



Moreland Planning Scheme Amendment C190

Better Outcomes for Two Dwellings on a Lot

Council wants to improve the quality of two dwelling on a lot developments, by establishing a more straight forward planning assessment process for proposals which deliver good quality outcomes.

Two dwelling on a lot development in Moreland

Medium density housing (units and townhouses) contributes to the range of housing options to suit different budgets and lifestyle needs. At present, 35% of Moreland's households live in medium density units and townhouses. This is forecast to grow to 51% by 2036.

Half of all recently approved two dwelling on a lot development in Moreland is the side-by-side type. With this typology both dwellings front the street and have their own sense of address, reminiscent of older terrace and semi-detached housing common in parts of Moreland. Eighty percent of two dwelling on a lot development in Moreland occurs in the northern suburbs, where lot sizes are generally larger, and they are less constrained.

Subject to meeting detailed design requirements, two dwelling on a lot housing is permitted in all residential zones across Victoria.

Amendment C190

Amendment C190 proposes to amend the Neighbourhood Residential Zone and General Residential Zone of the Moreland Planning Scheme to introduce a new class of application into the VicSmart

provisions. Planning scheme compliant, enhanced quality, two dwelling on a lot applications would be processed within the VicSmart application stream if the following requirements are met:

- Site layout and building massing: All numerical standards relating to street setback, site coverage, permeability and width of accessways and car spaces must be met.
- Amenity impacts: All numerical standards relating to side and rear setbacks, walls on boundaries, daylight to existing windows, solar access to existing north-facing habitable room windows, overshadowing of open space and overlooking must be met.
- On-site amenity and facilities: All numerical standards relating internal views, daylight to new windows, private open space, solar access to open space, storage and front fences must be met.
- Car parking: Numerical standards relating to the number of car parking spaces must be met. In addition, requirements have been included to reduce the dominance of crossovers and car parking from the street. These requirements ensure the retention of street trees, tree planting within the front setback and on street car parking between driveways.
- Standards for accessibility and ESD.

The key features of the VicSmart stream include a 10-day permit process and applications are exempt from notice and objector appeals of Council's decision at the Victorian Civil and Administrative Tribunal (VCAT).

Benefits of the more straight forward assessment process

Two dwelling on a lot development that complies with all numerical standards of the planning scheme achieves high quality outcomes for both those who live in this housing, and the broader Moreland community. The benefits of the straight forward assessment process are:

- Better quality housing for the Moreland community
- Improved customer service and certainty for landowners, developers and the community
- ResCode standards become mandatory rather than discretionary for those opting for this application pathway
- Better ESD outcomes due to the inclusion of ESD as a requirement in criteria
- Better housing accessibility due to a requirement for certification from Livable Housing Australia
- By requiring full compliance with requirements to qualify for this application stream, Council can secure these outcomes for the community without the time and expense for all parties associated with seeking improved compliance via objections or expensive VCAT reviews.

Why is Council proposing this?

Moreland receives more than twice the metropolitan average number of medium density planning permit applications and 40% of these applications are for two dwellings on a lot. It is a development type where compliance with Rescode standards is very high.

Council has undertaken an extensive analysis of objections to applications for two dwellings on a lot to ensure a VicSmart process would not result in any inappropriate loss of neighbour's input into planning permit decisions.

One in two, two dwelling on a lot applications attracts objections, but only one in 10 two dwelling on a lot applications is changed as a result of giving notice. Any changes made are almost always very minor in nature and typically involve a ruler length in difference in some aspect of the building envelope. This is a very low return on the investment of time and energy put into objections and VCAT appeals by neighbours.

VCAT is concluding that Council's assessment of two dwelling on a lot applications against the requirements of the planning scheme is robust and reasonable. Third party rights of review are adding to the time taken to obtain a decision but not altering the outcome in any meaningful way.

To qualify to be processed within the streamlined process, all requirements must be complied with. By requiring development to adhere to all standards, it will be of high quality. If any of the requirements are sought to be varied, the application will be processed within the standard planning application process with public notice and VCAT review rights applicable.

This action guarantees better outcomes, for both those who live in this housing, and the broader Moreland community, whilst at the same time making more effective use of resources.

Amendment C190 is now on public exhibition and you are welcome to make a written submission to Council to express your views. Submissions must be received by Friday 17 July 2020.



To find out more and have your say:

Council Planning officers are here to answer your questions about the amendment.

If you are unsure of what applies to you, or what action to take, please:

Email strategicplanning@moreland.vic.gov.au

Call us 9240 1111

Post:

Strategic Planning
Submission to Amendment C190
Moreland City Council
Locked Bag 10 Moreland VIC 3058

Email:

strategicplanning@moreland.vic.gov.au
Please include "Submission to Amendment C190" in the subject line

Website: Submissions can be made online on Council's website at moreland.vic.gov.au/amendment-c190

Please be aware that all submissions to amendments are public documents that must be made available for viewing by any person as part of the planning process. This includes all personal names, telephone and address details, unless these are specifically requested to be deleted prior to the submission being made publicly available.

Moreland Language Link

廣東話 9280 1910

Italiano 9280 1911

Ελληνικά 9280 1912

عربي 9280 1913

Türkçe 9280 1914

Tiếng Việt 9280 1915

हिंदी 9280 1918

普通话 9280 0750

ਪੰਜਾਬੀ 9280 0751

All other languages
9280 1919