

Planning and Environment Act 1987

MANNINGHAM PLANNING SCHEME

Notice of Preparation of Amendment

Amendment C110

The Manningham City Council has prepared Amendment C110 to the Manningham Planning Scheme.

The amendment affects all properties within the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and the Low Density Residential Zone.

The amendment proposes to:

- amend the Municipal Strategic Statement (MSS) at Clause 21.06 Low Density to reflect the importance of the existing local road network and typology to the character of the Low Density Residential Area;
- amend the MSS at Clause 21.16 Key References, to include a new Reference Document, *'Manningham City Council, Development Guide: Outbuildings in the Low Density Residential Zone, June 2015'*;
- amend the existing *'Accommodation Premises Policy'* (title changed to *Residential Accommodation Policy*) at Clause 22.04 to provide clear policy direction and criteria for the location, siting and design of aged care facilities within the Low Density Residential Zone (LDRZ);
- amend the existing *'Non-Residential Uses in Residential Areas Policy'* at Clause 22.05 having particular regard to the appropriateness of non-residential uses in locations identified for residential growth along main road frontages (land zoned Residential Growth Zone) covered by DDO8-1;
- introduce a new local policy at Clause 22.19 *'Outbuildings in the Low Density Residential Zone Policy'* to provide policy guidance for the size, siting, design and function of outbuildings. The policy includes as a Reference Document, *'Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, May 2015'*; and
- amend the schedule to Clause 32.03 Low Density Residential Zone to introduce a permit trigger of 80sqm for outbuildings within the zone.

You may inspect the amendment, any documents that support the amendment and the Explanatory Report about the amendment, free of charge, at the following locations:

- during office hours, at the office of the planning authority, Manningham City Council, 699 Doncaster Road, Doncaster
- at the Manningham website at www.yoursaymanningham.com.au
- at the Doncaster/The Pines/Bulleen/Warrandyte branch libraries and the Box Hill branch library
- at the Department of Transport, Planning and Local Infrastructure website www.dtpli.vic.gov.au/publicinspection .

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions must be made in writing giving the submitter's name and

contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for Council to consider submissions and to notify such persons of the opportunity to attend Council meetings and any public hearing held to consider submissions. In accordance with the Planning and Environment Act 1987, Council must make available for inspection a copy of any submissions made.

The closing date for submissions is **[insert closing date for submissions]**. A submission must be sent to the

Manager Economic and Environmental Planning

Manningham City Council

PO Box 1

DONCASTER VIC 3108

or submitted online at www.yoursaymanningham.com.au

The following panel hearing dates have been set for this amendment:

- directions hearing: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**

JOE CARBONE

Chief Executive Officer

MANNINGHAM PLANNING SCHEME

AMENDMENT C110

EXPLANATORY REPORT

Who is the planning authority?

This Amendment has been prepared by the Manningham City Council, who is the planning authority for this amendment.

The Amendment has been made at the request of Manningham City Council.

Land affected by the Amendment

The Amendment applies to land within the City of Manningham affected by the following Zones:

- Residential Growth Zone (RGZ);
- General Residential Zone (GRZ);
- Neighbourhood Residential Zone (NRZ); and
- Low Density Residential Zone (LDRZ).

What the amendment does

The Amendment responds to a number of identified statutory and policy gaps in the Manningham Planning Scheme by providing clearer guidance within the particular residential zones.

In particular, the Amendment proposes to:

- amend the Municipal Strategic Statement (MSS) at Clause 21.06 Low Density to reflect the importance of the existing local road network and typology to the character of the Low Density Residential Area;
- amend the MSS at Clause 21.16 Key References, to include a new Reference Document, *'Manningham City Council, Development Guide: Outbuildings in the Low Density Residential Zone, June 2015'*;
- amend the existing *'Accommodation Premises Policy'* (title changed to *Residential Accommodation Policy*) at Clause 22.04 to provide clear policy direction and criteria for the location, siting and design of aged care facilities within the Low Density Residential Zone (LDRZ);
- amend the existing *'Non-Residential Uses in Residential Areas Policy'* at Clause 22.05 having particular regard to the appropriateness of non-residential uses in locations identified for residential growth along main road frontages (land zoned Residential Growth Zone) covered by DDO8-1;
- introduce a new local policy at Clause 22.19 *'Outbuildings in the Low Density Residential Zone Policy'* to provide policy guidance for the size, siting, design and function of outbuildings. The policy includes as a Reference Document, *'Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, June 2015'*; and
- amend the schedule to Clause 32.03 Low Density Residential Zone to introduce a permit trigger of 100sqm for outbuildings within the zone.

Strategic assessment of the Amendment

Why is the Amendment required?

Amendment C110 is required to address a number of statutory and policy gaps in the Manningham Planning Scheme that were identified either as actions within the *Manningham Residential Strategy (2012)*, the *Planning Scheme Review (2014)*, or as more recently identified planning issues.

It is considered that these statutory and policy gaps in the Scheme, have emerged in part as a result of emerging development trends, the evolution of a range of planning provisions, including the new reformed residential zones, which define areas where growth will be directed and where only incremental and minimal change will be encouraged. In particular, a shortcoming of the current policy framework is that there needs to be a distinction as to the suitability of residential and non-residential uses and development, according to the level of change set out in the strategic direction for the particular residential zoning.

The proposed Amendment seeks to address these subject statutory and policy gaps in the Planning Scheme by providing clearer guidance within the particular residential zones. This is to be achieved by introducing additional statutory and policy direction, as follows:

- Within the Residential Growth Zone areas, the aim of the proposed changes are to:
 - Ensure that the preferred development character of the area is achieved;
 - Avoid the underdevelopment of strategic sites; and
 - Encourage more intensive forms of mixed use development whilst ensuring that the internal amenity and the amenity of the surrounding is protected.
- Within the Low Density Residential areas, the aim of the proposed changes are to:
 - Ensure that the use and development is responsive to existing neighbourhood character, road network and typology, environmental and landscape values; and
 - Ensure that there is clear criteria to guide the appropriate location, design and siting of residential and non-residential development, which also includes a permit trigger to control the size of outbuildings.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment implements the objectives of planning in Victoria in particular:-

- to provide for the fair, orderly, economic and sustainable use, and development of land: Section 4 (1) (a);
- to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria: Section 4(1)(c);
- to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), and (d) : Section 4(1)(f).

By encouraging residential and non-residential uses and development to respond to the level of change set out in the strategic direction for the particular residential zoning, the potential for negative impacts on the local community is minimised. The amendment will furthermore help to achieve more sustainable community outcomes by encouraging the clustering of non-residential uses in residential areas and integrated mixed use developments in areas designated for residential growth.

How does the Amendment address any environmental, social and economic effects?

The proposed changes to the LDRZ schedule and the local policy provisions are intended to provide a balanced outcome taking in account environmental, social and economic considerations.

Environmental Effects:

The amendment considers the environmental impact of discretionary non residential uses and development by encouraging such use and development to be responsive to the existing or preferred character, amenity and environmental landscape values of their residential location.

