



# Guidelines for Multi Storey Development of Three Storeys and Above in the City of Monash

**Note:**

- 1. Preferred locations are in and around Glen Waverley and the University/Health Precinct Activity Centres.**
- 2. Greater discretion in design will be considered for developments within Activity Centres**

Adopted:- 18 May 2004

MULTI STOREY DEVELOPMENT.

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## Part 1

### Getting Started

#### The Purpose of this User Guide

**This Guide defines Council's current Guidelines for Residential Development of Three Storeys and Above in the City of Monash.**

This Guide has been prepared to assist those with an interest in high density development. It clearly identifies Council's current guidelines for development of residential buildings of three storeys and above within the municipality.

Council will consider each development proposal having regard to the requirements of the Monash Planning Scheme. Council's objective is to ensure that development within the municipality is in keeping with community expectations and is consistent with State and Local policy.

It is imperative that planning proposals demonstrate compliance with **all of the design guidelines** contained within this document. Addressing selected guidelines only will not be considered sufficient to meet the expectations of Council and the Monash community.

#### 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: **(03) 9518 3555** or  
Call into the Town Planning Section  
at **293 Springvale Road, Glen Waverley**

#### Monash Planning Scheme

The requirements of the Monash Planning Scheme include:

- Residential Zones
- Business Zones
- Mixed Use Zone
- Design and Development Overlay controls
- Vegetation Protection and Heritage Overlays
- Residential Development and Character Policy

## A permit is required to?

- Use, construct or carrying out works.
- Construct any fence located in the area between the front wall of a dwelling and the street. This includes a front fence and a side boundary fence between the street boundary and the alignment of the front wall nearest the street.

Buildings and works should be constructed in accordance with **any and all** requirements of this Guide.

These requirements relate to:

- Planning Policy
- Sustainability
- Building design
- Streetscape
- Boundary setbacks
- Amenity
- Open Space
- Access & car parking
- Site works

A permit may be granted to construct a building or construct or carry out works which are not in accordance with the Guidelines, however the proposal should demonstrate that a proposal is consistent with the vision of Council as set out in the Municipal Strategic Statement.

Strategically, sites should satisfy the following characteristics:

- Be within or in the immediate vicinity of existing clustered mixed use development with a significant variety of uses bringing social, economic and environmental benefits to the community. This translates into increased access to a wider range of goods and services, employment opportunities, entertainment and community facilities; and
- Possess a high degree of access to good quality public transport such as a rail station and/or bus interchange; and

- Provide opportunities for walking and cycling along with an interconnected, pedestrian-friendly layout that enhances personal safety and perceptions of safety; and
- Provide links and connections to adjoining neighbourhoods; and
- Be well located to open space facilities that access parks and recreation areas which offer a variety of safe, appropriate and attractive leisure opportunities.

Glen Waverley Activity Centre addresses these locational criteria for higher density developments. Other centres would be considered for the location of apartments having regard to these characteristics.

## No permit is required for:

- any building or works that are internal to a building and are not visible from the street or any parkland.

**This User Guide details Council's preferred Guidelines that will achieve the desired development outcome in keeping with community expectations for the City of Monash.**

## What needs to be done to develop in Monash?

### **STEP 1: Read this Guide.**

The Guidelines for Multi Storey Residential Development of Three Storeys and Above in the City of Monash indicate Council and community expectations for quality development in Monash.

All parts of this Guide should be addressed by the planning proposal. The proposal should demonstrate that it meets all the requirements of this Guide.

### **Step 2: Find out the**

- **Zone, and**
- **Any Overlay Controls eg Heritage, Vegetation Protection, Design and Development etc**

**relevant to the development site.**

If you are proposing building or works, you should make sure you are aware of the relevant Zone, Overlay and other provisions that apply to your property.

Check the Monash Planning Scheme Maps to verify whether the land is in an Overlay Area. (Available at Council for Inspection)

### **Step 3: Prepare a preliminary but comprehensive Site Context Plan, including photographs and a Preliminary Design Concept Plan.**

A Preliminary Site Context Plan must be prepared before commencement of the design work. The development design must respond to the site's Urban Design context as outlined in the Site Context Plan. This needs to be identified, as it defines the design opportunities or constraints that affect your site.

A Preliminary Design Context Plan should then be developed.

### **Step 4: 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 Site Context Plan must be provided with the Concept Design Plan for preliminary assessment.**

**Step 5: Complete the detailed design for the proposal including a comprehensive Site Context Plan for the land.**

This Guide details Council's Policy requirements and provides guidelines for residential development of three storeys and above. Compliance with these guidelines will facilitate the assessment and processing of your application.

Refer to Clause 55.01 of the Monash Planning Scheme for details of what information is required to be addressed by the Site Context Plan.

The Design Concept Plan should address **ALL** matters outlined in this Guide. If the Design Guidelines cannot be met, the Plan should outline why and identify how the proposed Plan will meet the relevant Objectives and criteria.

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 6: 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.

## Part 2

# Residential Development of Three Storeys and Above

### Design Objectives

- To encourage residential development at medium or higher densities in and around activity centres to make optimum use of facilities and services available.
- To encourage the provision of a variety of housing types to accommodate future housing needs of the municipality.
- To encourage building practices and dwelling preferences that are energy efficient and sustainable.
- To build upon the important contribution that landscaping makes to the Garden City Character of Monash.
- To support community infrastructure and economic viability of activity centres.
- To encourage site consolidation where this will facilitate increased density development in appropriate locations and maintain high design standards.
- To implement the key directions and policies of the State Government's Metropolitan Strategy.

### Decision Guidelines

Before deciding on an application, the responsible authority will consider, as appropriate:

- State and Local Planning Policy, particularly the Municipal Strategic Statement (MSS), Clause 21.04 and Clause 22.01 Residential Development and Character Policy.
- Whether the proposed development will extend the range of housing choice in the City of Monash.
- How the proposed development addresses each Objective Design Guideline and Strategic locations criteria in the *Guideline for Residential Development of Three Storeys and Above in the City of Monash*.
- Whether adequate areas of open space, landscaping, the planting of canopy trees, and other treatments have been provided that will contribute to the amenity of the precinct.

