

MORELAND VICSMART DUAL OCCUPANCY ZONE AND RESCODE COMPLIANCE ASSESSMENT

- Must accompany VicSmart applications to construct a dwelling if there is one dwelling existing on a lot, or to construct two dwellings on a lot
- ALL standards must be FULLY compliant to satisfy VicSmart requirements
- With the exception of Clause 55.02-1 Standard B1, completion of this assessment is deemed to satisfy the requirement within Clause 55.01-2 for a design response to explain how the proposed design meets the objectives of Clause 55
- **All dimensions of the listed requirements must be clearly shown on the plans submitted with the application.**

REQUIREMENT	ACTUAL	FULL COMPLIANCE Yes / No	CLEARLY SHOWN ON PLANS Yes / No
<p>Building Height Requirement</p> <p>Neighbourhood Residential Zone The building height must not exceed 9 metres; and the building must contain no more than 2 storeys at any point.</p> <p>General Residential Zone The building height must not exceed 11 metres; and the building must contain no more than 3 storeys at any point.</p> <p>A building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if:</p> <ul style="list-style-type: none"> • It replaces an immediately pre-existing building and the new building does not exceed the building height or contain a greater number of storeys than the pre-existing building. • There are existing buildings on both abutting allotments that face the same street and the new building does not exceed the building 			

<p>height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.</p> <ul style="list-style-type: none">• It is on a corner lot abutted by lots with existing buildings and the new building does not exceed the building height or contain a greater number of storeys than the lower of the existing buildings on the abutting allotments.• It is constructed pursuant to a valid building permit that was in effect prior to the introduction of this provision. <p>An extension to an existing building may exceed the applicable maximum building height or contain more than the applicable maximum number of storeys if it does not exceed the building height of the existing building or contain a greater number of storeys than the existing building.</p> <p>A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.</p> <p>A basement is not a storey for the purposes of calculating the number of storeys contained in a building.</p>			
---	--	--	--

Minimum garden area requirement
 Must provide a minimum garden area as set out in the following table:

Lot size	Minimum percentage of a lot set aside as garden area
400 - 500 sqm	25%
Above 500 - 650 sqm	30%
Above 650 sqm	35%

Lot size	Percentage of a lot set aside as garden area

Landscaping requirement
 The development must include landscaping to improve thermal comfort and reduce the urban heat island effect by providing:

- At least one canopy tree located within the front setback that meets the following requirements:
- Located in a permeable area within the site of at least 10m² and 4.5m wide
 - Reach a height of 6m-8m at maturity
 - Achieve a canopy width of at least 5m at maturity.

- At least one canopy tree located elsewhere on the site that meets the following requirements:
- Located in a permeable area within the site of at least 4.5m x 4.5m
 - Reach a height of 6m-8m at maturity

- Achieve a canopy width of at least 5m at maturity.

Standard B6

Walls of buildings must be set back from streets at least the distance specified in Table B1.

Table B1 Street setback

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)
1. There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
2. There is an existing building on one abutting allotment facing the same street and no	The same distance as the setback of the front wall of the existing building on the abutting allotment	Not applicable

Development context	Minimum setback from front street (metres)	Minimum setback from a side street (metres)

<p>existing building on the other abutting allotment facing the same street, and the site is not on a corner.</p>	<p>facing the front street or 9 metres, whichever is the lesser.</p>				
<p>3. There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.</p>	<p>6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Not applicable</p>			

<p>4. The site is on a corner.</p>	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site must be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site must be setback the same distance as the setback of the front wall of any existing building on</p>			
------------------------------------	---	--	--	--	--

		<p>the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>			
<p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.</p>					
<p>Standard B8 The site area covered by buildings must not exceed 60 per cent</p>					
<p>Standard B9 The site area covered by the pervious surfaces must be at least 20 percent of the site.</p>					
<p>Standard B14 The width of accessways or car spaces must not exceed 33 per cent of the street frontage, or if the width of the street frontage is less than 20 metres, 40 per cent of the street frontage.</p>					

