This Guide will be used to assess Applications for Planning Permit for Dual Occupancy and Multi-Dwelling Developments.

A Guide to Electricity Supply Meter Boxes in Monash

Electricity Supply Meter Boxes

Design Principles

Key Issue and Objective

Meter box installations can be an ugly intrusion in the streetscape. They can have an adverse impact on streetscape character when they are located within the front setback area of developments. The objective of these guidelines is to ensure that meter box installations are integrated into a development sensitively and unobtrusively.

Related Issues

- High fences at the street frontage, which would otherwise conceal a meter box, are not acceptable in most residential areas of Monash.
- Meter box installations must comply with supply authority's regulations and other relevant legislation.
- Meter box locations must be easily accessible to meter readers during normal working hours.

Compliance

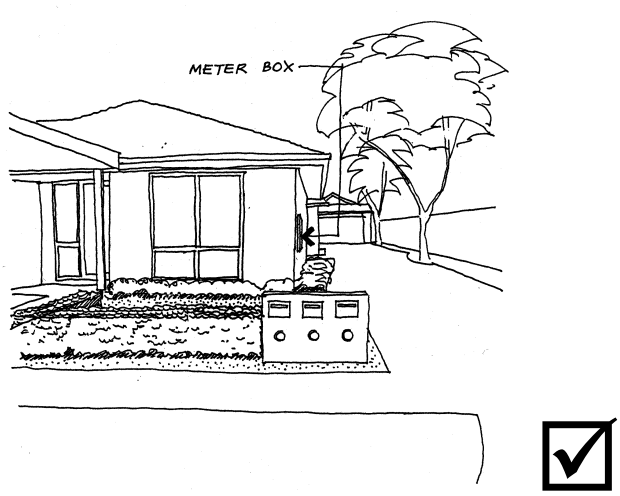
Meter box installations that do not comply with Council's siting requirements may result in costly alterations to move the incoming electricity supply and meters before Council will issue the Statement of Compliance for subdivision of the development.

Guidelines

Principal requirements:-

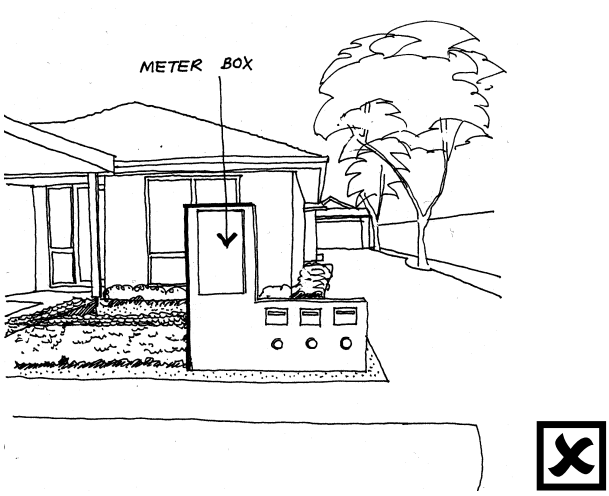
- Locate meter installations at a distance from the street which is at or behind the setback alignment of buildings on the site.
- Attach meter boxes to buildings wherever possible.

Acceptable Locations



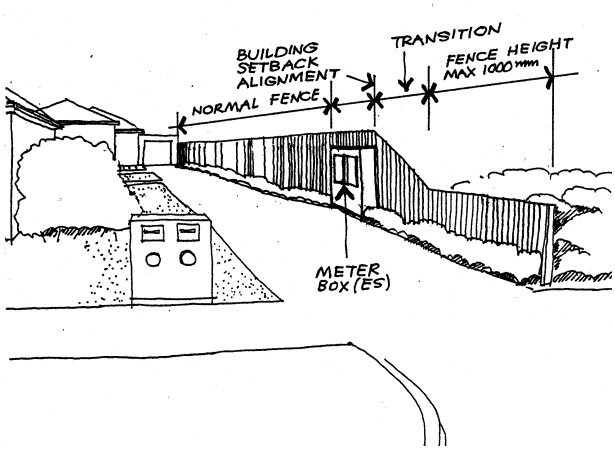
Meterbox is setback from the street behind the front of buildings and is integrated within the design of the building.