- Whether the proposed development will have any adverse impact on the environment.
- Whether the proposed development sympathetically integrates with abutting residential and/or mixed use or business areas.
- Whether consideration has been given to sustainable development, including minimisation of the use of fossil fuel energy, water conservation, reuse, recycling and reduction of wastes, and integrated transport and land use management.
- Whether the proposed development incorporates a ground floor commercial use if located within an Activity Centre or Business Zone.
- Whether adequate on-site car parking, cycling, pedestrian and vehicular access has been adequately and equitably provided.
- Whether streetscape and engineering details integrate with the existing streetscape and engineering details.
- Whether the proposed development will be adversely affected by any adjacent industrial, business or other activity.
- Whether steps have been taken to minimise visual clutter caused by overhead services.

## Part 3

# Design Guidelines

### PLANNING POLICY

#### Location

Objectives	Design Guideline	Inappropriate response
<p>Development should be located within comfortable walking distance of significant retail and/or community services and infrastructure and high quality public transport with a considerable degree of pedestrian access.</p>	<p>Development of three storey's and above may be considered in areas that possess the following characteristics:</p> <ul style="list-style-type: none"> <li>• Be within or in the immediate vicinity of existing clustered mixed use development with a significant variety of uses bringing social, economic and environmental benefits to the community. This translates into increased access to a wider range of goods and services, employment opportunities, entertainment and community facilities; and</li> <li>• Possess a high degree of access to good quality public transport such as a rail station and/or bus interchange; and</li> <li>• Provide opportunities for walking and cycling along with an interconnected, pedestrian-friendly layout that enhances personal safety and perceptions of safety; and</li> <li>• Provide links and connections to adjoining neighbourhoods; and</li> <li>• Be well located to open space facilities that provides parks and recreation areas that offer a variety of safe, appropriate and attractive leisure opportunities.</li> </ul> <p>Note: High quality public transport services refers to a fixed rail station or bus interchange with good pedestrian access not fettered by natural or man-made barriers.</p>	<p>Development of three storeys and above will be discouraged in locations that are:</p> <ul style="list-style-type: none"> <li>• located in or adjacent to land in the Heritage Overlay; or</li> <li>• surrounded by single storey residential development where limited potential for consolidation and further increased intensity development exists.</li> </ul>

#### Use

Objective	Design Guideline	Inappropriate response
<p>Incorporate a retail, entertainment or other approved business use on the ground floor where the location of the development is in a core retail or business area of the activity centre</p>	<p>Where the development is within the business zone of an activity centre, the ground level frontage of the building facing the street should be designed and used for commercial, entertainment, retail or other approved business use.</p>	<p>Purely residential development on the ground floor should not be proposed within existing business zoned areas.</p>

### Neighbourhood character

### ResCode Standard B1

Objective	Design Guideline	Inappropriate response
Compliments the intent of the Desired Future Character Statements as appropriate.	The proposal should have regard to existing built form and scale and demonstrate that building form and design is consistent with existing neighbourhood character or desired future character, and meets other requirements of this Guideline.	Development that does not compliment relevant character considerations will not be supported.
Enhances the Garden City and landscaped streetscape character of the neighbourhood and responds to the features of the site and surrounding area, as appropriate.	Refer Design Guidelines for Streetscape and Open Space.	-

### Residential policy

### ResCode Standard B2

Objective	Design Guideline	Inappropriate response
Is in accordance with State and Local planning policy	An application should be accompanied by a written statement to the satisfaction of the responsible authority that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Metropolitan Strategy, Municipal Strategic Statement and local planning policies.	Applications not generally consistent with these policies will not be supported.

### Dwelling Diversity

### ResCode Standard B3

Objective	Design Guideline
Includes a variety of dwelling sizes and types to promote housing affordability and choice	Development should include a variety of dwelling sizes and types with a range of bedroom configurations and building levels, including accommodation for the elderly or disabled particularly if not within an Activity Centre.

### Interface with nearby uses

Objective	Design Guideline
Consider, minimise and manage the potential impact of the development on existing surrounding uses, and the potential impact of the surrounding uses on the proposed development.	Development proposal should consider impacts on and from existing surrounding uses, including: <ul style="list-style-type: none"> <li>nature of use;</li> <li>hours of operation;</li> <li>generation of noise, light, dust and traffic; and</li> <li>vehicle access and parking,</li> </ul> and propose methods to minimise or manage any potential impacts <b>on or from</b> the development.

Objective	Design Guideline
Development should be consistent with the existing or proposed future intensity of development within the Immediate Neighbourhood.	<p>Development should minimise the impact of increased intensity development on adjacent uses, particularly lower intensity residential, through creative design solutions.</p> <p>Techniques include:</p> <ul style="list-style-type: none"> <li>• graduated elevations and vertical articulation including variety of floor levels;</li> <li>• articulation of facades and roof elements ;</li> <li>• detailing of design;</li> <li>• wall treatments such as protrusions, alcoves and stepping'</li> <li>• transparent treatments such as windows, and voids;</li> <li>• modification to building materials and colours; and</li> <li>• incorporating adequate setbacks and landscaping.</li> </ul>

## SUSTAINABILITY

### Energy efficiency

### ResCode Standard B10

Objective	Design Guideline	Inappropriate response
Minimise energy use for heating in winter and cooling in summer and maximise the climatic opportunities presented, making appropriate use of daylight, solar access, shading and prevailing breezes.	<ul style="list-style-type: none"> <li>• The development should achieve a five star energy rating assessed in accordance with the Sustainable Energy Authority of Victoria "First Rate" system or equivalent.</li> <li>• Incorporate passive solar design techniques to optimise heat storage in winter and heat transfer in summer by: <ul style="list-style-type: none"> <li>• locating living areas and secluded private open space areas on the north side of dwellings to benefit from quality solar access;</li> <li>• maximising north facing windows to gain benefit from winter solar access and minimising west facing windows for protection from late summer sunlight;</li> <li>• locating windows for cross ventilation;</li> <li>• incorporating the use of eaves, verandas, pergolas and other appropriate shading devices to minimise the impact of the hot summer sun;</li> <li>• insulating roofs, ceilings, walls and floors;</li> <li>• polishing concrete floors and/or using tiles or timber floors instead of carpet; and</li> <li>• designing heating/cooling systems to only target living rooms.</li> </ul> </li> <li>• Deciduous trees which allow summer shading and winter sunlight to windows should be retained or planted.</li> <li>• Use energy efficient fixtures and fittings such as low flow taps, low energy lighting and 5-star appliances.</li> <li>• The use or future installation of photovoltaic panels is supported and should be considered when designing the building.</li> </ul>	Materials or designs which do not optimise the benefits of sustainable outcomes.

