

SMALL LOT HOUSING CODE

NOVEMBER 2024



Contents

Chapter 1: Introduction	3
Where the Small Lot Housing Code applies	3
Exemption from planning permit approval	3
Nomination of Type A, B and C	3
Previous versions of the Small Lot Housing Code	4
Exception concerning approved building envelopes	4

Chapter 2: Definitions	5
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Chapter 3: Type A and B Standards	9
Single Class 1a Buildings and Associated Class 10a Buildings	9
Class 10b Buildings	18

Chapter 4: Type C Standards	20
Single Class 1a Buildings and Associated Class 10a Buildings	20
Class 10b Buildings	28

Version History

Document	Amendment number	Purpose
Small Lot Housing Code, 2012	Amendment C162, C121, C81, C161, C54	Introduction of the Code into the Hume, Melton, Mitchell, Whittlesea and Wyndham Planning Schemes.
Small Lot Housing Code, 2014	Amendment GC22	Replaces 2012 version of the Small Lot Housing Code with revised Standards.
Small Lot Housing Code, 2019	Amendment GC150	Replaces 2014 version of the Small Lot Housing Code with revisions for clarity.
Small Lot Housing Code, 2024	Amendment GC206	Updates Type A and B Standards, and introduces Type C. Does not replace 2019 version of the Small Lot Housing Code.

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Chapter 1: Introduction



Where the Small Lot Housing Code applies

The Small Lot Housing Code ("the Code") is available for use in most residential and mixed-use Precinct Structure Plans in the Urban Growth Zone (UGZ) in Melbourne's greenfield and regional growth areas and may be applied in other special purpose zones, where the Code is incorporated into the planning scheme and where the lot is identified to be assessed against the Code via a restriction on title.

Exemption from planning permit approval

Where an exemption is provided for in the relevant planning scheme, a planning permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Code and it complies with the Code. Where compliance is not met with one or more Standards of the Code, it is deemed not to comply with the Code and as such a planning permit will be required in line with the standard planning permit application process.

The Code is not mandatory. A developer or house builder can opt to use the existing planning permit process. The Standards are prescriptive – a Standard is either met or not met. The Building Surveyor must assess each proposal nominated against the relevant sections of the Code to confirm compliance.

The Standards establish a building envelope that addresses all the siting matters covered in Part 5 of the *Building Regulations 2018* (the Regulations). There are no options, discretions or variations involved in the Code.

The Code also includes some Standards that are not prescribed in Part 5 of the Regulations but are required to be met for the dwelling to be considered compliant with the Code.

Nomination of Type A, B and C

The 2024 version of the Code updated the 2019 version for types A and B, with the introduction of revised standards. This version also introduces the new typology known as Type C.

The Code provides Standards for lots nominated as Type A, B and C. Lot Types are nominated on the plan of subdivision, prior to its certification. The Standards for Type A and B are set out at Chapter 3 of this document and the Standards for Type C are set out at Chapter 4. Only the Standards that apply to the Type nominated on the plan of subdivision can be used to assess whether a dwelling is compliant with the Code (i.e., the Standards at Chapter 3 apply for Type A and B and the Standards at Chapter 4 apply to Type C).

Previous versions of the Small Lot Housing Code

The Code was introduced into growth area planning schemes in 2011 and has been periodically amended. Previous versions of the Code include:

- Small Lot Housing Code, November 2019
- Small Lot Housing Code, August 2014
- Small Lot Housing Code, June 2013
- Small Lot Housing Code, December 2012
- Small Lot Housing Code, February 2012

Earlier versions of the Code can be accessed via the [VPA website](#).

Exception concerning approved building envelopes

The Standards in the Code establish a building envelope for a single Class 1a building and associated Class 10 buildings on an allotment. If an adjoining allotment is not subject to this Code or is not shown on the same certified plan of subdivision, then regulations 79, 80, 81, 82, 83, 84, 90, 91, 94, 95, 96 of the *Building Regulations 2018* apply to the extent that they relate to the adjoining allotment.

Small boarding houses, rooming houses or guest houses (Class 1b buildings) are not covered by this code and may require a planning permit. Fences (Class 10b buildings) are regulated in the Code. The siting of in-ground or above ground swimming pools are not regulated under the Code.

Chapter 2: Definitions

A

allotment means land that can be disposed of separately under section 8A of the *Sale of Land Act 1962* without being subdivided.

applied zone means a planning scheme zone that has been ascribed to a type of use/development as shown on Plan 1 of a schedule to the Urban Growth Zone (UGZ).

B

bedroom includes any habitable room with a floor area greater than 6 square metres, when measured within the finished internal wall surfaces, that is enclosed on all sides and contains a window.

blades including battens, louvres, perforated panels refers to an articulation treatment attached to an external façade of a dwelling that may be used to provide screening.

C

carport is an open style car parking structure which:

- a) has two or more of its sides open, and
- b) is open for at least 1/3 of its perimeter; a side of a carport may be taken as open if the roof covering is not less than 500 millimetres from another building on the allotment or the adjoining allotment boundary;

Class 1a is classified as one or more buildings, which:

- a) are not located above or below another dwelling or another Class of buildings; and
- b) together form a single dwelling including the following:
 - i. a detached house;
 - ii. one of a group of two or more attached dwellings, each being a building, separated by a fire resistant wall, including a row house, terrace house, town house or villa unit;
 - iii. a single dwelling located on one allotment and used for short-term holiday accommodation.

