



23 June 2020

Narelle Jennings
Manager, City Strategy and Design
Moreland City Council

By email: strategicplanning@moreland.vic.gov.au

Dear Narelle,

Moreland Planning Scheme Amendment C190 – Better Outcomes for Two Dwellings on a Lot

I refer to Moreland City Council's Planning Scheme Amendment C190 – Better Outcomes for Two Dwellings on a Lot, and congratulate Council for its strategic foresight and the manner in which it has addressed the important issues associated with increasing dwelling supply in Moreland.

UDIA Victoria is a non-profit advocacy, research and educational organisation supported by a membership of land use and property development organisations, across the private sector and Victoria's public service. We are committed to working with both industry and Government to deliver housing, infrastructure and employment opportunities for all Victorians.

Council is to be commended for this initiative and for the approach taken in the Amendment. It very much aligns with the work UDIA Victoria has done in the past in seeking to streamline "dual occupancy" applications. Our preference would be to have them dealt with under the building approval system. However, our secondary position was that a VicSmart application could be used, which is essentially what is now proposed by Moreland.

Understandably, this pathway is only available if the numerical requirements of Clause 55 and others that have been introduced relating to cross over separation between garages and the like are met. If any one of them is not met, then the usual pathway would apply with notice. The benefit of the VicSmart application is that it is without public notice and a ten-day permit process timeframe applies. This is hugely beneficial to compliant applications and will be welcomed by the planning and development industry as an incentive to comply.

Our only concern is that given the nature of the prescriptive requirements, it probably means that the lots that might be able to take a benefit of these provisions are limited, particularly in relation to narrow lots. Notwithstanding this point, this is an initiative that is aligned with UDIA Victoria's position on dual occupancy development is very much supported by UDIA Victoria.

I look forward to seeing the outcome of the Amendment in the City of Moreland.

Yours sincerely,

A handwritten signature in black ink that reads 'Danni Hunter'. The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Danni Hunter
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