### Water conservation and re-use

Objective	Design Guideline	Inappropriate response
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Minimise the environmental impact on waterways within the catchment through adoption of best practice water sensitive urban design techniques and practices.	<ul style="list-style-type: none"> <li>• Incorporate water efficient gardens designed using appropriate species, efficient irrigation systems with zero run off and mulches.</li> <li>• Investigate opportunities for rainwater collection and wastewater recycling for irrigation and toilet flushing.</li> <li>• Include a detailed stormwater management plan that addresses on-site detention or retention and reuse, and stormwater infiltration including permeable materials for paved areas and the need for design measures such as swales to reduce velocity of stormwater from car parks.</li> </ul>	Irrigation systems that allow overwatering are not be supported. Advice should be obtained from a qualified landscape professional.
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### Waste facilities

Objective	Design Guideline	Inappropriate response
To appropriately provide for waste facilities.	<ul style="list-style-type: none"> <li>• Provide a dedicated space within and without the building for recycled materials, bulk collection bins and compaction equipment, that does not pose amenity or health risks to occupants or abutting uses.</li> <li>• A management plan for the storage and removal of waste should also be prepared, including identification of responsibilities.</li> </ul>	Developments that do not incorporate recycling and rubbish collection management will not be supported.

### Integrated traffic and transport management

Objective	Design Guideline	Inappropriate response
<ul style="list-style-type: none"> <li>• Minimise environmental impacts of the transport and movement of people and goods.</li> <li>• Encourage the use of alternate modes of transport to the car such as public transport and bicycles.</li> </ul>	<ul style="list-style-type: none"> <li>• The development should be designed within the environmental capacity of the precinct in terms of car parking and traffic flows.</li> <li>• Secure bicycle parking facilities in the order of 1 space per 5 dwellings should be provided.</li> <li>• Bicycle end-trip facilities such as showers, change spaces and lockers should be provided where the development incorporates a use other than residential.</li> <li>• Large developments should incorporate through site pedestrian links for residents to the surrounding street network, public transport facilities and any adjoining public open space.</li> </ul>	Development that does not maximise access to public transport or facilitate walking and cycling will not be supported.

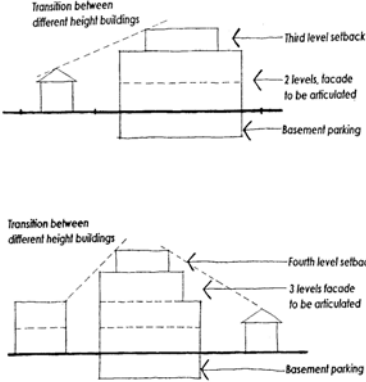

### Building materials

Objective	Design Guideline	Inappropriate response
Achieve a healthy internal building environment	Provide windows that open for natural light and ventilation.	Fully contained buildings will not be supported.
Minimise the environmental impacts of building materials and building development throughout the lifespan of the development	The building should be designed to accommodate a range of uses over its lifespan by being naturally lit and ventilated.	-

## BUILDING DESIGN

### Building height & bulk

### ResCode Standard B7

Objective	Design Guideline	Illustration
<p>Any development that abutts residential areas should be designed so that the bulk and scale is visually broken by incorporating a high degree of graduated elevations and articulation of facades, roof elements and detailing, to achieve a graded change between existing and new developments.</p>	<ul style="list-style-type: none"> <li>The bulk and scale of development should be visually broken to achieve a graded change between existing and new developments</li> <li>Incorporate a high degree of graduated elevations and articulation of facades, roof elements and detailing, thus avoiding “box-like” designs.</li> <li>Upper levels should be stepped back to provide a graded change in height</li> <li>Facades and roofs should be articulated to minimise visual bulk and increase the interest and character of the structure.</li> <li>Provide a reasonable level of transparent treatments (e.g. windows, voids) within front and side elevations to minimise bulk.</li> <li>The top most floor should not dominate the appearance of the building from the street. It should be well set back from the floor below to minimise its visibility.</li> </ul>	 <p>Note: Attics within the proposed roofline are not regarded as an additional level</p>
<p>The visual impact, scale, height and form of the new development in residential areas:</p> <ul style="list-style-type: none"> <li>Should be integrated at street level with the heights of existing buildings; and</li> <li>maintain, and where possible enhance, the amenity of adjacent residential uses and adjoining public open space.</li> </ul>	<ul style="list-style-type: none"> <li>Building height in residential areas should be determined by consideration of: <ul style="list-style-type: none"> <li>all aspects of this policy including neighbourhood character;</li> <li>site context;</li> <li>the scale and character of the surrounding development;</li> <li>the nature and sensitivity of surrounding land uses; and</li> <li>site characteristics such as area, dimensions, topography orientation and outlook.</li> </ul> </li> <li>Verandas, porches and balconies designed to complement the scale and form of the dwellings, not intruding into the front setback area of the site in a manner which detracts from the character of the streetscape.</li> <li>Development adjacent to areas that function as recreational public open space should be designed to minimise the visual intrusion of the built form on the open space having regard to: <ul style="list-style-type: none"> <li>mass;</li> <li>bulk and form;</li> <li>scale; and</li> <li>height.</li> </ul> </li> </ul>	 <p><b>Inappropriate Response</b> Development with ‘box-like’ design and unarticulated facades will not be supported. The highest storeys should not dominate the front of the building. Development that would unreasonable overshadow areas of public amenity including parks and other significant public spaces will not be supported.</p>

### Design detail

### ResCode Standard B31

Objective	Design Guideline	Inappropriate response
Achieve high quality architectural and urban design outcomes that positively contribute to the precinct.	<ul style="list-style-type: none"> <li>Use a range of design techniques including variety, contrast, repetition, colour, texture and detail, to harmonise building elements with their surroundings and create attractive, interesting and durable building facades.</li> <li>Use a variety of high-quality, low maintenance, durable materials that add interest to the streetscape and are compatible with the neighbourhood character.</li> <li>Pay attention to interface design, taking into consideration the relative orientation and position of adjacent buildings, scale of development, colour, materials and roof pitch.</li> </ul>	Avoid vehicular access dominating the street.