Social and Economic benefits:

The amendment addresses social and economic impacts by recognising the need to provide diverse housing choices in locations with convenient access to services, facilities and public transport and for residential zones to accommodate a range of non-residential uses that service local community needs and are clustered together to allow the benefits of multi-purpose trips to be made. In particular, the amendment will ensure economic benefits by encouraging the integration of non-residential uses as part of higher density development in the residential growth areas within Manningham.

Does the Amendment address relevant bushfire risk?

The amendment is not likely to result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire. The amendment does not alter the areas affected by the Bushfire Management Overlay.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The Amendment meets the requirements of Ministerial Direction No 11 Strategic Assessment of Amendments.

The Amendment is consistent with Ministerial Direction 9 Metropolitan Strategy. The Metropolitan Strategy (Plan Melbourne: Metropolitan Planning Strategy 2014) includes the following Outcomes, Objectives and Directions which have implications for the proposed Amendment:

One of the Outcomes and Objectives in Plan Melbourne is to: *Provide a diversity of housing in defined locations that cater for the different households and are close to jobs and services.* The Amendment is consistent with the intent of this objective as it seeks to provide a diversity of residential accommodation in locations with convenient access to services, facilities and public transport.

Another Outcome and Objective in Plan Melbourne relates to: *Creating healthy and active neighbourhoods and maintain Melbourne's identity as one of the most liveable cities.* This objective is underpinned by Direction 4.1: *Create a city of 20-minute neighbourhoods.* The amendment is consistent with the intent of this objective and direction as it seeks to cluster non-residential uses together by allowing multi-purpose trips to be made, reducing car dependency and providing opportunities for social interaction.

The Amendment is not affected by any of the other Minister's Directions under section 12 of the Planning and Environment Act 1987.

How does the Amendment support or implement the State Planning Policy Framework and any adopted State policy?

The Amendment is consistent with and supports the following elements of the State Planning Policy Framework:

- Clause 11- Settlement: 11.01-1 Activity centre network:

To build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.

- Clause 12- Environmental and Landscape Values: 12.01-1: Protection of Biodiversity:

To assist the protection and conservation of Victoria's biodiversity, including important habitat for Victoria's flora and fauna and other strategically valuable biodiversity sites.

- Clause 15 Built Environment and Heritage: 15.01-1

To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.

- Clause 16 Housing: 16.01-2 Location of residential development:

To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.

- Clause 16.02-3 Residential Aged Care facilities:

To facilitate the timely development of residential aged care facilities to meet existing and local needs.

- Clause 16.02-4 Design and location of residential aged care facilities:

To encourage well-designed and appropriately located residential aged care facilities.

- Clause 18 Transport: 18.02-5 Car parking:

To ensure an adequate supply of car parking that is appropriately designed and located.

How does the Amendment support or implement the Local Planning Policy Framework (LPPF), and specifically the Municipal Strategic Statement (MSS)?

The Amendment supports the objectives of the LPPF by providing further guidance in the exercise of discretion for considering proposals for non residential uses and aged care facilities in residential areas and outbuildings in low density residential areas. In particular, the changes will implement the following MSS and policy objectives:

- Municipal Strategic Statement (MSS) objectives at Clause 21.05 – Residential, seek to *'provide a range of housing densities in locations with convenient access to services, facilities and public transport'*;
- Municipal Strategic Statement (MSS) objectives at Clause 21.06 – Low Density, recognises that *'increased densities and residential development in low density residential areas are constrained by land capability, environmental values and lack of convenient access to physical and community infrastructure.'*;
- Municipal Strategic Statement (MSS) objectives at Clause 21.14 – Community Health and Well-Being, seeks to ensure that residential accommodation responds to the diverse lifestyles of people, taking into account consideration their health, safety and well being'
- Clause 22.04 *Accommodation Premises Policy*, provides local policy direction for the use and development of residential accommodation including aged care facilities in residential zones. This policy focuses on the need for such accommodation to be located, designed and operated to provide a safe and pleasant environment while maintaining the amenity of the neighbourhood setting.
- Clause 22.05 *Non Residential Uses in Residential Areas Policy* provides local policy direction for the development of non residential uses in residential zones. This policy focuses on encouraging non residential uses which do not detract or impact on the amenity of the adjoining residential area.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment has been prepared in accordance with State Government Practice Notes – *Writing a Local Planning Policy and Strategic Assessment Guidelines: for planning scheme amendments*.

In particular the Amendment makes proper use of the Victoria Planning provisions as:

- local planning policies are appropriate tools to guide decision making in relation to a specific discretion; and
- the Municipal Strategic Statement includes broad strategic support for the local policy position.

How does the Amendment address the views of any relevant agency?

The views of relevant agencies and other servicing authorities will be sought during the exhibition period.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The proposed Amendment is not likely to have a significant impact on the transport system or the objectives under Part 2, Division 2 of the Transport Integration Act 2010.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is not anticipated that the Amendment will have a significant impact on the resource and administrative costs of the responsible authority. It is considered that by addressing the statutory and policy gaps the amendment will provide clearer guidance with regards to the assessment of planning permits for non residential uses in residential areas, aged care facilities and outbuildings in the Low Density Residential Zone.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

- during office hours, at the office of the planning authority, Manningham City Council, 699 Doncaster Road, Doncaster
- at the Manningham website at www.yoursaymanningham.com.au
- at the Doncaster/The Pines/Bulleen/Warrandyte branch libraries and the Box Hill branch library
- at the Department of Transport, Planning and Local Infrastructure website www.dtpli.vic.gov.au/publicinspection .

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority.

Submissions about the amendment must be received by

A submission must be sent to the:

Manager Economic and Environmental Planning
Manningham City Council
PO Box 1
DONCASTER VIC 3108

or submitted online at www.yoursaymanningham.com.au or emailed to eepadmin@manningham.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

Planning and Environment Act 1987

MANNINGHAM PLANNING SCHEME

AMENDMENT C110

INSTRUCTION SHEET

The planning authority for this amendment is the Manningham City Council.

The Manningham Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In Local Planning Policy Framework – replace Clause 21.06 Low Density with a new Clause 21.06 in the form of the attached document.
2. In Local Planning Policy Framework – replace Clause 21.16 Key references with a new Clause 21.16 in the form of the attached document.
3. In Local Planning Policy Framework – replace Clause 22.04 (Accommodation Premises Policy) with a new Clause 22.04 in the form of the attached document.
4. In Local Planning Policy Framework – replace Clause 22.05 (Non Residential Uses in Residential Areas Policy) with a new Clause 22.05 in the form of the attached document.
5. In Local Planning Policy Framework – insert a new Clause 22.19 (Outbuildings in the Low Density Residential Zone) in the form of the attached document.
6. In Zones – Clause 32.03, replace Schedule with a new Schedule in the form of the attached document.

End of document

21.06
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C54

LOW DENSITY

21.06-1
21/02/2013
C54
Proposed C110

Overview

The low density residential areas shown on Low Density Framework Plan 2 are characterised by undulating landform with prominent ridges, dissected by creeks and drainage lines. These areas form a buffer between the green wedge and Yarra River corridor and urban residential areas. These areas offer a choice for people who are seeking a more spacious and attractive environmental setting.