Class 10a is a non-habitable building being a private garage, carport, shed, or the like.

Class 10b is a structure being a fence, mast, antenna, retaining or free-standing wall, swimming pool, or the like.

clear to the sky an unroofed area or area roofed with material that transmits 90 per cent of light Gutters or spouting should not be regarded as being clear to the sky.

D

declared road means a freeway or an arterial road within the meaning of the *Road Management Act 2004*.

deep soil zone means the area required to allow for and support the planting of canopy trees.

E

existing building and existing wall in relation to an adjoining allotment means any part of a building or wall:

- a) for which there is an 'occupancy permit', that has been given to the relevant council; or
- b) for which there is a 'certificate of final inspection', that has been given to the relevant council.

Buildings that have obtained a building permit only, or buildings that are under construction, are not considered as "existing".

F

façade means the part of the building facing a street or open space reserve. For calculations it is measured from a two-dimensional elevation and excludes any roof area.

fence means a structure, that encloses or bounds land, and:

- a) includes the following:
 - i. a screen – a structure similar to a fence;
 - ii. any gate or apparatus necessary for the operation of the fence; and
 - iii. any foundation or support built solely for the support and maintenance of the fence.
- b) does not include the following:
 - i. any retaining wall.

fin or sunhood means a feature of the building that projects from the façade. They may be structural or non-structural features of the building.

front street alignment means the street alignment which the front wall of the dwelling faces, for corner lots or lots with more than one road frontage (not a laneway), the dwelling may be designed to front either street alignment (as the front street). It includes a paper road easement.

front wall means the wall most forward of the building towards and facing (usually parallel with) the front street alignment or public open space reserve.

G

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H

habitable room means a room used for normal domestic activities, and:

- a) includes a bedroom, living room, lounge room, music room, television room, kitchen, dining room, sewing room, study, playroom, family room, sunroom and the like; but
- b) excludes a bathroom, laundry, water closet, pantry, walk-in robe, corridor, hallway, lobby, photographic darkroom, clothes-drying room, garage, carport and other spaces of a specialised nature occupied neither frequently nor for extended periods.

height in relation to:

- a) a building (other than a wall or fence) at any point, means the vertical distance between natural ground level and the top of the roof covering; and
- b) a wall at any point, means the vertical distance between the natural ground level at the base of the wall and the point at which the outer wall intersects the plane of the top of the roof covering, or the top of a parapet, whichever is higher; and
- c) a fence, means the vertical distance between natural ground level at the base of the fence and the top of the fence at any point along the fence.

Chimneys, flues, service pipes, solar hot water systems and solar panels are not included when measuring heights.

I

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J

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K

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L

living room means a habitable room which is used primarily for sitting or dining.

living room window means a window from a living room, kitchen, sitting room or dining room.

lot has the same definition as allotment (refer to definition above).

M

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N

natural ground level means the level of the ground at the time the allotment is created. Natural ground level is taken as being a line across the allotment that connects any two points, whether within the allotment or on adjoining allotments.

Where land has undergone extensive 'reshaping' earthworks, the new levels created by the reshaping can be taken as the natural ground level where the adjoining allotments have also been subject to the same earthworks or are at the same level.

O

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P

paper road means a road that is legally established (i.e. a designated road reservation is recorded in survey plans or plan of subdivision) but is not constructed as a road. It may be on paper only or it may be constructed as a pedestrian path.

permeable surfaces means any ground level surface that allows water to pass through and enter into the soil including mulch, gravel, permeable pavements, decking.

pergola means an open structure that is unroofed but may have a covering of open weave permeable material. It is a structure that does not collect or discharge rain water.

primary frontage is either a street frontage or frontage onto an open space reserve that is accessible to pedestrians and postal deliveries. Where a lot directly abuts both a street and an open space reserve, then the frontage to the open space is to be regarded as the primary frontage.

private open space means:

- a) an unroofed area of land; or
- b) a deck, terrace, patio, balcony, pergola, verandah, gazebo, outdoor swimming pool or spa.

public open space reserve means a reserve of unencumbered or encumbered land, shown on the plan of subdivision as a reserve that can be used for passive, active, drainage or conservation purposes.

Q

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R

raised private open space means a landing with an area of more than 2 square metres, a balcony, a terrace, a deck or a patio, that is over 0.8 metres above natural ground level.

rear loaded means an allotment which has vehicle access via a rear street.

right of way means a carriageway easement i.e. a right, annexed to land to travel over other land of different ownership.

