

# RESCODE EXPLAINED

## RESCODE FOR ONE DWELLING ON A LOT CLAUSE 54

### RESCODE CHECKLIST

#### CLAUSE 54

54.01 Neighbourhood and site description and design response

54.02 Neighbourhood character

54.03 Site layout and building massing

54.04 Amenity impacts

54.05 On-site amenities and facilities

54.06 Detailed design

- |                          |                           |  |
|--------------------------|---------------------------|--|
| <input type="checkbox"/> | <b>STREET SETBACK</b>     | <b>MIN:</b> 4m for the front facade<br><b>MIN:</b> 5.5m for the garage<br><b>GENERAL RULE</b> applies if a lot is part of the existing estate<br><b>MAX:</b> 1/3 of allotment depth<br><b>MIN:</b> less than 9m or the average of adjoining properties |
| <input type="checkbox"/> | <b>BUILDING HEIGHT</b>    | <b>MAX: 9M</b>   |
| <input type="checkbox"/> | <b>SITE COVERAGE</b>      | <b>MAX: 60%</b> Does not include verandah, porch, alfresco.<br><b>MIN: 20%</b> permeable area.   |
| <input type="checkbox"/> | <b>PARKING</b>            | <b>MIN:</b> 2 car spaces with<br><b>MIN.DOUBLE GARAGE</b> 5.5m W x 6m D<br><b>MIN SINGLE GARAGE</b> 3.5mW x 6m D   |
| <input type="checkbox"/> | <b>SIDE/REAR SETBACKS</b> | <b>MAX:</b> up to 3.6m on the boundary<br>1 m + 300mm for each meter over 3.6m,<br>2m + 1 m for each meter over 6.9m   |
| <input type="checkbox"/> | <b>BOUNDARY WALLS</b>     | <b>MAX: HEIGHT</b> 3.6 m high with an average of 3m<br><b>MAX: LENGTH</b> 10m + 25% of remaining boundary length   |

#### MECENE URBAN DESIGN

For more information use <https://www.planning.vic.gov.au/permits-and-applications/specific-permit-topics/residential-development>

- |                          |   |   |
|--------------------------|---|---|
| <input type="checkbox"/> | <b>SETBACK FROM EXISTING WINDOWS</b>      | <b>MIN:</b> for walls over 3m a setback of half the wall height from the window (otherwise 1 m), with a 3m <sup>2</sup> light courts provided to the window   |
| <input type="checkbox"/> | <b>EXISTING NORTH WINDOWS (WITHIN 3M)</b> | <b>MIN:</b> 1 m + 600mm for each meter over 3.6m in height, or 3m +1 m for each meter over 6.9m   |
| <input type="checkbox"/> | <b>OVERSHADOWING</b>                      | Not allowed to overshadow open space 40m <sup>2</sup> with min. 3m dimension (or 75% of open space if lesser). Secluded open space should receive a minimum of 5 hrs. of sunlight between 9 am & 3 pm on 22 Sept. |
| <input type="checkbox"/> | <b>OVERLOOKING</b>                        | No overlooking of secluded open space or habitable windows within 9m, (taken at height of 1.7m and 45° from the edge of the windows)  |
| <input type="checkbox"/> | <b>NEW WINDOWS</b>                        | <b>MIN:</b> 3m <sup>2</sup> light courts with min 1 m dimension   |
| <input type="checkbox"/> | <b>OPEN SPACE</b>                         | <b>MIN:</b> lesser of 80m <sup>2</sup> or 20% with min. secluded open space of 25m <sup>2</sup> with min 3m dimension at side or rear   |
| <input type="checkbox"/> | <b>FRONT FENCES</b>                       | <b>MAX:</b> 1.2 m if within 9m of the street intersection<br><b>MAX:</b> 1.5m (2m for the declared road)  |
| <input type="checkbox"/> | <b>SIDE/REAR FENCES</b>                   | <b>MAX:</b> 2m  |

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