Parts of the low density residential areas have significant native vegetation and biodiversity values, whilst other low density residential areas have a unique landscape character due to the predominance of large canopy pine and cypress trees.

Housing

Housing development should be responsive to identified environmental values and landscape character of land in the Low Density Residential Zone. Development of housing is constrained by the capacity to treat and contain effluent on site. Proposals for residential development must have regard to vegetation, infrastructure provision, topography, waterways, landslip, wildfire, flooding and environmental or landscape significance.

Subdivision

Effective subdivision design in low density residential areas should appropriately respond to and address site opportunities and constraints. Any proposals to subdivide land will need to consider land capability, environmental and landscape values, topography, physical and community infrastructure.

Built form and landscape character

New development should be designed and sited to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings. The importance of retaining and enhancing native vegetation cover and in some circumstances pine and cypress tree cover is an intrinsic part of the preferred character of low density residential areas.

Traffic and Carparking

The existing local road network within some parts of the Low Density Residential Zone is characterised by narrow roads, including single lane and unsealed roads, well-vegetated road verges, unmade kerbs and channels and no footpaths. The undulating topography in these locations can create issues associated with impaired lines of vision for vehicles and limited pedestrian accessibility. This semi-rural road network contributes to the low density character of the area. The intensity of use and development should not detrimentally impact on the capacity or safety of the existing local road network, with all associated car parking to be provided on site.

Environmental issues

Many properties within the low density residential areas are not sewered. A key issue is the number of ineffective and poorly maintained septic tank systems across the municipality, which pose a significant threat to water quality. The challenge for Council is to find a

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balance between the expectations of landowners to develop their site and the capacity of land to retain effluent on site.

The low density residential areas contain a number of sites of National, State or Regional Biological Significance and important associated buffer habitat. Manningham is proactive in the protection and enhancement of the natural environment and biodiversity. The challenge is to effectively manage Manningham's natural assets in response to any development pressures, particularly on land with environmental values, steep slopes and significant vegetation cover or which may be prone to landslip, wildfire or flooding.

Along habitat corridors and within treed residential areas, maintenance of native tree cover (and particularly the locally indigenous species) is an important requirement for facilitating wildlife movements. These movements are important for the survival of both the wildlife and many indigenous plants that rely on wildlife for pollination, seed dispersal or pest control.

Proposals to subdivide or develop land will need to avoid, minimise and offset native vegetation removal and impacts.

Economic development issues

Council encourages home occupations as an important means of achieving economic development and providing opportunities that enable residents to work from home. The needs of these businesses should be addressed while ensuring that residential amenity is not adversely affected.

21.06-2

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Housing

Key issues

- Dwindling land stock for the extension of existing residential areas resulting in development pressures of low density areas.
- Retaining the low density character of areas.
- Inappropriate forms of residential development.
- Number of existing lots less than 4000 square metres which are currently unsewered.
- Impact of housing on biodiversity.

Objectives

- To ensure that development does not adversely impact on the landscape character or environmental values of land.
- To maintain the low density character of the area.
- To discourage the rezoning of low density residential land, regardless of access to services and infrastructure (particularly reticulated sewerage).
- To recognise that increased densities and residential development in low density residential areas are constrained by land capability, environmental values and lack of convenient access to physical and community infrastructure.

Strategies

Strategies to achieve these objectives include:

- Maintain the low density residential land as a buffer area between residentially zoned land and the green wedge and Yarra River corridor, by discouraging the rezoning of land.
- Retain the predominance of single dwellings on allotments and discourage inappropriate residential development.
- Discourage the use and development of land for a second dwelling except where a second dwelling is attached by roof, walls and floor.
- Ensure that the scale of development is appropriate to the capability of land to retain effluent on site.
- Avoid, minimise and offset native vegetation removal and impacts.
- Ensure that the siting and design of housing development and associated infrastructure and services minimises the extent of earthworks and responds to site constraints including slope, waterways and wildfire risk.

21.06-3

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Traffic and Carparking

Key issues

- Capacity of existing road network.
- Impact of intensive forms of development on the road network.
- Impact of on-site access and carparking, including areas designated for vehicle manoeuvring.
- Limited pedestrian accessibility.

Objectives

- To ensure that use and development does not detrimentally impact on the safety and function of the existing road network.
- To recognise that the intensity of use and development within low density residential areas is constrained by the capacity of the existing local road network.
- To ensure that on-site access to the primary and any ancillary uses on the site is via a single crossover.
- To ensure all car parking is provided on site.
- To encourage the use of pervious surfaces in the design of on-site access and carparking, including areas designated for vehicle manoeuvring.

Strategies

Strategies to achieve these objectives include:

- Ensure that the intensity and scale of use and development is appropriate having regard to the capacity of the existing road network and pedestrian accessibility.
- Ensure the appropriate design and siting of on-site access, carparking, areas designated for vehicle manoeuvring and avoid the extensive use of hard surfaces.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Low Density Residential Zone.
- Applying the Wildfire Management Overlay.
- Applying an Environmental Significance Overlay.
- Applying a Significant Landscape Overlay.

Policy and exercise of discretion

- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham (Biosites) Sites of Biological Significance Review* (2004).
- Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009).
- Implementing the *Locally Threatened Plants in Manningham* (2010).
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*).
- Using local policy to guide residential accommodation (*Residential Accommodation, Clause 22.04*).
- Using local policy to guide non-residential uses in residential areas (*Non-Residential Uses in Residential Areas, Clause 22.05*).
- Using local policy to guide outbuildings in the Low Density Residential Zone (*Outbuildings in the Low Density Residential Zone, Clause 22.19*).
- Implementing the *Manningham City Council, Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, June 2015*

Further strategic work

- Investigate the need for a Local Planning Policy to address built form and earthworks in the low density residential areas.

Other actions

- Advocating the provision of sewer connection by Yarra Valley Water for land in low density residential areas.
- Implementing the Domestic Wastewater Management Plan (2002).

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Subdivision

Key issues

- Limited land available for further subdivision.
- Lot size in relation to effluent disposal.

- Impact of subdivision on environmental values and landscape character of land.
- Fragmentation of habitat and loss of biodiversity.
- Access to physical and community infrastructure.

Objectives

- To encourage subdivision and associated works which appropriately responds to land capability, environmental and landscape values, wildfire risk, topography, physical and community infrastructure.
- To ensure that any application for subdivision avoids, minimises and offsets the removal of and impacts upon native vegetation.
- To ensure that subdivision adopts environmentally sustainable design principles.