S

secluded private open space means any part of private open space on an allotment:

- a) which is:
 - i. at the side or rear of an existing dwelling on the allotment; or
 - ii. is a balcony area; or
 - iii. is a rooftop area; or
 - iv. within the front setback of an existing dwelling which is screened for at least 90 per cent of its perimeter by a wall, fence or other barrier that is at least 1.5 metres high and that has no more than 25 per cent of its area; and
- b) which is primarily intended for outdoor recreation activities.

setback from a boundary or building means a horizontal distance from that boundary or building.

secondary street alignment means for an allotment with more than one street frontage, any other street that is not the front street or a rear laneway.

side open space reserve alignment means for an allotment with more than one open space reserve frontage, any other open space reserve that is not adjacent to the allotment frontage.

sidelight window means a window located at the side or top of a door. It may be transparent or opaque.

simultaneously approved means buildings that have obtained their building permits on the same day or an application of building permits have been applied for at the same time. The allowances are also offered to developments where the building permits are issued or submitted on the same day and the neighbours can co-ordinate their building permits.

site coverage in relation to an allotment that means that part of the allotment which is covered by buildings, expressed as percentage of the area of the allotment – excluding eaves (not exceeding 700 millimetres in width), fascia and gutters, unroofed swimming pools, unroofed terraces, unroofed patios, unroofed decks and pergolas.

storey means that part of the building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine.

street includes a road, highway, carriageway, lane, footway, square, court, alley and right of way (unless specified otherwise).

street alignment means the line between a street and an allotment.

T

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U

unroofed means an area that is not covered by a roof structure, but may be covered by eaves, gutters, fascias, sunhoods or sunshades.

V

viewing panel means a window located within a front door. It may be transparent or opaque.

W

wall on boundary means building on or within 200 millimetres of any boundary of an allotment.

X

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Y

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Z

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Chapter 3: **Type A and B Standards**



Standards 1–24 apply to lots nominated as Type A or B.
Standards 25–57 apply to lots nominated as Type C.

Single Class 1a Buildings and Associated Class 10a Buildings

SETBACKS

Standard 1 – Maximum street setbacks

No maximum front setback applies.

Standard 1.1

The application is exempt from the requirements of the *Building Regulations 2018*.

Standard 2 – Minimum street setbacks and articulation

In this Standard, street does not include lane, footway, alley or right of way.

Standard 2.1

Walls of a dwelling must be setback from front and secondary street alignments the distances specified in **Table 1**.

Table 1 Street alignment requirements

Designation of the allotment at the plan of subdivision	Minimum setback from front street alignment	Minimum setback from secondary street alignment, where the allotment is on a corner
Type A	4.0m for a dwelling facing a declared road	1.5m
	1.5m for a dwelling facing a street where there is an open space reserve on the other side of the street and opposite the allotment	
	3.0m in any other case	
Type B	4.0m for a dwelling facing a declared road	1.0m
	1.5m in any other case	

A front street alignment may be to an open space reserve if the allotment is rear loaded.

There are no prescribed setbacks for rear streets however Standard 7 (side and rear setbacks) will apply.

Standard 2.2

Walls of a dwelling must be articulated in accordance with **Table 2**.

Table 2 *Articulation at front and side street*

Minimum articulation at front street alignment	Minimum articulation at secondary street alignment
The front façade must have between 25 per cent and 75 per cent of its area recessed an additional 300mm.	If a wall at a secondary street alignment is more than 10.0m in length, the wall must have between 10 per cent and 90 per cent of its area recessed an additional 300mm.

For the purposes of this Standard, the area of the front façade means the area of the walls of the dwelling facing the front street alignment and measured from a two-dimensional elevation and excludes any roof area and the area of garage and carports doors/opening.

Standard 2.3

The entrance door or opening of any garage or carport, that is accessed from the street must be setback:

- a) no less than 5.0 metres from the front street alignment; or
- b) no less than 2.0 metres from the secondary street alignment.

Standard 2.4

Any entry to the dwelling that faces a street or public open space reserve must include at least one window, in the form of a sidelight window or viewing panel.
The window may also be provided via glazing in the door.

Standard 2.5

The following may encroach into the setback distance required by Standard 2.1 by no more than 1.5 metres:

- a) eaves, fascia and gutters; and
 - b) decks, steps or landings less than 800 millimetres in height;
- provided these encroachments do not project over a street alignment.

Standard 2.6

At least one of the following elements must be provided to the front of the dwelling and may encroach into the setbacks required by Standard 2.1:

- a) a porch, verandah or pergola that:
 - i. is open on at least two sides; and
 - ii. projects at least 800 millimetres and no more than 1.5 metres forward of the front wall (inclusive of the eaves, fascia and gutters); or
- b) a balcony on the first storey or above, that:
 - i. projects at least 300 millimetres and no more than 1.0 metre forward of the front wall, if the balcony is roofed (inclusive of the eave, fascia and gutters); or
 - ii. projects at least 800 millimetres and no more than 1.5 metres forward of the front wall, if the balcony is not roofed (inclusive of the eave, fascia and gutters); or

- c) fin/s or sunhood/s having a minimum combined length of 3.1 metres which must project at least 300 millimetres and not more than 1.0 metre forward of the wall to which it is attached; or
- d) blades, battens, louvres, perforated panels having a minimum combined length of 3.1 metres, projecting not more than 1.0 metre forward of the front wall with a minimum transparency of 50 per cent.

BUILDING HEIGHT

Standard 3 – Building height

The reference to zone in this Standard includes an applied zone.