### Storage

### ResCode Standard B30

Objective	Design Guideline	Inappropriate response
Provide adequate storage facilities for each dwelling	<p>Each dwelling should have convenient access to at least 6 cubic metres of accessible, secure storage space. (If located within a garage, this storage area is in addition to the dimensions required for car parking.)</p> <ul style="list-style-type: none"> <li></li> </ul>	Communal storage facilities will not be supported.

### Common property

### ResCode Standard B33

Objective	Design Guideline	Inappropriate response
Ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained and avoid future management difficulties in areas of common ownership	<ul style="list-style-type: none"> <li>Public, communal and private areas must be clearly delineated</li> <li>Common property should be functional and capable of efficient management</li> </ul>	-

## STREETSCAPE

### Integration with the street

### ResCode Standard B5

Objective	Design Guideline	Inappropriate response
Development should make a positive contribution to the overall amenity and appearance of the street through innovative and high quality architectural design, and appropriate front setbacks, fencing and landscaping.	<ul style="list-style-type: none"> <li>Provide a creative and quality design solution particularly in relation to bulk of buildings and setback to ensure adequate landscaping of frontages in residential areas.</li> </ul>	<ul style="list-style-type: none"> <li>Development should not be oriented away from streets.</li> </ul>

### Street setback

### ResCode Standard B6

Objective	Design Guideline	Inappropriate response
Development in residential areas should be set back from street frontages in context with the surrounding environment, and make efficient use of the site.	Front walls of buildings in residential areas(excluding verandas, porches and eaves) should be set back from the street frontage in accordance with the prevailing setback.	Buildings that are set closer to the front boundary than the closest of the buildings on the adjoining properties will not be supported.

### Streetscape Landscape

### ResCode Standard B13 (part)

Objective	Design Guideline	Inappropriate response
Development in residential areas should maintain and enhance the Garden City Character by: <ul style="list-style-type: none"> <li>providing front garden setback in which upper canopy trees can develop which is adequately sized to ensure their longevity,</li> <li>preserving existing vegetation such as existing semi-mature and mature canopy trees where possible to ensure maintenance of the tree canopy, and</li> <li>providing new vegetation and landscape treatments in open space areas, along boundaries adjacent to neighbouring open space.</li> </ul>	<ul style="list-style-type: none"> <li>Planting of indigenous species is preferred.</li> <li>Where a street tree is removed, a replacement tree should be planted.</li> <li>Where there is no street tree, at least one tree should be planted per 20 metres frontage.</li> </ul>	Planting of pine, willow evergreen alders, sweet pittosorums and desert ashes is not supported.

## Front fences

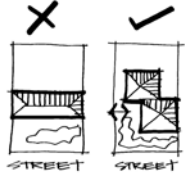
## ResCode Standard B32

Objective	Design Guideline	Inappropriate response
<p>In residential areas enhance the Garden City character by ensuring that any front fences complement the architecture of a dwelling, and the neighbourhood character in terms of height, style, materials and colour</p>	<ul style="list-style-type: none"> <li>• No front fence should be provided where more than 75% of properties in the Immediate Neighbourhood do not have front fences.</li> <li>• A front fence, where appropriate, should be no higher than 1.2 metres.</li> </ul>	<p>High front fences which 'harden' the streetscape and lead to a reduction in residential and visual amenity.</p>

**BOUNDARY SETBACKS**

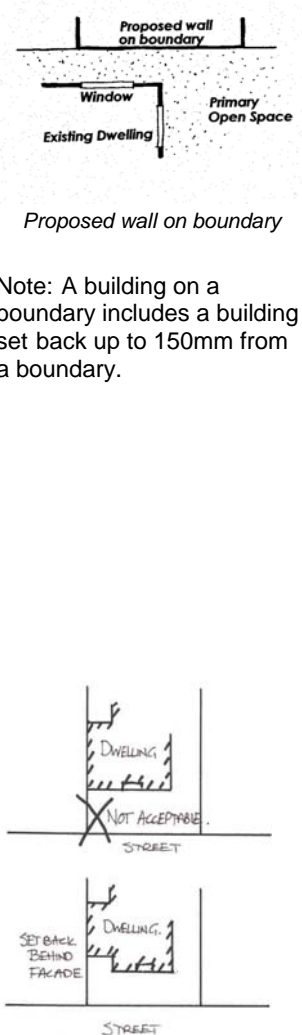
**Side and rear setbacks**

**ResCode Standard B17**

Objective	Design Guideline	Inappropriate response
<p>To ensure that the height and setback of a building from a boundary respects the amenity of adjoining properties.</p>	<p>Buildings should be aesthetically setback having regard to the abutting uses ie residential or commercial.</p>	<p>Buildings should not be located on both side boundaries, particularly at the front of the site, unless in a commercial zone.</p> 

## Walls on boundaries

## ResCode Standard B18

Objective	Design Guideline	Illustration
<p>Ensure that walls of new buildings located on property boundaries are:</p> <ul style="list-style-type: none"> <li>• in context with the character of the site and adjoining properties,</li> <li>• limit impacts on amenity of existing dwellings and</li> <li>• are not detrimental to the use and enjoyment of abutting primary open space areas.</li> </ul>	<ul style="list-style-type: none"> <li>• Walls in residential areas should only be located on existing property boundaries if they have minimal impact on any primary area of private open space, or habitable room window of any dwelling, existing on the adjoining property. Issues to be considered include: <ul style="list-style-type: none"> <li>• Impact of shadows</li> <li>• Loss of sunlight</li> <li>• Loss of daylight</li> <li>• Visual impact</li> <li>• Trees on abutting properties</li> </ul> </li> <li>• A new wall constructed on or within 150mm of a side or rear boundary of a lot or a carport constructed on or within 1 metre of a side or rear boundary of lot should not abut the boundary for a length of more than: <ul style="list-style-type: none"> <li>• 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or</li> <li>• Where there are existing or simultaneously constructed walls or carports abutting the boundary on an abutting lot, the length of the existing or simultaneously constructed walls or carports, which ever is the greater.</li> </ul> </li> <li>• Walls should only be located on existing property boundaries if they are setback further than the front façade of the dwelling unless in a Business Zone.</li> <li>• A new wall or carport may fully abut a side or rear boundary where slope and retaining walls or fences would result in the effective height of the wall or carport being less than 2 metres on the abutting property boundary.</li> <li>• The height of a new wall constructed on or within 150mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary should not exceed an average of 3 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</li> </ul>	 <p>Note: A building on a boundary includes a building set back up to 150mm from a boundary.</p>

