

# *Experience with the Multi Unit Housing Code*

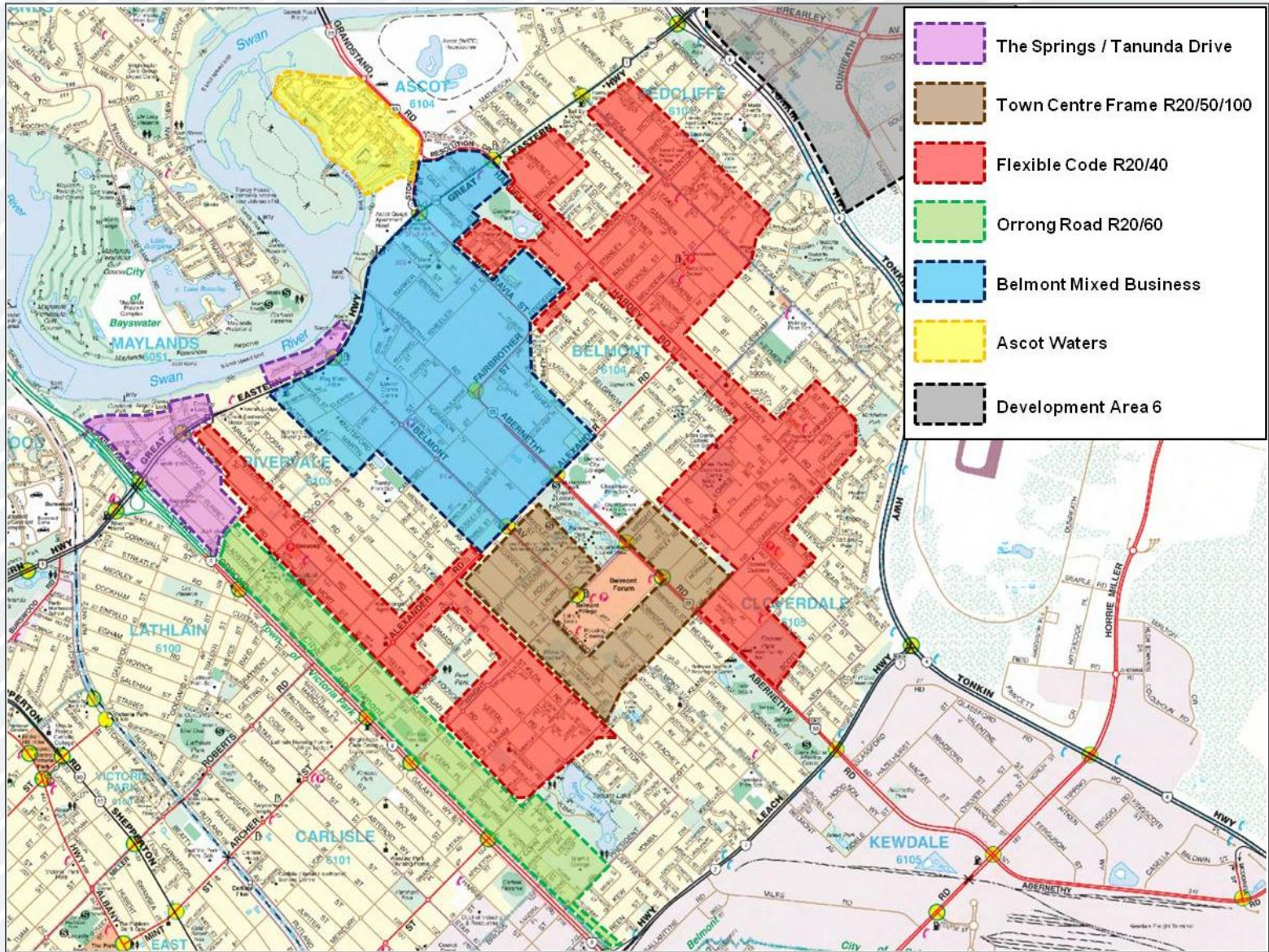
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City of Belmont



Multiple-Dwellings				
Year	Number-of-Applications	Number-of-Determined-Applications		Associated-Number-of-Dwellings
2007	2	2		85
		Approved	1	
		Recommend approval to authority	1	
2008	1	1		2
		Approved	1	
2009	1	1		25
		Approved	1	
2010	1	1		52
		Approved	1	
2011	1	1		23
		Approved	1	
2012	14	14		477
		Approved	13	
		Deemed-Refused	1	
2013	83	83		1552
		Approved	81	
		Refused	2	
2014	100	63		1176
		Approved	62	
		Refused	1	

Table 1 -- City of Belmont Multiple Dwelling Development Applications 2007-2014

The City of Belmont has experienced a radical 9,900% increase in the number of multiple dwelling applications (1 application proposing a total of 25 dwellings in 2009, compared with 100 applications proposing a total of 1176 dwellings in 2014)



# All Multi Units Are Not the Same

## Large Scale Developments

Design

Waste Management

Parking





The Springs To Date  
12 approvals  
1281 Multiple Dwellings



## Procedural Responses to the Increase in Multi Unit Applications

Poor Quality Design  
Multiple Dwelling Triage Unit

Thankfully we don't have to rely solely on the R Codes as we have split coded performance based standards.