Standard 3.1

The height and/or number of storeys of a building must not exceed those specified in the planning scheme zone, inclusive of any schedule or plan incorporated into the planning scheme. If a height is not specified then:

- a) the building height must not exceed 11.0 metres; and
- b) the building must contain no more than three (3) storeys at any point.

SITE COVERAGE

Standard 4 – Site coverage

Standard 4.1

The site area covered by dwellings must not exceed the percentage specified in Table 3.

Table 3 Site coverage

Designation of the allotment in the plan of subdivision	Site coverage
Type A	90 per cent The percentage may be calculated as the average of allotments that have simultaneously approved/lodged attached dwellings.
Type B	Nil.

When calculating site coverage under this Standard, eaves, fascia and gutters not exceeding 600 millimetres in total width, unroofed swimming pools, unroofed terraces, unroofed patios, unroofed decks and pergolas may be disregarded.

PERMEABILITY

Standard 5 – Permeability

Standard 5.1

The site area covered by permeable surfaces must be at least the area specified in **Table 4**.

Table 4 Permeability

Designation of the allotment in the subdivision permit	Permeable surfaces
Type A	10 per cent The percentage may be calculated as the average of allotments that have simultaneously approved/lodged attached dwellings.
Type B	Nil.

CAR PARKING

Standard 6 – Car parking

Standard 6.1

A minimum of one car parking space must be provided.

Standard 6.2

A minimum of one car parking space required under Standard 6.1 must be accessible from a public street or laneway or right of way. If the allotment has a frontage width of less than 6.0 metres, then access to the car parking space must only be from the rear of the allotment.

Standard 6.3

A minimum of one car parking space required under Standard 6.1 must be at least 6.0 metres long and 3.5 metres wide.

Standard 6.4

Regulation 78 of the *Building Regulations 2018* applies.

Standard 6.5

If the car parking space required under Standard 6.1 is in a garage or carport and the door(s) or opening(s) to the garage or carport faces the front street:

- a) the width of the door(s) or opening(s) must not exceed 50 per cent of the width of the frontage of the allotment; or
- b) the area of the door(s) or opening(s) must not exceed 30 per cent of the area of the front façade of the dwelling.

For the purposes of this Standard, the area of the front façade of the dwelling means the area of the walls of the dwelling facing the front street, measured from a two-dimensional elevation and excluding any roof area.

SIDE AND REAR SETBACKS

Standard 7 – Side and rear setbacks

Standard 7 does not apply to a wall of a dwelling or a carport that complies with Standard 8.

Standard 7.1

A dwelling must be set back from a side or rear boundary not less than the distance specified in Table 5.

Table 5 Side and rear setbacks

Building height at any point	Minimum setback from side or rear boundary (including a rear street)	Minimum setback from a lane
3.6m or less	1.0m	1.0m
More than 3.6m but not more than 6.9m	1.0m plus 0.3m for every metre of height over 3.6m	1.0m
More than 6.9m	2.0m plus 1.0m for every metre of height over 6.9m	2.0m plus 1.0m for every metre of height over 6.9m

If an adjoining allotment is not subject to the Small Lot Housing Code, or is not shown on the same certified plan of subdivision, then regulation 79 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 7.2

The following may encroach into the setback distance required by Table 6 by not more than 500 millimetres, unless located between a dwelling and a lane, whereby they may be built to the allotment boundary:

- a) porches and verandahs;
- b) masonry chimneys;
- c) sunblinds and sunhoods;
- d) flues and pipes;
- e) domestic fuel tanks and water tanks; and
- f) heating and cooling equipment and other services.

Standard 7.3

Eaves, fascias and gutters may encroach into the setback distance required by Table 6 by not more than 600 millimetres, unless located between a dwelling and a lane, whereby they may be built to the allotment boundary.

Standard 7.4

The following may encroach into the setback distance required by Table 5, including between a dwelling and a laneway:

- a) landings with an area of not more than 2.0 square metres and less than 1.0 metre high;
- b) unroofed stairways and ramps;
- c) pergolas;
- d) shade sails; and
- e) decks less than 800 millimetres above natural ground level.

Standard 8 – Walls on boundaries

Standard 8.1

The maximum height of a wall on or within 200 millimetres of a side or rear boundary (not a laneway), or a carport on or within 1.0 metre of a side or rear boundary (not a laneway), must not exceed 3.6 metres unless:

- a) it abuts an existing dwelling on the adjoining allotments or will abut a simultaneously approved building on the boundary; and
- b) the height difference between the existing adjoining dwelling or the simultaneously approved dwelling or carport does not exceed 3.6 metres.
- c) notwithstanding Standard 8.1(a) the length difference between the existing or simultaneously approved dwelling must not exceed a total of 2.0 metres, and the additional length must not cast additional shadow on a light court in accordance with Standard 11.

Standard 8.2

There is no maximum wall on boundary length, provided the other Standards are satisfied.

Standard 8.3

A wall may be built on or within 200 millimetres of a side or rear boundary adjoining a laneway up to 6.9 metres in height.

