

This information sheet identifies the regulations and policies that Council will consider when assessing applications for multi-dwelling development in the Shire of Campaspe.

A planning permit is required from Council to construct two or more dwellings on a lot, which is known as a multi-dwelling development.

Specific land use and development controls are set out in the Campaspe Planning Scheme. This incorporates state and local (Campaspe) policies to be used with the zones, overlays and particular provisions to ensure Campaspe remains a vibrant and diverse shire.

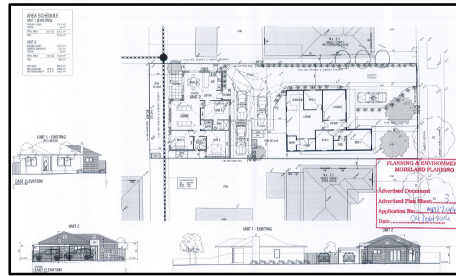
Multi-dwelling development offers a different type of accommodation to more traditional housing types. However multi dwelling housing must respect the character of the surrounding neighbourhood, the amenity of the neighbours and provide appropriate internal amenity for the future residents.

All proposals are assessed against the requirements of the zone as well as relevant council strategies and policies and the relevant Clause 55 (commonly known as Rescode) requirements of the Scheme.

Clause 55

Clause 55 specifies objectives and minimum design standards for multi-dwelling developments that apply in the General Residential Zone (GRZ) and Township Zone (TZ).

The objectives of Clause 55 must be met or a proposal will not be supported. The standards should also be met although this may not necessarily guarantee and appropriate design solution.



Areas that Clause 55 covers are;

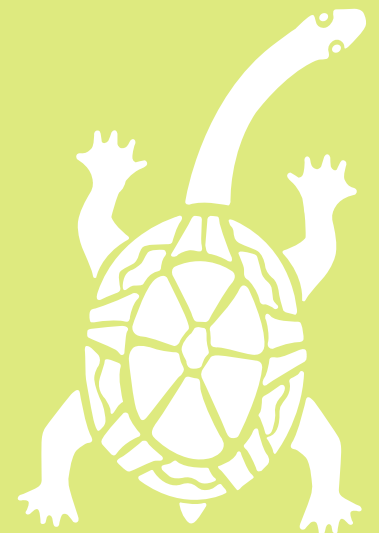
- *Neighbourhood and site description and Design Response* – a neighbourhood and site description accurately describes the features or characteristics of the neighbourhood and the site. A design response shows how the design has been arrived at and the decision that have been made at the design stage of the proposal.
- *Neighbourhood character and infrastructure* – The pattern of development, its built form, scale, character (architectural styles and features) and setbacks.
- *Site layout and Building massing* – The site shape, size, orientation, easements, land levels and size and height of existing buildings on the land.
- *Amenity impacts* – How the development may impact on the neighbouring property by shadow diagrams, walls on boundaries, vistas and views and vegetation.
- *On-site amenity and facilities* – Solar access to the site and location of private open spaces.
- *Detailed design* – Detail of façade, roof form, Verandahs and services locations.



Mandatory Application Requirements:

- Application form, completed and signed
- A full current copy of Certificate of Title
- Application Fee
- All information as outlined in the application requirements relevant zones and/or overlays and/or particular provisions
- Plans as appropriate [dimensioned and to scale (A4 or A3)]
- Written justification for the proposal in response to the decision guidelines of the relevant clauses.

Weblinks and other information is available online at www.campaspe.vic.gov.au



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Making an Application

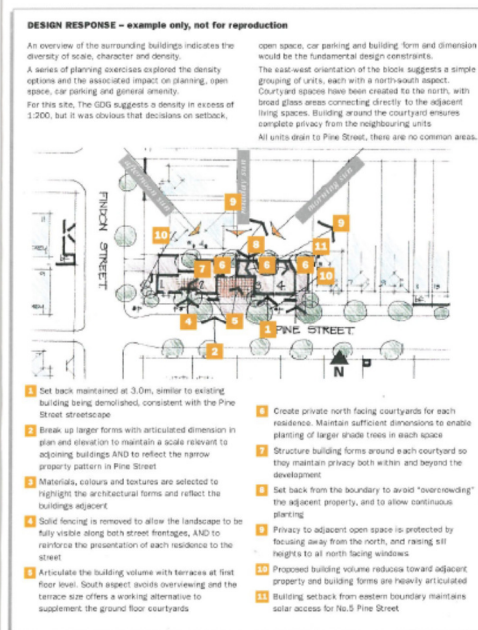
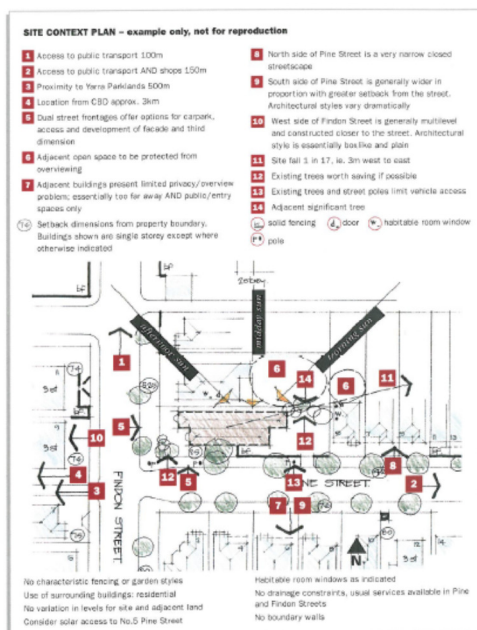
Rescode (Clause 55) specifies information that must be submitted with an application for a planning permit for more than one dwelling on a lot.

Relevant objectives and strategies of the State and local polices.

An application must be accompanied by;

- A neighbourhood and site description
- A design response.
- Information as required as specified in the zone to the land.

A member of planning is available to answer any queries, please do not hesitate to contact us.



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