

## GETTING STARTED

### The Purpose of this Guide

**This Guide defines Council's current Design Guidelines for Residential Development.**

This Guide has been prepared to assist those with an interest in residential development within the City of Monash clearly identifying Councils current development design guidelines.

Council will consider each residential development proposal having regard to the requirements of the Monash Planning Scheme. Council's objective is to ensure that single dwelling and medium density development within the municipality is in keeping with community expectations throughout the municipality.

Issues such as:-

- Neighbourhood Character
- Heritage
- Vegetation Protection
- Design Guidelines

apply to all development applications.

The requirements of the Planning Scheme will influence the design of residential development proposals.

All parts of this document should be read to understand Council's current development design guidelines

### Unanswered Questions?

#### Who should I ask?

Should you have any questions regarding this Guide, Monash Planning Scheme or about development in Monash, you should contact Council's Town Planning Section.

Phone: **9518 3555**

or

Call into the Town Planning Section at

**293 Springvale Road, Glen Waverley**

### Monash Planning Scheme

The Monash Planning Scheme, including ResCode, has been approved in accordance with the Victorian Planning Provisions at the direction of the State Government.

The requirements of the Monash Planning Scheme include:-

- Residential Zones
- Vegetation Protection Overlay controls
- Heritage Overlay controls
- Variations to ResCode Standards
- Investigation Areas

## IS A PERMIT REQUIRED FOR RESIDENTIAL DEVELOPMENT?

### SINGLE DWELLING

Approval for construction, extensions or alterations to single dwellings is generally only subject to gaining a building permit. However a planning permit is required:-

- **if a property has a site area less than 300 square metres.**
- **if a property is located within a Heritage Overlay area.**

Other specific provisions may apply dependant on the location of the site, the relevant Planning Scheme Zone and any Overlay controls if applicable. If you are proposing a development, you should make sure you are aware of all the relevant Zone and other provisions that apply to your property.

### TWO OR MORE DWELLINGS

#### Medium Density Housing

Planning Permit approval is required for:-

- **two or more dwellings on a site, other than a small second dwelling as defined in the Monash Planning Scheme;**
- **high rise apartments;**
- **residential buildings such as boarding houses; and**
- **extensions to any of the above**

These types of applications are required to be assessed against the requirements of the provisions of the Monash Planning Scheme.

A small second dwelling is defined as a building with a gross floor area of 60 square metres or less, on the same lot as an existing dwelling, used as a self-contained residence and must include a kitchen sink, food preparation facilities, a bath or shower and a toilet and wash basin

**This Guide details Councils preferred Design Guidelines that will achieve the desired development outcome in keeping with community expectations for residential development in the City of Monash.**

## WHAT NEEDS TO BE DONE TO DEVELOP IN MONASH?

### STEP 1

#### Read this Guide.

All parts of this Guide should be read to understand the requirements of the Monash Planning Scheme and Council Policy.

These Design Guidelines indicate the Council's and community expectations for quality residential development in Monash.

### STEP 2

#### Find out the

- **Title / Easement / Covenant,**
- **Zone & Overlay,**
- **Neighbour Character Precinct**
- **Development Guidelines details relevant to the development site**

Check the Certificate of Title to verify whether the land is encumbered by any easements or restrictions. (Available at Land Titles Office)

Check the Monash Planning Scheme Maps to verify whether the land is in a Residential or other zone and whether the land is in an Overlay Area. (Available at Council for Inspection)

Check the Monash Neighbourhood Character Study to determine the relevant Character Precinct. (Available at Council for Inspection)

If you are proposing a development, you should make sure you are aware of all the relevant Zone and other provisions that apply to your property.

Separate Development Guidelines are available from Council for:-

- Application Checklist
- Site Description Plan Checklist
- Neighbourhood Description Guideline
- Stormwater Management Guideline
- Engineering Standards
- Electricity Supply Meter Boxes Guideline
- Heritage
- Landscape

### STEP 3

#### Prepare a preliminary but comprehensive Neighbourhood and Site Description analysis for the Site, including Photographs.

The development design must respond to any identifiable design opportunities or constraints that affect your site.

A preliminary Neighbourhood and Site Description analysis must be undertaken before commencement of the design work.

### STEP 4

#### Prepare a Preliminary Design Concept Plan.

This Guide details Council's Policy requirements and provides guidelines for Residential Development in the City of Monash.

Compliance with these guidelines will facilitate the assessment and processing of your application.

## Step 5

### **Discuss your concept proposal with Councils Town Planners before lodging an Application for Permit.**

Assessment of the concept design proposal by Councils Town Planners will provide invaluable guidance in respect of compliance with Councils Policy requirements and Design Guidelines.

#### **NOTE:-**

Council's town planners cannot assess a concept design without an understanding of the site and its context within the neighbourhood.

The Preliminary Neighbourhood and Site Description Analysis **MUST** be provided with the Concept Design Plan for assessment.

Council recommends that applicants discuss their preliminary design with future neighbours of the project. Discussions with neighbours at an early stage of the design process can help to minimise disputes at the application stage

## STEP 6

### **Complete the detailed Design for the proposal including a comprehensive Neighbourhood and Site Description Plan and Analysis for the land.**

Provision of accurate and detailed documents will enable Councils Town Planners to easily understand your design and how it relates to its location and streetscape.

## STEP 7

### **Lodge the application with all relevant Plans and Documents**

Submission of all relevant documents and plans with your application will facilitate processing of your application.

If a request for further information is required, this will delay processing of an application.

Details of all documents and plans to be lodged with an application are listed in **Application Checklist for Residential Development**.