The basics –

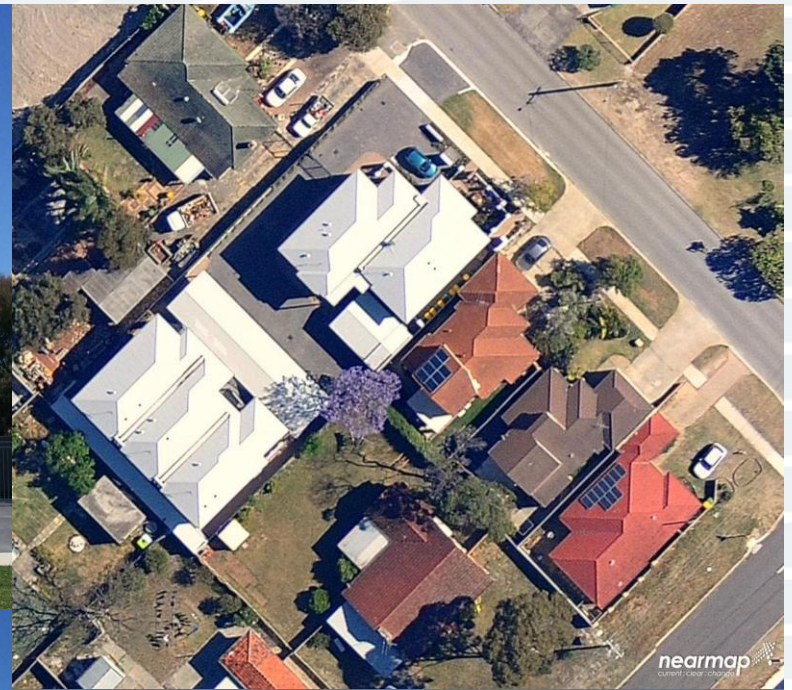
**Natural light and ventilation?**

**Where is the front door? Where are the bins going to go? Would you live there?**

Don't cop out get an opinion!

Train your staff

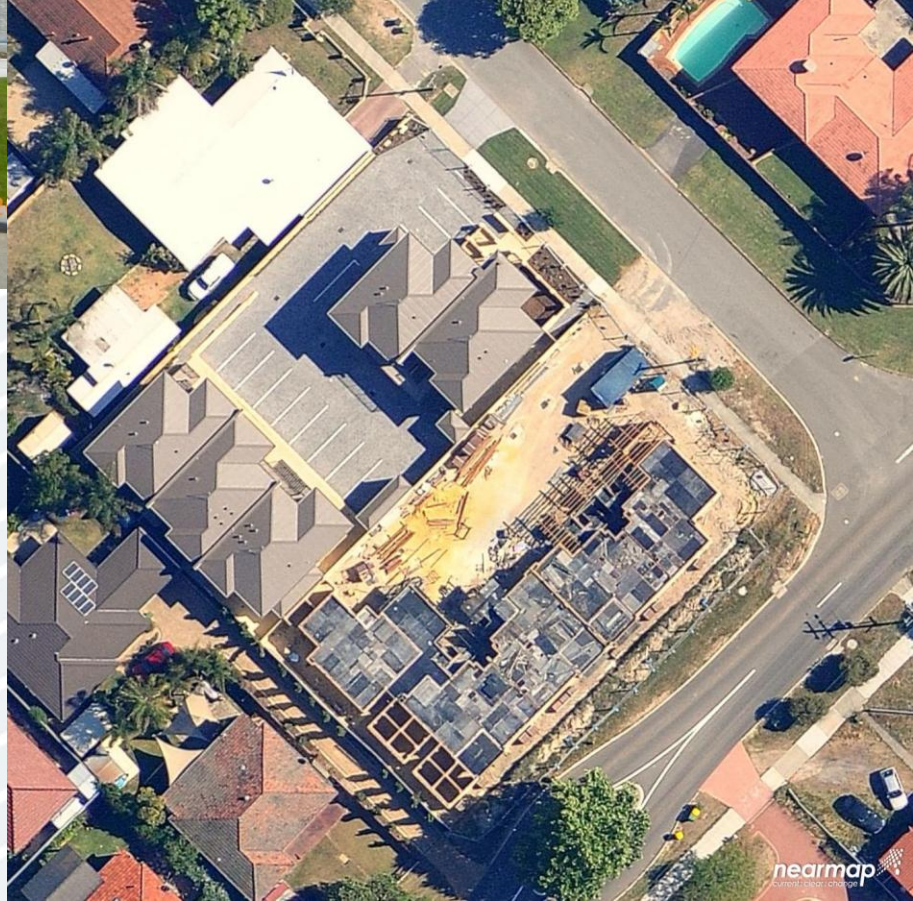




## 216 Kooyong Road, Rivervale

- Coded R20/40
- 10 Multiple Dwellings (6x58m<sup>2</sup> + 4x80m<sup>2</sup>)
- 10 resident bays
- 2 visitors bays





