Archistar

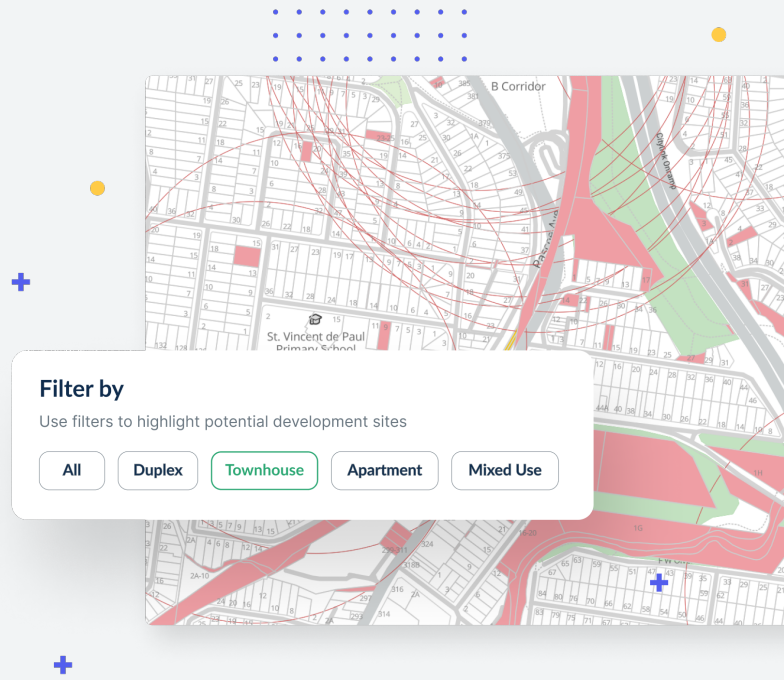## Moreland Townhouses

Development Snapshot

The City of Moreland is situated in the northern suburbs approximately 14kms from the Melbourne CBD.

Filter by
Use filters to highlight potential development sites

All   Duplex   Townhouse   Apartment   Mixed Use

Summary

Population Growth

Expected to grow by 15% in the next 10 years.

Includes the suburbs of Brunswick, Coburg, Fawkner, Gelroy, Hadfield, Pascoe Vale and Tullamarine.

Residential Makeup

With a median age of 36, housing demand will drive growth in this area as it expands its current residential land use, currently at 69%.

Developments

Currently has the 2nd highest volume of development projects in Victoria.
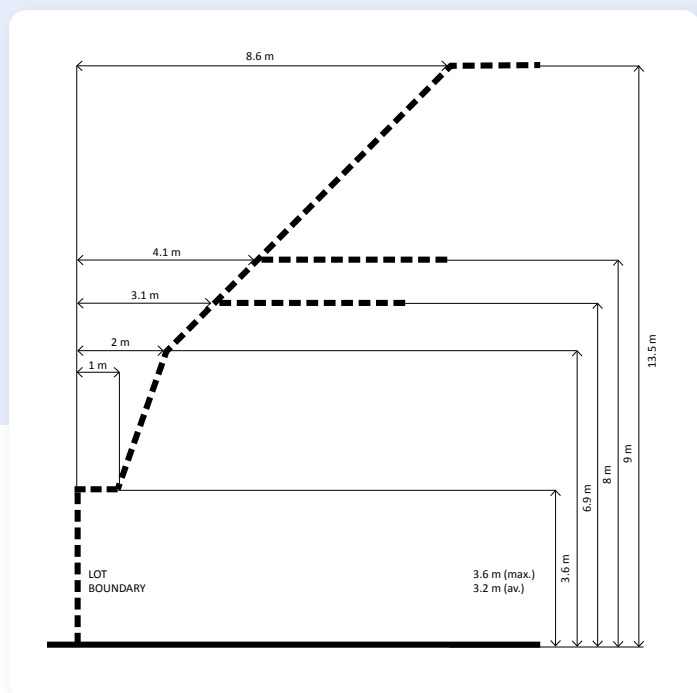
Development Projects

Powered by Cordell

Housing Mix	Projects	Estimated value
Townhouse	366	$504,959,000
Apartment	52	$808,035,000
Mixed Use	42	$1,145,731,000
Office	28	$68,010,000
Subdivision	1	$6,400,000
Warehouse	4	$4,900,000
Duplex/Other	30	$127,533,000
Total	513	$2,665,568,000

Multi dwelling Rules ↓

Multi dwelling Rules*

Rule	Description	Alternative
Front Setback	9m fronting TRZ1	6m when fronting a TRZ2 (Transport Zone 2) and 4m for TRZ3 and below.
Side Setback	1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m	-
Rear Setback	1m, plus 0.3m for every metre of height over 3.6m up to 6.9m, plus 1m for every metre of height over 6.9m	-
Height of building	(GRZ1) 11m (GRZ2) 14.5m (GRZ3) 25m (GRZ4) 13.5m	(RGZ1) 13.5m (RGZ2) 13.5m (NRZ1) 9m
FSR	-	-
Max site coverage	60% of total	-
Minimum lot size	-	-
Minimum street frontage	-	

Diagram A1 and B1
side and rear setbacks

8.6 m
4.1 m
3.1 m
2 m
1 m
LOT BOUNDARY
13.5 m
9 m
8 m
6.9 m
3.6 m
3.6 m (max.)
3.2 m (av.)

*www.planning.vic.gov.au/__data/assets/pdf_file/0030/97158/PPN27-Understanding-
the-Residential-Development-Standards-ResCode_June-2015.pdf

Archistar

1 Find Development Sites
Discover profitable, underdeveloped sites in minutes

High definition data visualisation

Visualise Australia's largest planning and zoning database on a single fast, high-fidelity map. Toggle on satellite imagery, flood zones, bushfire areas, heritage listings, contours and more.

Pinpoint profitable opportunities

Use our advanced filters to instantly highlight sites that you are comfortable working on. Filter by development potential, zoning, building type, floor space ratio, maximum building height and more.
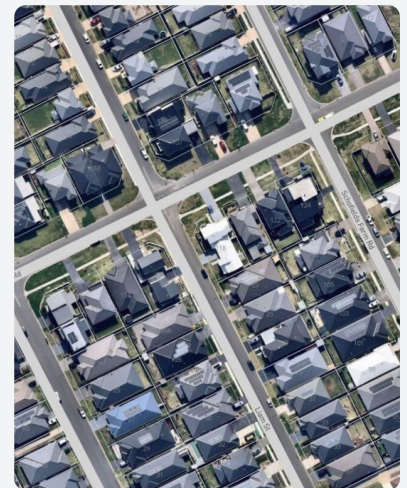
2 Instantly Assess Sites
Rapid due diligence and feasibility calculation

1-Click due diligence reports

Everything you need to know about a site in one report, including zoning, planning controls, overlays, sales history, valuation estimate and references to government documents. Automatically estimate the development potential of any site.

Understand context & surrounds

Deep dive into local market and development activity with data from Domain, Commercial Real Estate, CoreLogic RP Data, Cordell Projects, BCI Australia and Nearmap - all on one platform.

3 Create Building Designs
Visualise concept designs in 3D and test scenarios

Instant 3D building designs

Generate concept designs for your project, including subdivisions, townhouses, duplex, terrace houses, manor houses, apartments, commercial buildings, mixed use, hotels, car parks and master plans.

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Automatically assess each building design for sunlight, cross-ventilation, building separation, ground shadows and more. Test scenarios and get a robust feasibility on your concept building designs.

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