<p>No more than one single-width crossover may be provided for each dwelling fronting a street.</p>			
<p>Standard B17 A new building not on or within 200mm of a boundary must be set back from side or rear boundaries:</p> <ul style="list-style-type: none"> • At least the distance specified in a schedule to the zone, or • If no distance is specified in a schedule to the zone, 1 metre, plus 0.3 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. <p>Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flues, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.</p> <p>Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.</p>			
<p>Standard B18 A new wall constructed on or within 200mm 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 must not abut the boundary:</p> <ul style="list-style-type: none"> • For a length of more than the distance specified in a schedule to the zone; or 			

<ul style="list-style-type: none"> • If no distance is specified in a schedule to the zone, for a length of more than: <ul style="list-style-type: none"> – 10 metres plus 25 per cent of the remaining length of the boundary of an adjoining lot, or – 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 whichever is the greater. <p>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.</p> <p>A building on a boundary includes a building set back up to 200mm from a boundary.</p> <p>The height of a new wall constructed on or within 200mm of a side or rear boundary or a carport constructed on or within 1 metre of a side or rear boundary must not exceed an average of 3.2 metres with no part higher than 3.6 metres unless abutting a higher existing or simultaneously constructed wall.</p>			
<p>Standard B19 Buildings opposite an existing habitable room window must provide for a light court to the existing window that has a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky. The</p>			

<p>calculation of the area may include land on the abutting lot.</p> <p>Walls or carports more than 3 metres in height opposite an existing habitable room window must be set back from the window at least 50 per cent of the height of the new wall if the wall is within a 55 degree arc from the centre of the existing window. The arc may be swung to within 35 degrees of the plane of the wall containing the existing window.</p> <p>Where the existing window is above ground floor level, the wall height is measured from the floor level of the room containing the window.</p>			
<p>Standard B20</p> <p>If a north-facing habitable room window of an existing dwelling is within 3 metres of a boundary on an abutting lot, a building must 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.</p> <p>A north-facing window is a window with an axis perpendicular to its surface oriented north 20 degrees west to north 30 degrees east</p>			
<p>Standard B21</p> <p>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</p>			

<p>metres, whichever is the lesser area, of the secluded private open space must receive a minimum of five hours of sunlight between 9 am and 3 pm on 22 September.</p> <p>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 must not be further reduced.</p>			
<p>Standard B22</p> <p>A habitable room window, balcony, terrace, deck or patio must 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.</p> <p>Views must 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> <p>A habitable room window, balcony, terrace, deck or patio with a direct view into a habitable room window of existing dwelling within a horizontal distance of 9 metres (measured at ground level) of the window, balcony, terrace, deck or patio must be either:</p> <ul style="list-style-type: none"> • Offset a minimum of 1.5 metres from the edge of one window to the edge of the other. • Have sill heights of at least 1.7 metres above floor level. 			

<ul style="list-style-type: none"> • Have fixed, obscure glazing in any part of the window below 1.7 metre above floor level. • Have permanently fixed external screens to at least 1.7 metres above floor level and be no more than 25 per cent transparent. <p>Obscure glazing in any part of the window below 1.7 metres above floor level may be openable provided that there are no direct views as specified in this standard.</p> <p>Screens used to obscure a view must be:</p> <ul style="list-style-type: none"> • Perforated panels or trellis with a maximum of 25 per cent openings or solid translucent panels. • Permanent, fixed and durable. • Designed and coloured to blend in with the development. <p>This standard does not apply to a new habitable room window, balcony, terrace, deck or patio which faces a property boundary where there is a visual barrier at least 1.8 metres high and the floor level of the habitable room, balcony, terrace, deck or patio is less than 0.8 metres above ground level at the boundary.</p>			
<p>Standard B23</p> <p>Windows and balconies must be designed to prevent overlooking of more than 50 per cent of the secluded private open space of a lower-level dwelling or residential building directly below and within the same development.</p>			