## AMENITY

### Privacy

Objective	Design Guideline	Inappropriate response
<p>Ensure new development provides appropriate amenity including personal privacy for future residents</p>	<ul style="list-style-type: none"> <li>• Development should have a clear relationship and address, being oriented to front the existing or proposed primary street.</li> <li>• The development should be designed to minimise overlooking rather than rely on screening or other techniques to ensure privacy.</li> <li>• Development layout should permit surveillance from dwellings of the street and internal accessways</li> </ul>	<p>Building entryways should not be disguised or hidden.</p>

**Safety**

**ResCode Standard B12**

Objective	Design Guideline	Inappropriate response
New development should contribute to a sense of safety, comfort and security for residents and property, both within the site and its immediate environs.	<ul style="list-style-type: none"> <li>• Front entries to buildings should be visible and easily identifiable from streets and from within the development. They should be designed to enable supervision by residents of the street and internal accessways</li> <li>• Illuminate public and semi private open spaces including car parks and accessways within the development and its immediate surrounds</li> <li>• Public and semi private open spaces should be able to be observed from the street, other public spaces or residential windows.</li> <li>• Private spaces should be protected from inappropriate public use.</li> </ul>	Public areas with poor surveillance design.

**Daylight to existing and new windows**

**ResCode Standards B19 & B27**

Objective	Design Guideline	Illustration
Maximises daylight provided to habitable room windows of dwellings, particularly those that are north-facing, without detriment to the future use of neighbouring properties	<ul style="list-style-type: none"> <li>• Habitable room windows should be located to face:                             <ul style="list-style-type: none"> <li>• an outdoor space clear to the sky or a light court court of minimum area 3 m<sup>2</sup> with a minimum dimension 1m clear to the sky; or</li> <li>• a veranda provided it is open for at least one third of its perimeter.</li> </ul> </li> <li>• Habitable room windows opposite a property boundary should be provided with a light court of minimum area 3.0 square metres with a minimum dimension 1.0 metre. The light court should include the full width of the window</li> </ul>	<p><i>Dwelling with standard 0.5m eaves has walls set back 1.5m from boundary to ensure 1m wide area open to sky</i></p> <p><i>Light court of 3m<sup>2</sup> min area 1m width</i></p>

**North-facing windows**

**ResCode Standard B20**

Objective	Design Guideline	Illustration
Ensure adequate solar access to north-facing habitable room windows of existing dwellings	If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building should be setback from the boundary 1 metre, plus 0.6 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres, for a distance of 3 metres from the edge of each side of the window.	

**Overshadowing open space**

**ResCode Standard B21**

Objective	Design Guideline	Inappropriate response
Prevent overshadowing and overlooking of neighbours, private open space or public facilities by utilisation of site responsive design	Where sunlight to the secluded private open space of an existing dwelling is reduced, at least 75 per cent or 40 square metres with minimum dimension of 3 metres whichever is the lesser area of the secluded private open space should receive a minimum of five hours of sunlight between 9 am and 3pm on 22 September.	If existing sunlight to the secluded private open space of an existing dwelling is less than the requirements of this standard, the amount of sunlight should not be further reduced.

**Overlooking**

**ResCode Standard B22**

Objective	Design Guideline	Illustration
Limit views into secluded private open space and habitable room windows of existing dwellings and dwellings in the proposed development	<ul style="list-style-type: none"> <li>Overlooking issues should not be resolved by the indiscriminate use of raised sill heights or obscure glazing.</li> <li>Habitable rooms, including bedrooms should each be provided with quality outlooks.</li> <li>Overlooking issues should be resolved by improved design and orientation of windows and balconies rather than use of screens or obscure glazing.</li> <li>Secluded private open space and habitable room windows of existing adjacent dwellings protected from direct overlooking by utilising:                             <ul style="list-style-type: none"> <li>Low finished floor levels.</li> <li>Offsetting of windows.</li> <li>Retention of existing screen vegetation.</li> <li>Provision of appropriate distances between windows and private open space areas.</li> <li>Effective window locations and sill heights.</li> </ul> </li> </ul> <p>A habitable room window, balcony, terrace, deck or patio should be located and designed to avoid direct views into the secluded private open space of an existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio. Views should be measured within a 45 degree angle from the plane of the window or perimeter of the balcony, terrace, deck or patio, and from a height of 1.7 metres above floor level.</p>	

## Noise impacts

## ResCode Standard B24

Objective	Design Guideline	Inappropriate response
Prevent acoustic intrusion on neighbours and future residents through utilisation of site responsive design	<ul style="list-style-type: none"> <li>Development should incorporate:               <ul style="list-style-type: none"> <li>effective acoustic insulation;</li> <li>double glazing of windows or installation of thick glass; or</li> <li>masonry wall construction instead of, for example, curtain walling;</li> </ul>               or other effective noise reduction methods where the building fronts noise sources on adjacent properties, main roads, railway lines, industry or any other loud noise source.             </li> <li>Plant and ancillary services that generate noise should be located in discrete locations, away from bedrooms of immediately adjacent existing dwellings and bedrooms within the development.</li> </ul>	Noise generating equipment should not impact existing adjacent development even if this is the best option for the proposed development.

## OPEN SPACE

### Open space

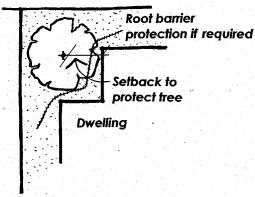
### ResCode Standards B11 & B28

Objective	Design Guideline	Inappropriate response
Development should be integrated with any public and communal open space provided in or adjacent to the development, ensuring solar access to all areas.	Public and/or communal open space should: <ul style="list-style-type: none"> <li>Be substantially fronted by dwellings.</li> <li>Provide outlook for as many dwellings as practicable.</li> <li>Have an open design that provides access to direct sunlight</li> <li>Be designed to protect any natural features on the site.</li> <li>Be accessible, useable and adequate in area, dimension and slope.</li> </ul>	Open space without access to direct sunlight will not be supported.