Unacceptable Locations



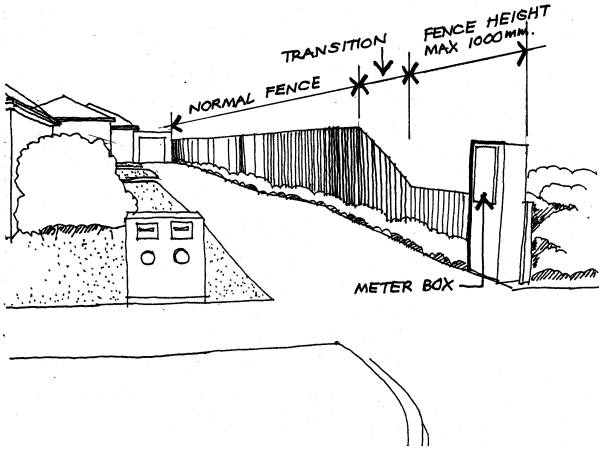
Meter box incorporated with letterboxes, or as a stand alone structure, located in the front setback where no fence is permitted.
This creates an ugly intrusion into the streetscape appearance of the property.

Acceptable Locations



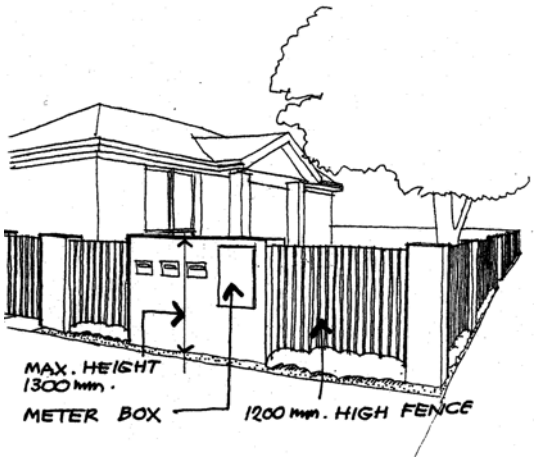
Meter box located on a side boundary, set back from the street by the minimum setback distance required for building(s) and behind the transition in height of the side fence as shown.
Integration with an adjacent structure is preferred.

Unacceptable Locations



Meter box located on side boundary, adjacent to the front of the site.
It intrudes into the streetscape when set against the low section of a side boundary fence.

Note:- Extending the full height of the fence to the front boundary is NOT an acceptable solution.



Meter box with a maximum 1300mm height is integrated with a front fence of 1200mm height at right angles to the street frontage, **only where a fence of 1200mm height is permitted** and it is in keeping with the streetscape character of the area.

This is the only situation when meter boxes may be located within the front setback from the street.

Techniques

- Locate the meter box back from the street frontage by the minimum setback required for buildings.
- Co-locate the meter box with other structures that are large enough to accommodate and "conceal" the meter box, subject to height limitations.
- Locate the meters in common property and/or positions which are easily accessible from the street frontage and outside lockable gates
- Provide separate meters and switchboards so that each occupancy has its own internal switchboard.
- Provide individual meters where possible, eg. corner blocks, townhouses, larger developments where central driveway is considered to be a "street".
- Locate the meter box forward of the building alignment, only if it is integrated with an allowable front fence of 1200mm height, and the meter box and surrounding structure has a maximum height of 1300mm.

PLAN AHEAD FOR ELECTRIC SUPPLY METER PLACEMENT BY LOCATING THE INCOMING SERVICE APPROPRIATELY.

Information to Provide in Planning Application

- Meter box location (dimensioned) and size (height, width and depth) - shown on plans.
- Materials and colours of the meter box enclosure and surrounds.

Relevant Regulation

Victorian Service and Installation Rules - December 1999 (VSIR), published on behalf of the Victorian Electrical Supply Industry.

Unanswered Questions? Who should I ask?

Should you have any questions regarding this Guide, Monash Planning Scheme or about the location of Electricty Supply Meter Boxes in Monash, you should contact Council's Town Planning Section.

Phone: **9518 3555**
or
Visit the Town Planning Section at

293 Springvale Road, Glen Waverley