Strategies

Strategies to achieve these objectives include:

- Ensure subdivision design and layout considers lot orientation, size and location of building envelopes and integrated water management to achieve ecologically sustainable design outcomes.
- Ensure that allotments created by the subdivision are capable of adequately treating and retaining wastewater within the boundaries of each allotment.
- Ensure that subdivision design and layout responds appropriately to topography and vegetation cover and is consistent with Net Gain objectives and principles to avoid, minimise and offset native vegetation removal and impacts, where appropriate.
- Ensure that subdivision and associated works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Encourage subdivision layouts to respond appropriately to neighbouring uses and buildings.
- Encourage subdivision layouts to provide for the safety and security of residents and property by considering wildfire, flooding, landslip and steep slopes.
- Ensure that building and effluent envelopes are located to protect vegetation, view lines and minimise the extent of earthworks.
- Encourage subdivision and associated works to be designed to provide adequate vehicle, pedestrian and bicycle links.
- Avoid the creation of new lots on slopes of greater than 20%.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Low Density Residential Zone.
- Applying the Wildfire Management Overlay.
- Applying an Environmental Significance Overlay

Policy and exercise of discretion

- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham (Biosites) Sites of Biological Significance Review* (2004).
- Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009).
- Implementing the *Locally Threatened Plants in Manningham* (2010).
- Implementing the *Manningham Monterey Pine and Cypress Tree Assessment* (2003).
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*)
- Using Local Policy to guide subdivision design that is responsive to the environmental and visual characteristics of the streetscape (*Battle axe blocks policy, Clause 22.11*).
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

Further strategic work

Other actions

- Advocating the provision of sewer connection by Yarra Valley Water for land in low density residential areas.

21.06-54

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C54

Built form and landscape character

Key issues

- Design and construction of development in areas with topographical constraints, wildfire risks, landscape character, visual and environmental significance.
- Impact of vegetation removal and extensive earthworks on landscape character.

Objectives

- To ensure that land is developed in a way that is compatible with the character of the area, its landscape qualities, pattern of vegetation and environmental values.
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines.
- To ensure the retention of existing trees, where appropriate, and that any landscaping complements the character of the area.
- To protect and enhance landscape quality, view lines and vistas.

Strategies

Strategies to achieve these objectives include:

- Encourage the siting and design of buildings and works, selection of materials and landscaping to minimise wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.

- Require that buildings and works minimise visual impact by locating away from ridgelines and exposed slopes, incorporating screening treatments and non-obtrusive materials and colours.
- Ensure that development on sloping sites adopts suitable design techniques that minimise earthworks and building bulk.
- Avoid development, including vegetation removal, on land with slopes greater than 20%.
- Ensure that development does not protrude above the prevailing height of the tree canopy.
- Ensure that existing trees are retained where appropriate and that replacement trees complement the character of the area.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying a Significant Landscape Overlay.
- Applying an Environmental Significance Overlay.
- Applying the Wildfire Management Overlay.

Policy and exercise of discretion

- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham Heritage Garden & Significant Tree Study – Stage 2* (April 2006) which identifies vegetation of significance to be protected and maintained.
- Implementing the *Manningham Monterey Pine and Cypress Tree Assessment* (2003).
- Using Local Policy to guide development in areas of identified wildfire risk (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

Further strategic work

- Investigate the need for a Local Planning Policy to address built form and earthworks in low density residential areas.

Other actions

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Environmental issues

Key issues

- Impact of effluent disposal.
- Impact of land use, development and management techniques on biodiversity.
- Impact of vegetation removal.

- Impact of earthworks.
- Competing interests between environmental weeds and significant landscapes.
- Degradation of waterways and streamside environments.
- Fragmentation of habitats and loss of habitat connectivity.
- Impact of pest plants and animals.

Objectives

- To ensure that land use, development and land management practices protect and enhance soil, water and air quality, habitat corridors, waterways, threatened species of flora and fauna and the character of these areas.
- To achieve developments which are site responsive and which complement the topography of an area.
- To encourage the removal of weed species in areas where they have no cultural and heritage landscape significance.
- To ensure that development avoids, minimises and offsets removal of and impacts upon native vegetation.
- To improve habitat, vegetation, soil, water and visual qualities along streamside environments.
- To enhance the extent, condition and connectivity of habitat.
- To control and manage pest plants and animals.

Strategies

Strategies to achieve these objectives include:

- Require the preparation of a site analysis plan of the site and surrounds for all development and subdivision proposals showing the opportunities and constraints, and how a proposal appropriately responds to this analysis.
- Protect and enhance native vegetation including roadside vegetation as wildlife habitat and as corridors for flora and fauna.
- Protect and enhance wetland, stream and waterway environments to conserve soils, ensure water quality, avoid sedimentation and retention of native vegetation as wildlife habitat and as a corridor for wildlife movement.
- Ensure that sediment run-off is contained on site using best practice techniques during the use and development of any land.
- Require land use and development proposals to demonstrate compliance with Net Gain objectives and principles to avoid, minimise and offset native removal of and impacts upon native vegetation.
- Require development and landscaping to protect and enhance wildlife corridors.
- Ensure that subdivision, buildings and/or works in wildfire areas are appropriately sited, designed and managed to address wildfire risk.
- Encourage development that meets higher construction standards and/or utilises alternative treatments to address wildfire risk in preference to vegetation removal.
- Ensure that buildings are set back appropriate distances from property boundaries to provide for landscaping including canopy trees.
- Protect, conserve and enhance the environmental, recreational and heritage values of waterways (including natural drainage gullies) and their environments.

- Ensure that effluent envelopes are located to minimise environmental impacts.
- Avoid development on land with slopes of greater than 20%.
- Require developers to create biological filtration systems along drainage systems.
- Discourage intrusive/inappropriate development on sites located adjacent to State Parks and other conservation reserves.

Implementation

These strategies will be implemented by:

Zones and overlays

- Applying the Low Density Residential Zone.
- Applying an Environmental Significance Overlay or Significant Landscape Overlay.
- Applying the Heritage Overlay
- Applying the Land Subject to Inundation Overlay and/or Special Building Overlay.
- Applying the Wildfire Management Overlay.

Policy and exercise of discretion

- Implementing the *Manningham Biosites: Sites of (Biological) Significance Review* (2004).
- Implementing the *Development Guide for Areas of Environmental and Landscape Significance* (2011).
- Implementing the *Manningham Green Wedge Strategy* (2004).
- Implementing the *Wildlife Movement and Habitat Needs in Manningham* (2009).
- Implementing the *Locally Threatened Plants in Manningham* (2010).
- Using local policy to conserve native vegetation (*Native vegetation policy, Clause 22.02*)
- Using Local Policy to guide the protection of environmental and landscape values in identified Wildfire Areas (*Environmental and landscape significance protection in identified wildfire areas policy, Clause 22.14*).

Further strategic work

- Identifying the location of weed species to assist in developing appropriate management techniques.
- Identify areas for strategic revegetation to enhance habitat corridors and habitat connectivity.

Other actions

- Continuing to control and remove introduced pest plants and pest animals on a priority basis with special emphasis on the provisions made under the *Catchment and Land Protection Act 1994* and direction from the Catchment Management Authority.
- Continuing to liaise with Melbourne Water to co-operatively manage the stormwater and natural creek systems in the municipality.

- Enhancing the outcomes of the Local Environment Assistance Fund or other measures to improve land management, sustainable use, and stewardship for relevant properties.
- Ensuring compliance with the *Domestic Wastewater Management Plan (2002)*.

Economic development issues

Key issues

- Impact of discretionary uses including business activities in low density residential areas on amenity.

Objectives

- To encourage uses with a community service role to locate within close proximity to activity centres or other community based facilities.
- To ensure that commercial uses do not compromise the amenity and character of the neighbourhood.
- To ensure that commercial uses do not exceed the servicing capacity of the land.

