 3 Example



Figure 7 – Guideline 3 Example



Monash Views Developer Approval Checklist.

Please ensure you secure your Developer Approval from the Monash Views Design Review Panel prior to signing a build contract.

	Requirements	Compliant?
Dwelling Siting	• Dwellings (including the garage) must be set back at least 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 storey dwelling must be no less than 160m ² for a single story (excluding the garage).	Y/N/NA
	• Floor area for a double storey dwelling must be no less than 240m ² (excluding the garage).	Y/N/NA
Dwelling Height	• Maximum dwelling height is 9m.	Y/N/NA
	• Lots 66-84 and 23-40 must be single storey 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 ² 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
	• External walls should generally be constructed of brick, brick render or concrete, with additional or feature materials (such as cladding, timber etc) being considered on individual application. Colours should generally be light to mid tones, with limited feature colours.	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
	• Rooves to be a non-reflective concrete or terracotta tile or constructed of Colorbond in charcoal or dark grey.	Y/N/NA
	• Flat rooves are generally to be avoided.	Y/N/NA
	• Eaves should be at least 450mm, and be provided to all sides of the dwelling, unless otherwise agreed with the Design Review Panel upon individual assessment.	Y/N/NA
	• Block or overly industrial style design for double storey homes should generally be avoided. Some degree of setback of the upper storey from the ground floor should be reflected.	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 in a complimentary colour to the dwelling. 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

Monash Views Developer Approval Checklist.

Fencing	<ul style="list-style-type: none"> • No front fencing permitted. • No side fencing to be constructed within 6m of the front title boundary. • 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). • Timber fencing is to remain in its natural colour. • Brush, single sided paling or Colourbond fencing is not permitted. • 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. 	Y/N/NA Y/N/NA Y/N/NA Y/N/NA Y/N/NA Y/N/NA
Crossovers	<ul style="list-style-type: none"> • All driveways internal to the lots are to be minimum 600mm from the side boundary. • All double crossovers are to be minimum width of 800mm. 	Y/N/NA Y/N/NA
Landscaping	<ul style="list-style-type: none"> • All lots are to contain a 600mm wide landscape buffer along each side boundary forward of the dwelling. • All proposed retaining walls forward of the dwelling must be no higher than 1m. 	Y/N/NA Y/N/NA