

Multi-Unit Development

The purpose of this information sheet is to assist applicants in preparing a planning permit application for multi-unit developments. Prior to making an application, it is essential that you understand the relevant policies and provisions applying to the land and how these will affect the City's consideration of your application



What is a multi-unit development?

It's a development of two or more dwellings on one lot. Multi-unit development does not necessarily require subdivision of the land. An application for two or more dwellings on a lot must be assessed against the provisions of [Clause 55](#) (ResCode) of the Greater Bendigo Planning Scheme.

What do I need to consider?

- Clause 55 specifies a number of objectives and standards which must be addressed.
- An objective describes the desired outcome to be achieved in the completed development.
- All applicable objectives must be met.
- A standard contains the requirements to meet the objective.
- All applicable standards should be met, however if the City is satisfied that an application for an alternative design solution meets the design objective, the alternative design solution may be considered.

Clause 55 covers the following:

- Neighbourhood and site description and design response
- Neighbourhood character and infrastructure
- Site layout and building massing
- Amenity impacts
- On-site amenity and facilities
- Detailed design
- Apartment developments

What do I need?	Where can I get it/who can help?
A completed application for planning permit form	Download from our website
A full and current (3 months or less) copy of the Certificate of Title including any covenants or agreements	Purchase a copy from https://www.landata.vic.gov.au/
Payment of the relevant application fee	Download a fee schedule from our website
A written response against any relevant policies from the Planning Policy Framework and the Local Planning Policy Framework	Planning Consultant
A written response against the relevant zone and/or overlay demonstrating how the proposal satisfies the purpose and decision guidelines	Planning Consultant
Any application requirements as listed under the relevant zone or overlay in the Planning Scheme	Planning Consultant
<p>A Neighbourhood and site description (as described in Clause 55) showing:</p> <p><i>In relation to the neighbourhood:</i></p> <ul style="list-style-type: none"> • The built form, scale and character of surrounding development including front fencing • Architectural and roof styles • Any other notable features or characteristics of the neighbourhood <p><i>In relation to the site:</i></p> <ul style="list-style-type: none"> • Site shape, size, orientation and easements • Levels of the site and the difference in levels between the site and surrounding properties • Location of existing buildings on the site and on surrounding properties, including the location and height of walls built to the boundary of the site • The use of surrounding buildings • The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres • Solar access to the site and to surrounding properties • Location of significant trees existing on the site and any significant trees removed from the site in the 12 months prior to the application being made, where known • Any contaminated soils and filled areas, where known • Views to and from the site • Street frontage features such as poles, street trees and kerb crossovers • Any other notable features or characteristics of the site 	Planning Consultant

What do I need?	Where can I get it/who can help?
<p>A design response (as described in Clause 55) which explains how the proposed design:</p> <ul style="list-style-type: none"> • derives from and responds to the neighbourhood and site description • meets the objectives of Clause 55 of the planning scheme • responds to any neighbourhood character features for the area identified in a local planning policy or a neighbourhood character overlay • addresses any streetscape elevation issues. 	Planning Consultant
<p>Plans at preferred scales of 1:100 or 1:200 including:</p> <ul style="list-style-type: none"> • existing and proposed site plans showing buildings and works, including boundaries and dimensions of the site, landscaping, driveways and parking areas • floor plans • elevation plans • shadow diagrams for September Equinox at 9am, 11am, and 3pm • overlooking plans 	Builder/Building Designer/Architect
Streetscape elevations	
Traffic report (for large developments)	Suitably qualified consultant