Strategies

Strategies to achieve these objectives include:

- Ensure that the establishment of uses with a community service role do not compromise the amenity the neighbourhood.
- Ensure that in considering planning permit applications for home occupations, adequate provision is made for on-site car parking and loading areas and these are adequately screened from the street and adjoining land.
- Ensure that the scale of development is appropriate to the capability of land to retain effluent on site.

Implementation

These strategies will be implemented by:

Zones and overlays

Policy and exercise of discretion

- Implementing the *Home-Based Business Strategy (1996)* that encourages the establishment of appropriate businesses that do not unreasonably compromise residential amenity.
- Implementing the *Manningham City Council 2003-2006 Economic Development Strategy (2003)* to encourage the establishment of appropriate home based businesses and which do not unreasonably compromise the amenity of surrounding residential areas.
- Using Local Policy to ensure that non-residential and commercial uses do not unreasonably affect the amenity of the area. (*Accommodation premises policy, Clause 22.04, Non-residential uses in residential areas policy, Clause 22.05 and Eating and entertainment policy, Clause 22.06*).

- Using Local Policy to ensure that advertising signs do not adversely impact on visual amenity (*Outdoor advertising signs policy, Clause 22.07*).

Further strategic work

Other actions

- Promoting and distributing Manningham's *Home-based Business Information Kit* (2005).

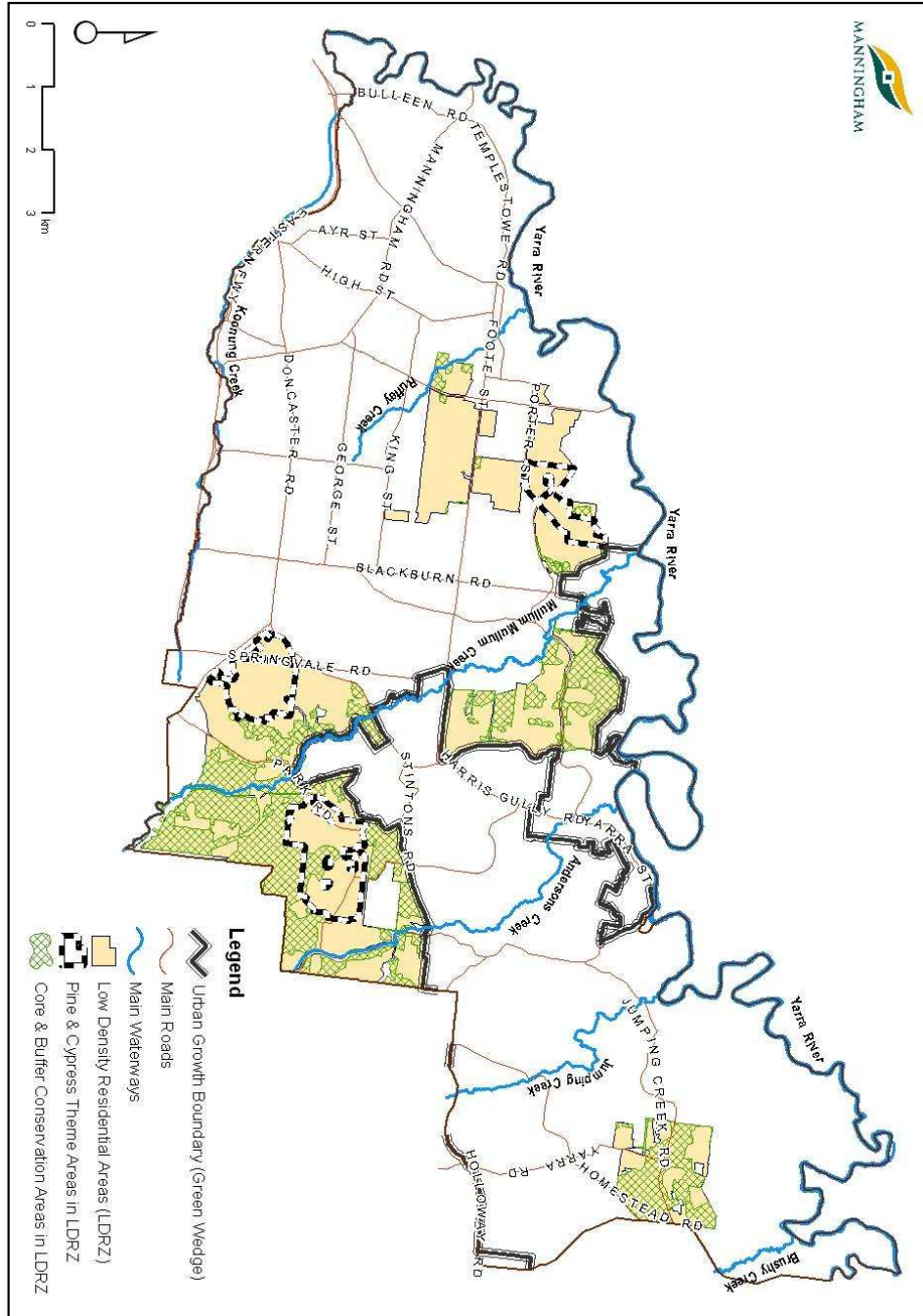
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LOW DENSITY FRAMEWORK PLAN 2



21.16

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RESIDENTIAL ACCOMMODATION PREMISES POLICY

This policy applies to the use and development of land for residential accommodation which includes group accommodation, residential buildings, residential villages and retirement villages, in the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone.

22.04-1

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Policy basis

This policy builds on the Municipal Strategic Statement (MSS) as it relates to the diversity and location of residential accommodation in Manningham. In particular, the policy gives effect to the following objectives of the MSS:

- Clause 21.05 – Residential, which seeks to provide a range of housing densities in locations with convenient access to services, facilities, and public transport. This Clause also states that accommodation should reflect the diverse needs, expectations and aspirations of people in the community and assist them to ‘age in place’ and that accommodation should be located, designed and operated to provide a safe and pleasant environment while maintaining the amenity of the neighbourhood setting.
- Clause 21.14 – Community Health and Well-Being, which seeks to ensure residential accommodation responds to the diverse lifestyles of people, taking into consideration their health, safety, and wellbeing.
- Clause 21.06 – Low Density, which seeks to ensure that the location of residential accommodation is appropriately sited and responsive to the significant landscape character of low density areas, recognising that these locations are constrained by land capability, environmental values, unsealed roads, lack of kerbs and channels and lack of convenient access to public transport and physical and community infrastructure.

~~Accommodation facilities need to respond to the lifestyles of people and take into account their health, safety, and wellbeing. Accommodation should be located, designed and operated to provide a safe and pleasant environment while maintaining the amenity of the neighbourhood setting. The design of these facilities should ensure accessibility for all persons including those with limited mobility. Accommodation should reflect the needs, expectations and aspirations of people in the community and assist them to ‘age in place’.~~

~~The Municipal Strategic Statement (MSS) encourages the provision of accommodation uses that provide a range of housing choices to meet the changing needs of residents in Manningham. The MSS also encourages housing diversity in locations where there is convenient access to services, facilities, and public transport opportunities.~~

Comment [c1]: Reworded as part of 22.04-1, first dot point and with additional reference to accessibility under Design and Built form 12th dot point.