<p>Standard B27</p> <p>A window in a habitable room must be located to face:</p> <ul style="list-style-type: none"> • An outdoor space clear to the sky or a light court with a minimum area of 3 square metres and minimum dimension of 1 metre clear to the sky, not including land on an abutting lot, or • A verandah provided it is open for at least one third of its perimeter, or • A carport provided it has two or more open sides and is open for at least one third of its perimeter. 			
<p>Standard B28</p> <p>A dwelling or residential building must have private open space of an area and dimensions specified in a schedule to the zone.</p> <p>If no area or dimensions are specified in a schedule to the zone, a dwelling or residential building must have private open space consisting of:</p> <ul style="list-style-type: none"> • An area of 40 square metres, with one part of the private open space to consist of secluded private open space at the side or rear of the dwelling or residential building with a minimum area of 25 square metres, a minimum dimension of 3 metres and convenient access from a living room, or • A balcony of 8 square metres with a minimum width of 1.6 metres and convenient access from a living room, or 			

<ul style="list-style-type: none"> • A roof-top area of 10 square metres with a minimum width of 2 metres and convenient access from a living room. 													
<p>Standard B29 The southern boundary of secluded private open space must be set back from any wall on the north of the space at least $(2 + 0.9h)$ metres, where 'h' is the height of the wall.</p>													
<p>Standard B30 Each dwelling must have convenient access to at least 6 cubic metres of externally accessible, secure storage space.</p>													
<p>Standard B32 A front fence within 3 metres of a street must not exceed:</p> <ul style="list-style-type: none"> • The maximum height specified in a schedule to the zone, or • If no maximum height is specified in a schedule to the zone, the maximum height specified in Table B3. <p>Table B3 Maximum front fence height</p> <table border="1" data-bbox="219 1066 824 1305"> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td>Streets in a Road Zone, Category 1</td> <td>2 metres</td> </tr> <tr> <td>Other streets</td> <td>1.5 metres</td> </tr> </tbody> </table>	Street Context	Maximum front fence height	Streets in a Road Zone, Category 1	2 metres	Other streets	1.5 metres	<table border="1" data-bbox="904 1066 1509 1216"> <thead> <tr> <th>Street Context</th> <th>Maximum front fence height</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>	Street Context	Maximum front fence height				
Street Context	Maximum front fence height												
Streets in a Road Zone, Category 1	2 metres												
Other streets	1.5 metres												
Street Context	Maximum front fence height												

Must provide the number of car parking spaces required by Clause 52.06 Table 1

Table 1: Car parking requirement

Rate	Car Parking Measure
1	To each one or two bedroom dwelling, plus
2	To each three or more bedroom dwelling (with studies or studios that are separate rooms counted as a bedrooms)

Must meet the following requirements for new crossovers and garages:

- No street trees are removed
- A minimum clearance of 3m must be provided between the trunk of any street tree and any part of a vehicle crossing, inclusive of the radial or splay
- Crossovers maximum 3 metres in width
- If more than one vehicle crossover is proposed, the crossovers must be a minimum of 8 metres apart, measured at the front boundary
- If both dwellings front the street, the garages must be a minimum of 8 metres apart
- Any garage which faces the street must be no more than 4.5 metres wide

<ul style="list-style-type: none"> Any garage which faces the street must be setback from the street a minimum of 500mm more than the dwelling. 			
<p>All new dwellings must achieve Silver Level of performance under the Livable Housing Australia, Livable Housing Design Guidelines.</p> <p>A Livable Housing assessment which has been certified by a Livable Housing Australia Design Guideline Assessor must accompany the application.</p>			
<p>All new dwellings must comply with Clause 22.08 – Environmentally Sustainable Development local policy, by achieving a minimum BESS score of 50%, including achieving the mandatory minimum score paths for water, energy, storm water and IEQ.</p> <p>A Sustainable Design Assessment (SDA) which has been certified by Moreland City Council must accompany the application.</p>			