Above 6.9 metres, a wall on the boundary of a laneway then must be setback 2.0 metres plus 1.0 metre for every metre of height over 6.9 metres.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 80 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

AMENITY

Standard 9 – Daylight to existing habitable room windows

Standard 9.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 81 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 10 – Solar access to existing north-facing windows

Standard 10.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 82 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 11 – Overshadowing of secluded private open space

Standard 11.1

A dwelling must not reduce the sunlight to any secluded private open space of an existing dwelling on an adjoining allotment to less than 6.0 square metres, with a minimum dimension of 2.0 metres.

For the purposes of calculating the area of direct sunlight at this Standard, the length of shadow cast is calculated by multiplying the height of dwelling and/or fence by 0.9 when the sun is true north.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 83 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 12 – Overlooking

Standard 12.1

A habitable room window, where the floor level of the room is more than 2.5 metres above natural ground level and the window faces (at an angle less than 45 degrees) a living room window of an existing dwelling on an adjoining allotment within a horizontal distance of 4.5 metres, the window must either:

- a) have a sill height at least 1.7 metres above floor level; or
- b) have fixed obscure glazing in any part of the window below 1.7 metres above floor level.

In this Standard “faces” means a window within 1.5 metres of the edge of a window in an existing dwelling on an adjoining allotment.

Standard 12.2

A raised private open space that faces secluded private open space or living room windows of an existing dwelling on an adjoining allotment within a horizontal distance of 4.5 metres, must be screened to a height of at least 1.7 metres above the floor level with the screen being no more than 25 per cent transparent.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 84 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 13 – Daylight to habitable room windows

Standard 13.1

A habitable room window must face:

- a) an outdoor space or light court with a minimum area of 3.0 square metres and a minimum dimension of 1.0 metre clear to the sky, not including land on an adjoining allotment; or
- b) a verandah or carport provided it is open for at least one third of its perimeter.

For the purposes of this Standard, a side of a carport or verandah will be open if the roof covering of the carport or verandah is not less than 500 millimetres from another dwelling on the allotment or the adjoining allotment boundary.

PRIVATE OPEN SPACE

Standard 14 – Private open space

Standard 14.1

If a dwelling on an allotment has three or more bedrooms it must have:

- a) at least 24.0 square metres of private open space at the side or rear of the dwelling with a minimum dimension of 3.0 metres; or
- b) at least 24.0 square metres provided in two or more parcels at the side or rear of the dwelling, provided that:
 - i. each parcel is at least 12.0 square metres; and
 - ii. at least one parcel has a minimum dimension of 3.0 metres; or
- c) a balcony or roof-top area of at least 12.0 square metres of private open space with a minimum dimension of 3.0 metres.

Standard 14.2

If a dwelling on an allotment has two or less bedrooms it must:

- a) have at least 12.0 square metres of private open space at the side or rear of the dwelling with a minimum dimension of 3.0 metres; or
- b) a balcony or rooftop area that is at least:
 - i. 10 per cent of the total floor area of the dwelling excluding garages and carports with a minimum dimension of 2.0 metres; or
 - ii. 6.0 square metres with a minimum dimension of 2.0 metres, whichever is the greater.

Standard 14.3

If the private open space is provided at the side or rear of the dwelling or as a roof top area (not a balcony), an area of at least 6.0 square metres, with a minimum dimension of 2.0 metres, must have access to direct sunlight.

For the purposes of calculating the area of direct sunlight at this Standard, the length of shadow cast is calculated by multiplying the height of dwellings and/or fences by 0.9 when the sun is true north.

STORAGE, SERVICES, AND UTILITIES

Standard 15 – Storage

Standard 15.1

A minimum of 2.5 cubic metres of storage is required with a minimum depth of 600mm. This must be in addition to space provided for a vehicle.

Standard 16 – Bin storage

Standard 16.1

Each dwelling must provide bin storage, in accordance with **Table 6** below, that is screened from view from the front street alignment:

Table 6 Bin storage area

Minimum area	Minimum depth	Minimum height
1.74sqm	0.8m	1.8m

If bin storage is provided in a garage, it must be provided in addition to the storage requirements at Standard 47.1.

Class 10b Buildings

Standard 17 – Front fence height

Standard 17.1

Any front fence on or within 3.0 metres of the front street alignment must not exceed the maximum height specified in Table 7.

Table 7 Front fence height

Street type	Maximum fence height
A declared road	2.0 metres
Any other street	1.2 metres

Standard 17.2

A front fence, other than a front fence to a declared road, must be at least 15 per cent transparent above 700 millimetres height.

Standard 18 – Fences setback more than 150 millimetres from side and rear boundaries

Standard 18.1

A fence that is setback more than 150 millimetres from a side or rear boundary must not exceed 2.5 metres in height. The part of the fence above 2.0 metres in height must be at least 25 per cent transparent.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 90 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 19 – Fences on or within 150 millimetres of side or rear boundaries

Standard 19.1

A fence that is on or within 150 millimetres of a side or rear boundary must not exceed 2.5 metres in height. The part of the fence above 2.0 metres in height must be at least 25 per cent transparent.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 91 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 20 – Fences forward of front walls

Standard 20.1

Any part of a fence that is constructed forward of the front wall of a dwelling must comply with the height and transparency requirements of Standards 16.1 and 16.2.