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Objectives

The objectives of this policy are:

- To ensure that ~~these group accommodation, residential buildings, residential villages and retirement villages~~ are appropriately located close to activity centres, community facilities and public transport networks to optimise convenient access to these services and facilities.
- To ensure that safe and convenient vehicle and pedestrian access points are provided within to and from the site.
- To ensure that adequate provision is made for on site car parking.
- To ensure that siting takes account of traffic generated on the street and effects on traffic flow and road safety.

- To ensure that adequate provision is made for utility services.
- To ensure that the design, scale, visual bulk and appearance of development minimises the impact on neighbourhood character and the streetscape.
- To ensure that these facilities minimise the impact on land with identified environmental and/or landscape values.
- To ensure that the amenity of the locality is not detrimentally affected by way of the operation of these uses including the effects of noise, car parking and traffic.
- To ensure that the location and design of these facilities promotes a high level of amenity and accessibility for all users of the facility.
- To ensure that developers/operators provide a suitable level of support services and facilities for residents.

22.04-3

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Policy

It is policy that:

Location

- Group accommodation, residential buildings, residential villages and retirement villages uses ~~should preferably~~ be located within the Residential Growth Zone and General Residential Zone areas that are:
 - ~~Conveniently located to~~ Where there is convenient access to public transport, community and retail facilities and services.
 - Close to or adjoining existing community activities, to provide a focal point for community services and to create opportunities for interaction.
 - In areas where the slope of land is at a suitable grade which provides for easy pedestrian mobility both within the site and to externally located community facilities and services.
 - On a main or collector road so that the use does not depend on a local road for main vehicular movements, or in the case of smaller scale development, on local roads where it can be demonstrated that additional traffic movements will be well within the capacity of the local road network.
 - On a site with at least one, 15 metre minimum frontage.
 - On sites where extensive earth works to create uniform site and floor levels are not required.
 - On sites where extensive vegetation removal is not required.
 - On sites with access to existing sealed roads and constructed pedestrian footpaths.
- Land within the Neighbourhood Residential Zone and Low Density Residential Zone is not a preferred location for residential accommodation. All of the following specific location requirements should be considered:
 - The land is within 800m walking distance to an activity centre and community facilities external to the site;
 - The land is located on a main road or collector road so that the use does not depend on a local road for main vehicular movements; and
 - The land is on a public transport route and within 400m walking distance to a public transport (bus stop).

- Within the Low Density Residential Zone, non residential uses should comply with all of the following location criteria:
 - The site is serviced by reticulated sewerage;
 - Access to the site is via a sealed main road with existing kerb and channel, avoiding the use of narrow and single lane roads;
 - The site is not constrained by factors such as a slope of more than 20%, significant vegetation cover, drainage lines or highly visible ridgelines or hilltops; and
 - The site does not require significant earth works to facilitate the development.

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Design and built form

- Building and site design responds to streetscape character ~~issues~~.
- Building and site design should ~~avoid~~s excessive overshadowing and visual bulk to adjoining residential properties.
- Windows should be located to avoid unreasonable overlooking, without the need for screening.
- Building form, colours and materials, height, massing, setbacks, roof form and window and door proportions are responsive to the neighbourhood character.
- In Low Density Residential Zone areas the development (built form, setbacks, landscaping, service areas, open space, driveway and car park areas) should be designed to be subordinate and non intrusive in terms of scale, location, visibility and materials of construction, so as to respect the low density residential and landscape character of the area.
- The facility is designed and sited so as to minimise off site impacts from car parking, outdoor lighting, plant and equipment noise, deliveries and other facility operations.
- Plant and equipment (air conditioning/heating etc.) located at ground level is appropriately housed in an acoustic building/structure where appropriate.
- Roof mounted plant and equipment is permanently screened by appropriate materials, so that it generally cannot be seen from within the facility or from adjoining and nearby dwellings and public realm.
- Appropriate outdoor lighting, including low-level pathway lighting, is provided for the safety and security of residents, staff and visitors.
- The design and layout of any building, car park and open space area be readily and safely accessible.
- The layout of buildings and outdoor areas meets the needs of persons with limited mobility.
- Accommodation for older persons be designed to:
 - Ensure the layout of buildings and design of outdoor areas meets the needs of persons with limited mobility;
 - Make adequate provision for both indoor and outdoor leisure and recreational facilities with sufficient weather protection; and
 - Include a sufficient area of private and/or communal open space to meet the needs of the future occupants.
- Retirement village, group accommodation, residential village and retirement village development in a residential zone should respond to ~~the following siting and design~~

requirements topography of the site to ensure buildings and works are appropriately sited having regard to existing slope and viewline characteristics.

- Walls of buildings should be set back from streets:

- At least the distance specified in the schedule to the zone, or
- If no distance is specified in the schedule to the zone, the distance specified in the Table below.

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Development Context	Minimum Setback from front Street (Metres)	Minimum Setback from a Side Street (Metres)
There is an existing building on both the abutting allotments facing the same street, and the site is not on a corner.	The average distance of the setbacks of the front walls of the existing buildings on the abutting allotments facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is an existing building on one abutting allotment facing the same street and no existing building on the other abutting allotment facing the same street, and the site is not on a corner.	The same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.	Not applicable
There is no existing building on either of the abutting allotments facing the same street, and the site is not on a corner.	6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.	Not applicable
The site is on a corner.	<p>If there is a building on the abutting allotment facing the front street, the same distance as the setback of the front wall of the existing building on the abutting allotment facing the front street or 9 metres, whichever is the lesser.</p> <p>If there is no building on the abutting allotment facing the front street, 6 metres for streets in a Road Zone, Category 1, and 4 metres for other streets.</p>	<p>Front walls of new development fronting the side street of a corner site should be setback at least the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 3 metres, whichever is the lesser.</p> <p>Side walls of new development on a corner site should be setback the same distance as the setback of the front wall of any existing building on the abutting allotment facing the side street or 2 metres, whichever is the lesser.</p>

- Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.
- The maximum building height should not exceed the maximum height specified in the zone, schedule to a zone or an overlay that applies to the land.

- If no maximum height is specified in the zone, schedule to the zone or an overlay, the maximum building height should not exceed 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height should not exceed 10 metres.
- Changes of building height between existing buildings and new buildings should be graduated.
- A new building not on or within 150mm of a boundary should be setback from the side or rear boundaries:
 - At least the distance specified in the schedule to the zone, or
 - If no distance is specified in the schedule to the zone, 1 metre, plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
- Sunblinds, verandahs, porches, eaves, fascias, gutters, masonry chimneys, flutes, pipes, domestic fuel or water tanks, and heating or cooling equipment or other services may encroach not more than 0.5 metres into the setbacks of this standard.
- Landings having an area of not more than 2 square metres and less than 1 metre high, stairways, ramps, pergolas, shade sails and carports may encroach into the setbacks of this standard.