Objective	Design Guideline	Inappropriate response
<p>Development should provide useable recreational areas, including private, communal and secluded open space that are well designed, integrated, functional, safe, solar oriented, well ventilated and meet the needs of future residents</p>	<p><u>Private open space</u></p> <ul style="list-style-type: none"> <li>For dwellings at ground level, private open space should consist of at least an area of 40m<sup>2</sup> with a minimum width of 3m which has convenient access from a living room and is not located between the dwelling and the street.</li> <li>For dwellings at first floor level or above without direct access to ground level open space, an adequate area of secluded private open space should be provided in the form of a balcony with a minimum area of 8m<sup>2</sup> and a minimum width of 1.6m or a rooftop space with a minimum area of 10m<sup>2</sup> and a minimum width of 2m, both with convenient access from a living room.</li> </ul> <p><u>Communal Open Space</u></p> <ul style="list-style-type: none"> <li>For sites with greater than 8 dwellings, provide at least 20m<sup>2</sup> of ground level communal open space per dwelling in a consolidated area within the development.</li> </ul> <p>The Communal Open Space area should:</p> <ul style="list-style-type: none"> <li>be separate to the frontage and sideage setback areas;</li> <li>have minimum dimensions of 6 metres;</li> <li>located to receive sun during winter and to be protected from the effects of off site noise;</li> <li>accessible to the dwelling units as a focal point in the development; and</li> <li>developed to include an appropriate growing medium and conditions to sustain mature tree growth (refer Landscaping Guideline).</li> </ul> <p>Communal open space may be located on a podium or roof(s) in a mixed use building with commercial and/or retail on the ground floor provided it has adequate amenity.</p>	<p>Inadequate areas of private and/or communal open space will not be supported.</p>

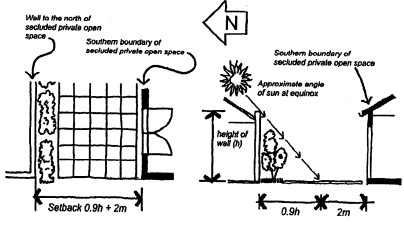
### Open Space Landscaping

### ResCode Standard B13(part)

Objective	Design Guideline	Inappropriate response
<p>New development shall provide an appropriate landscaping plan that includes all existing and proposed species and clearly identifies opportunities for the retention of mature vegetation on the site.</p>	<p>The landscape layout and design should be prepared by a landscape architect or suitably qualified landscape professional, drawn to scale and dimensioned, and should:</p> <ul style="list-style-type: none"> <li>protect any predominant landscape features;</li> <li>take into account the soil type and drainage patterns of the site;</li> <li>allow for intended vegetation growth and structural protection of buildings;</li> <li>specify landscape themes, vegetation (individual plant location and species), fencing, paving and lighting including proposed materials used;</li> <li>maintain existing habitat and provide for new habitat for plants and animals in locations of habitat importance; and</li> <li>provide a safe, attractive and functional environment for residents.</li> </ul>	<p>Species used which are not referenced in Councils Landscape Guidelines.</p> <p><i>Qualified arboricultural advice should be sought prior to the design of a proposal to determine appropriate setback requirements for any buildings, driveways or other associated works</i></p> 

**Solar access to open space**

**ResCode Standard B29**

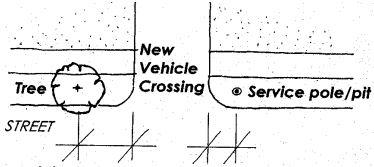
Objective	Design Guideline	Illustration
<p>Development should ensure adequate solar access into all open space areas of new dwellings and residential buildings</p>	<ul style="list-style-type: none"> <li>• The private open space should be located on the north side of the dwelling or residential building, where possible.</li> <li>• Development should ensure that at least 50% of communal open space areas receive direct sunlight for a minimum of 5 hours on September 22</li> <li>• The southern boundary of secluded private open space should be set back from any wall on the north of the space at least <math>(2 + 0.9h)</math> metres, where 'h' is the height of the wall</li> </ul>	<p>In residential areas:</p> 

**ACCESS & CAR PARKING**

**Access**

**ResCode Standard B14**

Objective	Design Guideline
<p>Access to car parking areas and loading areas should not adversely affect pedestrian amenity</p>	<p>New development should consider the amenity needs of pedestrians by:</p> <ul style="list-style-type: none"> <li>• Providing appropriate separation between vehicle access and pedestrian entry areas to allow a safe crossing area for pedestrians;</li> <li>• Clearly signposting car movements and areas of frequent vehicular use in order to avoid pedestrian conflict;</li> <li>• Maintaining high levels of pedestrian safety and internal sight lines;</li> <li>• Attractively landscaping open ground level car parking areas where they are provided; and</li> </ul> <p>Providing appropriate illumination for evening access and safety.</p>

Objective	Design Guideline	Illustration
<ul style="list-style-type: none"> <li>Minimise parking, traffic and pedestrian impacts in adjacent residential areas by ensuring safe, manageable and convenient access to and from the development.</li> <li>Minimise the number of vehicle crossings to maintain existing kerb side parking and street trees.</li> </ul>	<ul style="list-style-type: none"> <li>Accessways should:               <ul style="list-style-type: none"> <li>Be designed to allow convenient, safe and efficient vehicle movements and connections within the development and to the street network.</li> <li>Be designed to ensure vehicles can exit a development in a forwards direction if the accessway serves five or more car spaces, three or more dwellings, or connects to a road in a Road Zone.</li> <li>Be at least 3 metres wide.</li> <li>Have an internal radius of at least 4 metres at changes of direction.</li> <li>Provide a passing area at the entrance that is at least 5 metres wide and 7 metres long if the accessway serves ten or more spaces and connects to a road in a Road Zone.</li> </ul> </li> <li>Developments must provide for access for service, emergency and delivery vehicles</li> <li>The width of accessways or car spaces should not exceed 33 per cent of the street frontage,</li> <li>New vehicle crossings should be located to avoid street trees and services, and maximise the retention of on-street car parking spaces. The distance of separation from the service pole, pit or tree will depend on the type of service or tree. Designers should contact the relevant Service Authority to determine the adequate distance for protection of the service pole, pit or tree.</li> <li>Access to parking areas should be designed using the Turning Circle Design Template B85 as detailed in Australian Standard AS.2890.1-1993. Part 1 – Off-Street car Parking</li> <li>Driveways should be designed and constructed using appropriate Engineering practices.</li> <li>Engineering permits must be obtained for new or altered vehicle crossings.</li> </ul>	 <p>The diagram shows a plan view of a street layout. A horizontal line represents the 'STREET'. A vertical line represents a 'New Vehicle Crossing'. To the left of the crossing is a 'Tree' (represented by a circle with a cross) and to the right is a 'Service pole/pit' (represented by a circle with a dot). The diagram highlights the required clearances and distances between these elements and the crossing.</p> <p><i>Adequate distance for protection of service pole, root zone, canopy of tree and pit cover.</i></p>