Standard 21 – Fences on intersecting and secondary street alignments

In this Standard, street does not include lane, footway, alley or right of way.

Standard 21.1

Despite Standard 16.1 and 16.2, a fence within 3.0 metres of a point of intersection of street alignments must not exceed a height of 1.0 metre above footpath level.

Standard 21.2

A fence within 1.0 metre of a secondary street alignment:

- a) must not exceed 2.0 metres in height; and
- b) may be solid for no more than 65 per cent of its length, the remaining length of the fence must be at least 15 per cent transparent.

Standard 21.3

A fence on a rear street alignment must not exceed 2.0 metres in height.

Standard 21.4

Fences must not contain barbed wire or other sharp protrusions.

Standard 22 – Fences and daylight to windows in existing building

Standard 22.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 94 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 23 – Fences and solar access to existing north-facing habitable room windows

Standard 23.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 95 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 24 – Fences and overshadowing of secluded private open space

Standard 24.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 96 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Chapter 4: **Type C Standards**



Standards 1–24 apply to lots nominated as Type A or B.
Standards 25–57 apply to lots nominated as Type C.

Single Class 1a Buildings and Associated Class 10a Buildings

BUILDING HEIGHT

Standard 25 – Building height

The reference to zone in this Standard includes an applied zone.

Standard 25.1

The height and/or number of storeys of a building must not exceed those specified in the planning scheme zone, inclusive of any schedule or plan incorporated into the planning scheme. If a height is not specified then:

- a) the building height must not exceed 13.5 metres; and
- b) the building must contain no more than four (4) storeys at any point.

SETBACKS

Standard 26 – Setback – Maximum front setback

No maximum front setback applies.

Standard 26.1

The application is exempt from the requirements of the *Building Regulations 2018*.

Standard 27 – Setback – Minimum street setback to a front or secondary street

In this Standard, a street includes an open space reserve alignment and a paper road.

Standard 27.1

Walls of a dwelling must be set back from front and secondary street alignments in accordance with the distances specified in **Table 8**.

Table 8 Street alignment requirements

Building height at any point	Minimum setback from front street alignment	Minimum setback to side street alignment (on a corner allotment)	Minimum setback to a rear street alignment (not a lane)
6.9m or less	2.5m	1.5m	1.5m
More than 6.9m	2.5m	1.5m plus 0.5m for every metre of height over 6.9m	1.5m plus 0.5m for every metre of height over 6.9m

Standard 28 – Setback – Side and rear boundary

Standard 28 does not apply to a wall of a dwelling or a carport that complies with Standard 29.

Standard 28.1

Where a Type C allotment is adjacent to a Small Lot Housing Code allotment, a rear street, a rear lane, or public open space reserve, a dwelling must be set back from a side or rear boundary no less than the distance specified in **Table 9**.

Table 9 Side and rear setback requirements

Building height at any point	Minimum side setback to a Small Lot Housing Code allotment	Minimum rear setback (not including a street, a laneway or open space reserve)	Minimum rear setback from a street, a laneway or open space reserve
6.9m or less	1.0m	4.0m	1.0m
More than 6.9m	1.0m, plus 0.5m for every metre of height over 6.9m	4.0 metres plus 0.5m for every metre of height over 6.9m	1.0m, plus 0.5m for every metre of height over 6.9m

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 79 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 29 – Walls on boundary height and length

Standard 29.1

The maximum height of a wall on or within 200 millimetres of a side or rear boundary (including a lane, not a side street), or a carport on or within 1.0 metre of a side or rear boundary (including a lane, not including a side street), must not exceed 6.9 metres unless:

- it abuts an existing dwelling on the adjoining allotments or will abut a simultaneously approved dwelling on the boundary; and
- the height difference between the existing adjoining dwelling or the simultaneously approved dwelling or carport does not exceed 2.0 metres.
- notwithstanding Standard 29.1(a) the length difference between the existing or simultaneously approved building must not exceed a total of 2.0 metres, and the additional length must not cast additional shadow on a light court in accordance with Standard 41.

Standard 29.2

There is no maximum wall on boundary length provided other Standards are satisfied.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 80 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 30 – Setback – Allowable encroachments

Standard 30.1

Table 10 sets out the allowable encroachments into the front or side street setback distance required by Standard 27.1 for building elements that may encroach.

Table 10 Allowable encroachments

Building element	Maximum encroachment
Roofed pergolas, porches and verandahs on the ground floor; and balconies (covered or uncovered) on the first floor or above	1.5m
Sunhoods, sunshades or fins	1.0m
Eaves, fascia and gutters;	0.75m
Unroofed pergolas	Up to allotment boundary

Standard 31 – Setback – Garage and carport from the street

Standard 31.1

The entrance door or opening of any garage for a front-loaded dwelling must be setback:

- a) no less than 2.5 metres from the secondary street alignment (does not include a laneway); and
- b) no more than 5.0 metres from the front street alignment.

ARTICULATION

Standard 32 – Articulation – Entrance to the dwelling

Standard 32.1

Where the garage faces the front street, a front entrance to the dwelling must be set forward of the garage by 500 millimetres.