Open space and landscaping

- Developments are landscaped in a manner that softens the visual impact and assists with integration into streetscapes.
- The slope of land provides for easy pedestrian mobility within the site.
- Landscape plans incorporate designated communal open space areas and facilities which provide opportunities for residents to enjoy outdoor passive recreation.
- Public and communal open spaces are designed in a manner which protects natural features on the site, provides outlook for as many residential suites/lodging rooms as practicable, and enables ready access and usage.
- The removal of vegetation on sites of identified environmental or landscape significance is minimised.

Car parking and access

- Car parking areas and driveways contribute to the function, safety and appearance of a development by:
 - Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads.
 - Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, be in accordance with an engineering construction plan submitted to and approved by the responsible authority.
 - Car park areas should be adequately screened with landscaping and positioned to ensure minimal removal of existing vegetation.
 - Encouraging Ppaved surfaces and other hard standing areas to be constructed (where appropriate) with dark coloured concrete or bitumen, coloured patterned concrete or brick paving.

- Landscaping car-parking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan.
- Incorporating a planting strip of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area.
- Minimising the protrusion of basement car parks above ground level.
- Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes.
- Designing and siting security lighting to minimise light spill to adjoining properties.
- Car parks, accessways and set down areas should provide for safe and efficient traffic movement.
- Adequate space be provided for waste removal vehicles to safely manoeuvre on site, where appropriate.
- On site car parking be provided as required for:
 - Occupants; ~~(as required)~~
 - Staff;
 - Visitors;
 - delivery and emergency vehicles ~~(1 space each)~~; and
 - disabled persons ~~(2 spaces)~~.

~~▪ For a retirement village, car parking should be provided at the ratio of at least:~~

- ~~-1 car space per unit~~
- ~~• 1 independent visitor car space per 5 units.~~

~~▪ For a nursing home and a hostel, car parking should be provided at the ratio of at least:~~

- ~~-1 car space per 3 beds including at least 2 disabled persons parking spaces for the site as a whole~~
- ~~-1 space for delivery vehicles~~
- ~~-1 ambulance space.~~

Comment [c2]: Clause 52.06-5 Table 1 already sets out the car parking requirements.

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Comment [c3]: This requirement is redundant, Clause 52.06-5 sets out requirements for Residential Aged Care Facilities uses which includes nursing homes.

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22.04-4 Application requirements

- ~~An application Proposals to use and develop land~~ for group accommodation, residential buildings, residential villages and retirement villages should be accompanied by the following information, as appropriate~~a report which addresses:~~
- A site analysis of the site and surrounding area including:
 - The type of accommodation proposed, including the level of care and the age group it will service, and an explanation regarding the support services to be provided to assist residents as they age in place.
 - The availability ~~and need for of~~ this type of accommodation.
 - The car parking provisions and layout, and traffic impacts on the surrounding street networks.
 - Location, elevations and setbacks of all buildings and works.
 - Topography of the land, including existing vegetation, view lines and slope.

- The provision of private and communal open space (as required).
- The level of accessibility provided to ensure that older persons and those with disabilities have equitable, convenient and safe access to all required facilities and services within and external to the site.
- Access to public transport, activity centres and other community services and infrastructure.
- Any other matters relevant to the site and environment.

22.04-5

Decision guidelines

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Before deciding on an application the Responsible Authority will consider as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- The availability of this type of facility.
- The design response.
- Suitability of the location of the facility having regard to providing convenient access to public transport, activity centres and supporting community facilities and services.
- Whether a different setback would be more appropriate, -taking into account consideration the prevailing setbacks of existing buildings on nearby lots and the topographic characteristics of the site.
- The value of retaining vegetation within the front setback.
- Any relevant neighbourhood character objective, policy or statement set out in the scheme.
- The effect of slope of the site on the height of the building.
- The relationship between the proposed building height and the height of existing adjacent buildings.
- The visual impact of the building when viewed from the street and from adjoining properties.

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NON-RESIDENTIAL USES IN RESIDENTIAL AREAS POLICY

This policy applies to non-residential uses in a Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone.

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Policy basis

This policy builds on the Municipal Strategic Statement (MSS) as it relates to the need objectives in Clause 21.05 and 21.06 to balance the need for residents to access services in residential locations while ensuring that residential amenity is not adversely affected.

The residential zones (Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone) are encouraged to accommodate a range of non-residential uses that service local community needs.

Clustering of non-residential uses benefits the local community by allowing multi-purpose trips to be made, reducing car dependency and providing opportunities for social interaction.

However, non-residential uses in residential areas have the potential to adversely impact on the amenity and character of an area through high levels of on-site activity, traffic generation, the emission of noise, odour, light and visual disorder (storage of waste).

Based on the residential zones, which define areas where growth will be directed and where only incremental and minimal change will be encouraged, discretionary non residential uses need to be responsive to the existing or preferred character and amenity of their residential location in the following ways:

- In the General Residential Zone and the Neighbourhood Residential Zone areas, discretionary non residential uses need to be responsive to the existing neighbourhood character and environmental and landscape values.
- In the Low Density Residential Zone areas, discretionary non residential uses need to be responsive and subordinate to existing neighbourhood character and environmental and landscape values.
- In the Residential Growth Zone areas, the integration of non-residential uses as part of higher density development is encouraged to avoid the underutilisation of land.

Residential zones are encouraged to accommodate a range of non-residential uses that service local community needs.

Clustering of non-residential uses benefits the local community by allowing multi-purpose trips to be made, reducing car dependency and providing opportunities for social interaction.

However, non residential uses in residential areas have the potential to adversely impact on the amenity of an area through high levels of on site activity, traffic generation, the emission of noise, odour, light and visual disorder (storage of waste).

Location

Clauses 21.05 and 21.06 of the Municipal Strategic Statement (MSS) seek to encourage uses with a community service role to locate in close proximity to activity centres or other community based facilities.

Style Definition: Body text .

Comment [c1]: Repositioned to 22.05-1, 2nd to 4th paragraphs.

Neighbourhood and streetscape character

~~The municipality contains a number of different environments as identified in Clauses 21.05 and 21.06 of the MSS. The development of land needs to respond to the characteristics of these environments so that streetscape and neighbourhood character is enhanced.~~

Urban design principles

- ~~▪ Clause 19.03 (Design and built form) contains provisions that seek to achieve high quality urban design and architecture. Other design considerations include:~~
 - ~~▪ Building form~~
 - ~~▪ Colours and materials~~
 - ~~▪ Height and massing~~
 - ~~▪ Setbacks~~
 - ~~▪ Roof form~~
 - ~~▪ Window and door proportions~~
 - ~~▪ Pedestrian safety and access~~
 - ~~▪ Entries~~
 - ~~▪ Landscape design:~~
 - ~~▪ Traffic, car parking and driveway construction~~
 - ~~▪ The provision of car parking and vehicular access needs to be appropriately designed, constructed and drained to ensure functionality, safety and to enhance visual amenity. Landscaping within car parking areas should provide opportunity for shade and increase visual amenity.~~

- Comment [c3]:** Repetitive text
- Comment [c4]:**
- Comment [c5]:**
- Comment [c6]:**

Comment [c7]: Deletion due to repetition in Policy. See 22.05-3 Siting, Scale and Design.

Comment [c8]: Repositioned to 22.05-3.