**Parking location**
**ResCode Standard B15**

<b>Objective</b>	<b>Design Guideline</b>	<b>Illustration</b>
<p>Garages, carports and associated visitor spaces to be conveniently located and not dominate or visually disrupt the streetscape or permit noise intrusion into the development.</p>	<ul style="list-style-type: none"> <li>• Car park areas or turning spaces must NOT be located within the front setback area and should not dominate the development or street frontage or be located parallel to driveways adjacent to the front of the property.</li> <li>• Basement carports are the preferred method of providing on-site parking for large-scale residential development. A component of semi-basement car parking may be acceptable where: <ul style="list-style-type: none"> <li>• the semi-basement does not directly interface with surrounding streets;</li> <li>• landscaping is used to adequately screen views into the carpark; and</li> </ul> </li> <li>• The environmental benefits of avoiding the use of mechanical ventilation are considered paramount.</li> <li>• Car parking facilities should be: <ul style="list-style-type: none"> <li>• reasonably close and convenient to dwellings and residential buildings,</li> <li>• secure and well lit,</li> <li>• designed to allow safe and efficient use and management,</li> <li>• minimise the area of hard surface,</li> <li>• designed, surfaced and graded to reduce run-off and allow stormwater to drain into the site, and</li> <li>• well ventilated if enclosed.</li> </ul> </li> <li>• Large parking areas should be broken up with trees, buildings or different surface treatments</li> <li>• Garages and carports fronting a side street, should be set back from the side boundary by a minimum of 5.5 metres, to allow for a visitor space in tandem and to prevent vehicle overhang of the footpath.</li> <li>• The visual impact and glare of driveways and hard surface areas should be reduced by utilising a variety of treatments including: <ul style="list-style-type: none"> <li>• Landscaping</li> <li>• Various surface treatments</li> <li>• Separation of car parking structures</li> </ul> </li> </ul>	

## Parking provision

## ResCode Standard B16

Objective	Design Guideline																														
<p>Provision of an adequate number of on-site car and bicycle parking to meet the parking demand generated by the use(s), in convenient locations, that is designed for safe and efficient movement of visitors and residents.</p>	<ul style="list-style-type: none"> <li>• On-site car parking for residential development should be provided as follows:</li> <li>• Sites within a Business Zone:               <ul style="list-style-type: none"> <li>• 1 space per 1 bedroom dwelling;</li> <li>• 1.5 spaces per 2 bedroom dwelling;</li> <li>• 2 spaces per 3 or more bedroom dwelling</li> <li>• <i>rooms capable of being bedrooms will be included in calculations</i></li> </ul> </li> <li>• Sites outside a Business Zone:               <ul style="list-style-type: none"> <li>• 1 space per 1 bedroom dwelling plus 1 visitor space/5 dwellings;</li> <li>• 2 spaces per 2 or more bedroom dwellings</li> <li>• <i>rooms capable of being bedrooms will be included in calculations.</i></li> </ul> </li> <li>• Secure bicycle parking facilities in the order of 1 space per 5 car spaces should be provided.</li> <li>• Each dwelling should have at least one covered car parking space.</li> <li>• Parking areas should be designed to allow vehicles to exit the site in a forward direction onto main roads or from developments of three or more dwellings. If a vehicle turning circle is required to enable cars to exit the site in a forward direction it should not be provided within the front setback.</li> <li>• Garage dimensions are to be measured internally from the face of piers. Internal steps or other features that restrict the ability of a car to park within the garage or carport will require the dimension to be increased appropriately</li> <li>• Minimum car parking garage dimensions are as follows:               <ul style="list-style-type: none"> <li>• Single garages/carports – 3.5 metres (wide) by 6 metres (long) internally;</li> <li>• Double garages/carports – 5.5 metres (wide) by 6 metres (long) internally.</li> </ul> </li> </ul> <p style="text-align: center;"><b>Car park and accessway dimensions</b></p> <table border="1" data-bbox="699 1249 1284 1612"> <thead> <tr> <th>Angle of Car Spaces to Accessway</th> <th>Accessway Width</th> <th>Car Space Width</th> <th>Car Space Length</th> </tr> </thead> <tbody> <tr> <td>Parallel</td> <td>3.6 m</td> <td>2.3 m</td> <td>6.7 m</td> </tr> <tr> <td>45°</td> <td>3.5 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>60°</td> <td>4.9 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td rowspan="3">90°</td> <td>6.4 m</td> <td>2.6 m</td> <td>4.9 m</td> </tr> <tr> <td>5.8 m</td> <td>2.8 m</td> <td>4.9 m</td> </tr> <tr> <td>5.2 m</td> <td>3.0 m</td> <td>4.9 m</td> </tr> <tr> <td></td> <td>4.8 m</td> <td>3.2 m</td> <td>4.9 m</td> </tr> </tbody> </table>	Angle of Car Spaces to Accessway	Accessway Width	Car Space Width	Car Space Length	Parallel	3.6 m	2.3 m	6.7 m	45°	3.5 m	2.6 m	4.9 m	60°	4.9 m	2.6 m	4.9 m	90°	6.4 m	2.6 m	4.9 m	5.8 m	2.8 m	4.9 m	5.2 m	3.0 m	4.9 m		4.8 m	3.2 m	4.9 m
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## Accessibility

## ResCode Standard B25

Objective	Design Guideline	Inappropriate response
<p>Consider the needs of people with limited mobility in the design of developments by providing disabled access to both an on-site car park area and the entry to ground floor dwellings</p>	<ul style="list-style-type: none"> <li>• The dwelling entries of ground floor dwellings and residential buildings and car park areas should be accessible to people with limited mobility</li> <li>• If underground car parking is provided, a lift should be installed for access from the car park into the building.</li> </ul>	<p>Developments that incorporate stairs only will not be supported.</p>

## Dwelling entry

## ResCode Standard B26

Objective	Design Guideline	Inappropriate response
Maintain the character of the streetscape, where appropriate, by facing the front dwelling entry to the street and providing each dwelling with its own sense of identity.	<ul style="list-style-type: none"> <li>Buildings should be orientated so that the front entry faces the street frontage.</li> <li>Front entries to buildings and dwellings should be               <ul style="list-style-type: none"> <li>visible and easily identifiable from streets and within the development</li> <li>provide shelter, a sense of personal address and a transitional space around the entry,</li> <li>be designed to complement the scale and form of development, and</li> <li>designed to enable supervision by residents of the street and internal access ways.</li> </ul> </li> <li>Front porches, verandas or other transitional spaces should be provided at entries for pedestrian protection.</li> </ul>	Dwelling entries at ground level not facing the street.