Standard 32.2

Any door to the dwelling at a street or public open space reserve must include at least one window, in the form of a sidelight window or viewing panel.

The window may also be provided via glazing in the door.

Standard 33 – Articulation – Massing

Standard 33.1

A front or side façade facing a street or public open space reserve must have between 25 per cent and 75 per cent of its area recessed by an additional 600 millimetres, the façade must have between 25 per cent and 75 per cent of its area recessed by an additional 600 millimetres.

For the purposes of calculating the area, windows, doors, and garage doors are not included.

The percentage may be calculated as the average of allotments that have simultaneously approved/lodged attached dwellings.

Standard 34 – Articulation – Façades through materials

Standard 34.1

Façades at boundaries to a street, paper road or public open space reserve must include a minimum of two materials, with no material being used for more than 75 per cent of the façade on that frontage.

For the purposes of this Standard, the area of the front façade means the area of the walls of the dwelling facing the front street alignment and measured from a two-dimensional elevation and excludes any roof area and the area of garage and carports doors/openings.

The percentage may be calculated as the average of allotments that have simultaneously approved/lodged attached dwellings.

Standard 35 – Articulation – Detailed design

Standard 35.1

At least one of the following elements must be provided to the front of the dwelling and may encroach into the setbacks required by Standard 28.1:

- a) Porches and verandahs on the ground floor; and balconies on the first floor or above must have at least a project a minimum of 800 millimetres and a maximum of 1.5 metres and each element must be at least 25 per cent of the length of the frontage width; or
- b) fin/s or sunhood/s having a minimum combined length of 3.1 metres which must project at least 300 millimetres and not more than 1.0 metre forward of the wall to which it is attached; or
- c) Blades, battens, louvres, perforated panels having a minimum combined length of 3.1 metres, projecting not more than 1.0 metre forward of the front wall with a minimum transparency of 50 per cent.

For the purposes of this Standard, the length is combined for discontinuous elements such as sunshades.

Eaves, fascia and gutters do not count towards the minimum one allowable encroachment required.

Standard 35.2

The elements at Standard 34.1 may project into the secondary street alignment on a corner allotment, however they must not project towards the secondary street alignment any more than 1.0 metre.

ACTIVATION

Standard 36 – Activation and passive surveillance

Standard 36.1

The front of a dwelling must have an area of open space with a minimum dimension of 1.5 metres by 1.5 metres.

Standard 36.2

Any façade facing a front or side boundary must have at least one habitable room window, or balcony that overlooks the adjacent street, paper road, or public open space reserve.

CAR PARKING

Standard 37 – Car parking

Standard 37.1

A minimum of one car parking space must be provided.

Standard 37.2

The car park can be provided in a garage, carport or in an unroofed area.

Standard 37.3

A minimum of one car parking space required by Standard 36.1 must be at least 6.0 metres long and 3.2 metres wide.

Standard 37.4

The minimum ceiling height to a garage or car parking space is 2.4 metres above finished floor level. If the car parking space is a carport or unroofed area, a dwelling may project into a car parking space if it is at least 2.4 metres above the finished floor level of the car space

Standard 37.5

If the car parking is in a garage, the door(s) or opening(s) to the garage:

- a) must not exceed 3.3 metres wide for allotments less than 7.0 metres wide; or
- b) must not exceed 5.5 metres wide for allotments greater than 7.0 metres wide; and
- c) must not exceed 30 per cent of the area of the front façade of the dwelling.

PRIVATE OPEN SPACE

Standard 38 – Site coverage

There is no maximum site coverage.

Standard 39 – Private open space

Standard 39.1

If a dwelling has three or more bedrooms it must have a total of at least 18.0 square metres of private open space.

If a dwelling has two or less bedrooms, it must have a total of at least 12.0 square metres of private open space.

Standard 39.2

The total private open space may be provided in two or more parcels, provided that:

- d) Each parcel has a minimum dimension of 1.5 metres by 1.5 metres, and
- e) At least one parcel has the minimum area and dimension in **Table 11** with a door connecting it to the main living area.

Table 11 Private open space parcel sizes

Dwelling type	Minimum area	Minimum dimension
2 bedrooms or less	8.0sqm	2.0m
3 bedrooms or more	8.0sqm	2.4m

Standard 40 – Daylight to private open space

Standard 40.1

Each dwelling must have an area of private open space of at least 4.0 square metres with a minimum dimension of 2.0 metres, which has access to direct sunlight for at least two hours between 8am and 4pm on the equinox (22 September) that is:

- a) at ground level; or
- b) a balcony; or
- c) a roof top terrace.

Standard 41 – Landscape permeability

Standard 41.1

At least 50 per cent of unroofed ground level private open space must comprise permeable surfaces.

AMENITY

Standard 42 – Daylight to existing habitable room windows

Standard 42.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 81 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 43 – Solar access to existing north-facing windows

Standard 43.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 82 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 44 – Overshadowing of secluded private open space

Standard 44.1

A dwelling must not reduce the sunlight to any secluded private open space of an existing dwelling on an adjoining Type A or Type B allotment to less than 6.0 square metres, with a minimum dimension of 2.0 metres in each direction.