### 86 Moreing Street, Redcliffe

- Coded R20/40
- 10 Multiple Dwellings (10x70m2)
- 10 resident bays
- 3 visitors bays





## 12 Smiths Avenue, Redcliffe

- Coded R20/40
- 8 Multiple Dwellings (2x60m<sup>2</sup> + 6x70m<sup>2</sup>)
- 8 resident bays
- 2 visitors bays

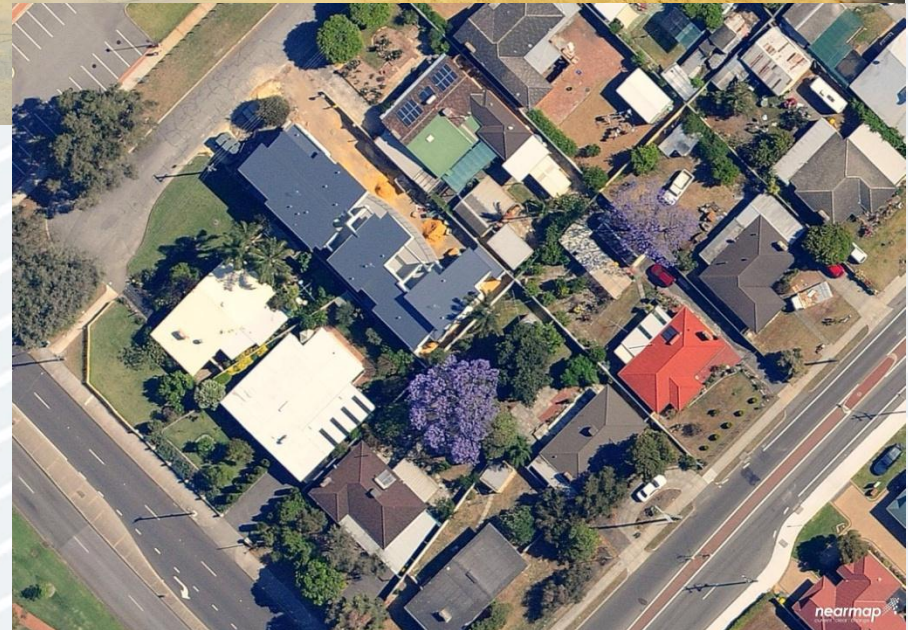
14:25 13/NOV/2014



14:26 13/NOV/2014



nearmap



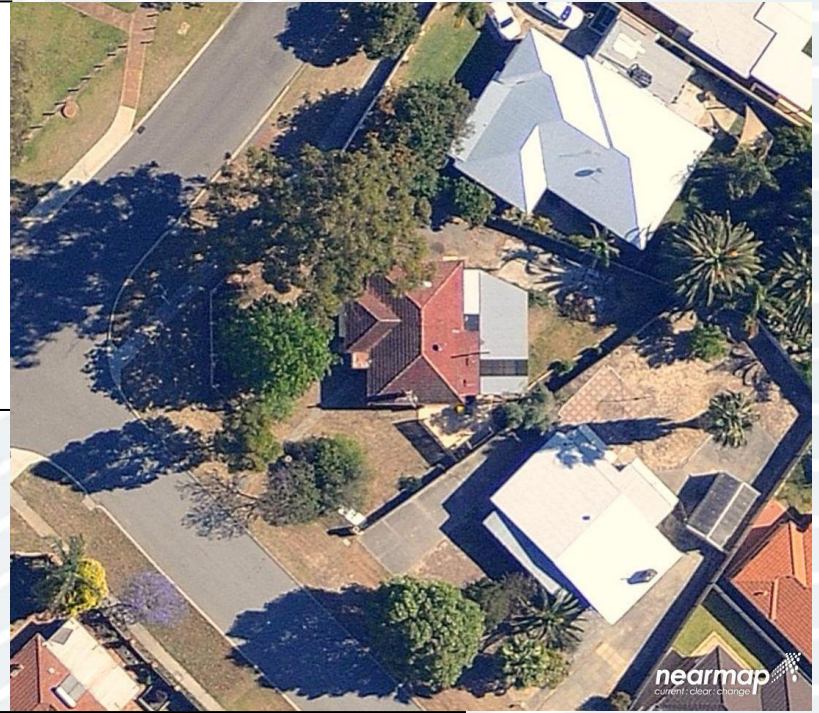
## 4 Hendra Street, Cloverdale

- Coded R20/50/100
- 8 Multiple Dwellings @ R60 (6x57m<sup>2</sup> + 2x80m<sup>2</sup>)
- 8 resident bays
- 2 visitors bays

## Bowkett Street, Redcliffe



Introduction of multi units on R20  
Coded corner lots undermines the  
housing strategy and increases land  
values so affordability is impacted.



Six Multiple  
Dwellings R20  
Coded Corner  
Lot 741m<sup>2</sup>

## Community Backlash

The community in Belmont embraced density changes under the new LPS 15

What they are getting as a result of the Multi Unit Code is different to what they were told so many are upset.

Hopefully the market will weed out the worst of the designs – let's face it who would buy some of them?