## SITE WORKS

### Infrastructure

### ResCode Standard B4

Objective	Design Guideline
Provide utility services and infrastructure appropriate and adequate to the needs of the development and convenient for residents' needs and maintenance.	<ul style="list-style-type: none"> <li>Development should be connected to reticulated services, including reticulated sewerage, drainage, electricity and gas.</li> <li>Development should not exceed the capacity of utility services and infrastructure, including reticulated services and roads.</li> <li>In areas where utility services or infrastructure have little or no spare capacity, developments should provide for the upgrading of or mitigation of the impact on services or infrastructure</li> </ul>
Limit the impact of increased stormwater run-off on waterways within the catchment and drainage systems, and maximise on-site stormwater infiltration	<ul style="list-style-type: none"> <li>All stormwater generated from water falling on the impervious surfaces of a site, is to be collected and discharged, via an on-site stormwater retention system, into the point of discharge nominated by the Responsible Authority. The rate of discharge is to be limited to the design discharge for the site prior to development or redevelopment.</li> <li>If on site retention cannot be provided to the satisfaction of the Responsible Authority, a drainage levy shall be paid to the City of Monash.</li> <li>Plans for an on-site retention system and for any drainage works within the road reserve or easements must be submitted for approved by Council's Engineering Section prior to the works commencing.</li> </ul>
Ensure that service and telecommunications infrastructure is appropriately sited and blended into the design of new buildings and is obscured from the public domain	<ul style="list-style-type: none"> <li>Where they do not form a key aspect of the architectural intent, functions and ancillary services such as air conditioning and heating facilities, any mechanical ventilation units and lifts should be:               <ul style="list-style-type: none"> <li>concealed from front, side and rear boundary view (for example, within roof forms);</li> <li>incorporated within the design of the development;</li> <li>located away from on-site and adjacent sensitive land uses where noise levels may be detrimental to amenity;</li> <li>appropriately treated to reduce noise that may interfere with the amenity of adjoining land, especially residential use; and</li> <li>made secure.</li> </ul> </li> <li>All services are to be provided underground where no overhead services exist within the street or neighbourhood.</li> <li>All overhead services should be located to minimise visual clutter.</li> </ul>

### Site Coverage and Permeability

### ResCode Standards B8 & B9

Objective	Design Guideline
<p>Ensure development minimises hard surface areas and maximises on-site infiltration to reduce the overland stormwater flow and minimise the additional burden on drainage infrastructure.</p>	<ul style="list-style-type: none"> <li>• The total hard surface coverage should be minimised and the total area of permeable surfaces should be maximised,</li> <li>• Council encourages the use of innovative design solutions which reduce hard surface coverage and helps to increase permeability and on-site stormwater infiltration. For example:               <ul style="list-style-type: none"> <li>• the use of porous or semi impervious materials;</li> <li>• grass mowing strips provided in driveways;</li> <li>• pavers based in sand;</li> <li>• use of stepping stones rather than paths; and</li> <li>• reduction in paving widths of driveways where vehicular manoeuvrability will not be affected.</li> </ul> </li> </ul>

### Site services

### ResCode Standard B34

Objective	Design Guideline
<p>Site facilities should be located so as to be adequate, easily accessible and maintained, and not affect the amenity of the development or adjoining land.</p>	<ul style="list-style-type: none"> <li>• The design and layout of buildings should provide sufficient space and facilities for services to be installed and maintained efficiently and economically.</li> <li>• Body corporates must arrange bins and type of service with Council.</li> <li>• Collection points for Council services must be adjacent to public roads.</li> </ul>

## **Part 4**

### **Reference documents**

Monash Planning Scheme

Development Guidelines:

City of Monash (2000) A Guide to Car Parking in Monash

City of Monash (2004) A Guide to Residential Development in Monash

City of Monash (2000) Guideline for the Installation of Electricity Supply Metre  
Boxes

City of Monash (2001) A Guide to Neighbourhood Description in Monash

City of Monash (2002) Planning Applications checklist

City of Monash (2004) Landscape Plan Checklist for Town Planning  
Applications

Australian Standard AS.2890.1-1993. Part 1 – Off-Street Car Parking

State of Victoria (2002) Melbourne 2030: Planning for sustainable growth, October  
2002

## Appendix 1: LPP category, Guideline and ResCode Standards (B)

<b>LPP categories</b>	<b>Guideline</b>	<b>ResCode standard</b>
Planning Policy	Location	
	Use (incl mixed use)	
	Neighbourhood character	B01
	Residential policy	B 02
	Dwelling Diversity	B 03
	Interface with nearby uses	
Sustainability	Energy efficiency	B 10
	Water conservation and re-use	
	Waste minimisation	
	Integrated traffic and transport management	
	Building materials	
Building design	Building height & bulk	B 07
	Design detail	B 31
	Storage	B 30
	Common property	B 33
Streetscape	Integration with the street	B 05
	Street setback	B 06
	Streetscape landscape	B 13(part)
	Front fences	B 32
Boundary setbacks	Side and rear setbacks	B 17
	Walls on boundaries	B 18
Amenity	Privacy	
	Safety	B 12
	Daylight to existing and new windows	B 19 & B27
	North-facing windows	B 20
	Overshadowing open space	B 21
	Overlooking	B 22
	Internal views	B 23
	Noise impacts	B 24
Open Space	Open space	B 11& B 28
	Open space landscaping	B 13(part)
	Solar access to open space	B 29
Access & car parking	Access	B 14
	Parking location	B 15
	Parking provision	B 16
	Accessibility	B 25
	Dwelling entry	B 26
Site works	Infrastructure	B 04
	Site Coverage & Permeability	B 08 & B 09
	Site services	B 34