This requirement does not apply to secluded private open space provided as a balcony.

For the purposes of calculating the area of direct sunlight at this Standard, the length of shadow cast is calculated by multiplying the height of dwelling by 0.9 when the sun is true north.

Standard 44.2

A dwelling must not reduce the sunlight to private open space of an existing Type C dwelling on an adjoining allotment such that that allotment would no longer meet Standard 42.1.

If an adjoining allotment is not subject to the Code or is not shown on the same certified plan of subdivision, then regulation 83 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 45 – Deep soil zone

Standard 45.1

Each allotment must provide an area for deep soil planting that is a minimum of 2.5 square metres, with a minimum dimension of 1.5 metres.

Standard 46 – Overlooking

Standard 46.1

A habitable room window must have a sill height or be screened to be no more than 25 per cent transparent to a height of 1.7 metres if:

- a) it is within a 4.5 metre horizontal distance of a living room window or secluded private open space on an adjoining allotment; and
- b) the floor level of the habitable room is more than 2.5 metres above natural ground level; and
- c) it faces a living room window of an adjoining allotment at an angle less than 45 degrees.

In this Standard “faces” means a window within 1.5 metres of the edge of a window in an existing dwelling on an adjoining allotment.

Standard 46.2

A raised private open space that faces a secluded private open space or living room windows of an existing or simultaneously approved dwelling on an adjoining allotment within a horizontal distance of 4.5 metres, must be screened to a height of at least 1.7 metres above the floor level with the screen being no more than 25 per cent transparent.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 84 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 47 – Daylight to habitable rooms

Standard 47.1

Each habitable room window must face either:

- a) an outdoor space or light court with a minimum area of 3.0 square metres and a minimum dimension of 1.0 metre clear to the sky, with a minimum dimension of 2.5 metres measured perpendicular to the window. This may borrow from a street, paper road or public open space reserve; or
- b) a verandah, carport, patio, porch, or balcony that is open for more than one third of its perimeter.

STORAGE, SERVICES, AND UTILITIES

Standard 48 – Storage

Standard 48.1

A minimum of 2.5 cubic metres of storage is required with a minimum depth of 600mm. This must be in addition to space provided for a vehicle.

Standard 49 – Bin storage

Standard 49.1

Each dwelling must provide bin storage, in accordance with **Table 12** below, that is screened from view from the front street alignment.

Table 12 Bin storage area

Minimum area	Minimum depth	Minimum height
1.74sqm	0.8m	1.8m

If bin storage is provided in a garage, it must be provided in addition to the storage requirements at Standard 48.1.

Class 10b Buildings

FENCES

Standard 50 – Front fence height

Standard 50.1

Any fence on or within 3.0 metres of a front street alignment, or adjacent to a public open space must not exceed the maximum height specified in **Table 13**.

Table 13 Front and side boundary fence heights

Types	Maximum fence height
A declared road	2.0m
Any other street	1.5m

Standard 50.2

A front or side boundary fence, other than a front or side boundary fence to a declared road, must be at least 25 per cent transparent for that part of the fence above 850 millimetres height.

Standard 51 – Fences on or within 150 millimetres of side or rear boundaries

Standard 51.1

A fence that is on or within 150 millimetres of a side or rear boundary must not exceed 2.5 metres in height. The part of the fence above 2.0 metres in height must be at least 25 per cent transparent.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 91 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 52 – Fences forward of front walls

Standard 52.1

Any part of a fence that is constructed forward of the front wall of a dwelling must comply with the height and transparency requirements of Standards 50.1 and 50.2.

Standard 53 – Fences on secondary street alignments, paper road or public open space reserve

In this Standard, street does not include lane, footway, alley or right of way.

Standard 53.1

Despite Standard 53.1, a fence within 1.0 metre of a side boundary to a street, paper road or public open space reserve must:

- a) must not exceed 2.0 metres in height; and
- b) may be solid for no more than 65 per cent of its length, the remaining length of the fence must be at least 15 per cent transparent.

Standard 53.2

Despite Standard 51.1 a fence within 1.0 metre of a rear boundary to a street, paper road, public open space reserve must not exceed 2.0 metres in height.

Standard 53.3

A fence on a rear street alignment must not exceed 2.0 metres in height above natural ground level.

Standard 53.4

Fences must not contain barbed wire or other sharp protrusions.

Standard 54 – Fences on intersecting and secondary street alignments

In this Standard, street does not include lane, footway, alley or right of way.

Standard 54.1

Despite Standard 50.1 and 50.2, a fence within 3.0 metres of a point of intersection of street alignments must not exceed a height of 1.0 metre above footpath level.

Standard 55 – Fences and daylight to windows in existing building

Standard 55.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 94 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 56 – Fences and solar access to existing north-facing habitable room windows

Standard 56.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 95 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

Standard 57 – Fences and overshadowing of secluded private open space

Standard 57.1

The application is exempt from the requirements of the *Building Regulations 2018*.

If an adjoining allotment is not subject to the Small Lot Housing Code or is not shown on the same certified plan of subdivision, then regulation 96 of the *Building Regulations 2018* applies to that interface with the adjoining allotment.

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