22.05-2 Objectives

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C52

The objectives of this policy are:

- To encourage uses with a community service role to be located within or in close proximity to activity centres, avoiding linear commercial development outside this area.
- ~~▪ To avoid the concentration of non residential uses where it would:~~
 - ~~▪ Create linear commercial development outside activity centres~~
 - ~~▪ Isolate residential properties between non residential uses.~~
- To ensure that the siting, design, scale and appearance of development reflects either the existing or preferred residential character and streetscape character of the area.
- To retain existing vegetation where possible when sites are developed for non-residential purposes and ensure that a high standard of landscaping is achieved.
- ~~▪ To ensure that equal access is provided to all people. To ensure the layout of buildings and outdoor areas meets the highest standards of accessibility.~~
- To provide for a high level of privacy and protection from unreasonable overlooking and noise for abutting or nearby residents.
- To ensure that residential amenity is not detrimentally affected by the operation of non-residential uses including the effects of noise, car parking and traffic, light, odour and waste.

Comment [c9]: Repositioned and reworded. 1dot point 22.05-2.

Comment [c10]: Reworded and repositioned to 22.05-3 Amenity

- To ensure that the location of the use is appropriate to the role and function of the road network and that adequate provision is made for on-site car parking.
- ~~To ensure that land used for vehicle access and parking is properly designed, constructed and drained.~~
- ~~To encourage the design of frontages of buildings at footpath level to offer visual interest, passive surveillance and opportunity for social interaction.~~
- ~~To ensure that non residential use and development within low density residential areas are subordinate to the bulk and scale of surrounding residential development and is sensitive to the landscape character and environmental values of the site and area.~~
- ~~To ensure the design and siting of buildings are appropriate to the environment and low density housing character of the area.~~
- ~~To encourage consolidation of existing allotments located in the Residential Growth Zone to facilitate integrated mixed use development on larger sites.~~
- ~~To encourage non residential uses within the Residential Growth Zone to be integrated at ground level within developments, with residential above.~~

Comment [c11]: Reworded to provide more clarity and detail. Repositioned to 22.05-3 Traffic, Car Parking and Driveway construction.

22.05-3 Policy

19/06/2014
C105

Proposed C110

It is policy that non residential discretionary uses are assessed against the following criteria:

- ~~Location~~
- ~~Uses with a community service role should be located within or in close proximity to activity centres or close to other community-based facilities.~~
- ~~Uses should be located:~~
 - ~~Close to or within commercial zones unless the use is of low intensity and scale and has limited off-site amenity impacts~~
 - ~~Abutting a Road Zone or a road, which has vehicular access from a service road~~
 - ~~On roads, which avoid the generation of additional through traffic on residential streets, particularly where such uses are likely to serve catchments beyond the local level.~~
 - ~~Uses are discouraged from locating in residential zones if there are appropriate sites in nearby activity centres or commercial areas.~~
 - ~~Uses should be located where they are readily and safely accessible by road and by pedestrians.~~
 - ~~Commercial use and development, such as restaurants, hotels, reception rooms and convenience restaurants is discouraged in residential zones due to the likely detrimental impact on the amenity of the surrounding residential area.~~
- ~~Neighbourhood and streetscape character~~
 - ~~Existing residential buildings are encouraged to be retained and converted to suit the use, in preference to a purpose-built premise.~~
 - ~~The design, scale and appearance of uses are encouraged to complement the housing styles and general character of the area.~~
 - ~~Front building setbacks are encouraged to be consistent with abutting residences.~~
 - ~~High solid fences located along the site's frontage are to be avoided.~~
 - ~~Landscape treatment should be compatible with the neighbouring area.~~

Comment [c12]: Repositioned to 22.05-3 Location, reworded.

Comment [c13]: Repositioned and reworded 22.05-3 Location and Amenity.

Comment [c14]: Repositioned to 22.05-3 Location, 2nd dot point. Further detail inserted.

Comment [c15]: Reworded under Location, first dot point. Criteria further defined for different residential zones: non residential uses in LDRZ under Objectives 8th dot point, and for RGZ 11th dot point.

Comment [c16]: Repositioned to 22.05-3 Location, 3rd point. Reworded

Comment [c17]: Repositioned and reworded under last dot point of 22.05-2 objective which seeks to integrate non residential uses within developments in the Residential Growth Zone and to ensure consistency with the new reformed Residential zones which allow for a greater range of discretionary uses. Also addressed under Amenity considerations included in 22.05-3.

Comment [c18]: Reworded repositioned to 22.05.2. 4th dot point.

Comment [c19]: Repositioned to 22.05-3 Location. 4th dot point reworded to apply to areas outside residential growth areas.

Comment [c20]: Reworded and repositioned to 22.05-2. 4dot point

Urban design principles

- ~~Development complement the surrounding built form with respect to building form, colours and materials, height, massing, setbacks, roof form and window and door proportions.~~
- ~~Development be set back sufficient distances from side and rear boundaries to prevent detrimental impacts on neighbouring properties by way of building bulk and overshadowing and to enable appropriate landscape treatment to be provided.~~
- ~~Commercial building facades have visual interest, not exceed 70% glazing, and be articulated by non-glazed vertical and horizontal elements to accentuate windows and other openings.~~
- ~~Entries be clearly defined and accessible.~~
- ~~The choice of colours and materials be appropriate to the neighbourhood character, and where appropriate reflect the natural environment.~~
- ~~Pedestrians, cyclists and vehicles are able to move onto and around the site with safety and ease.~~
- ~~Canopy trees be included throughout the development, where appropriate.~~
- ~~Indigenous and other mature vegetation, including ground-storey, be retained on-site wherever possible.~~
- ~~Landscape buffers are encouraged to ensure that the streetscape character and amenity of abutting residential properties is maintained.~~

Location

- ~~Non residential uses should be located close to or within activity centres or near other community based facilities.~~
- ~~Non residential uses should abut a Road Zone, and where possible, with vehicular access from a service road to avoid the generation of additional through traffic on residential streets, particularly where such uses are likely to serve catchments beyond the local level.~~
- ~~Non residential uses should be located where they are readily and safely accessible by road, public transport, cycle and pedestrian networks.~~
- ~~In locations not identified for residential growth, non residential uses are encouraged to utilise existing residential buildings (where appropriate converted to suit the use), in preference to a purpose-built premise.~~
- ~~Within Low Density Residential Zone areas, non residential uses should comply with the following location criteria:~~
 - ~~· The site is serviced by reticulated sewerage;~~
 - ~~· Access to the site is via a main sealed road with existing kerb and channel;~~
 - ~~· The site is not constrained by factors such as slope, significant vegetation cover; drainage lines and highly visible ridgelines or hilltops; and~~
 - ~~· The site does not require significant earthworks to facilitate the development.~~

Siting, Scale, Design and Built Form

- ~~Buildings and works should complement the surrounding or preferred built form with respect to building scale, siting, height, massing, setbacks, existing roof form and window and door proportions.~~
- ~~Buildings and works proposed within the Low Density Residential Zone should be subordinate to the existing scale of development and landscape character.~~

Comment [c22]: Repositioned and reworded to 22.05-3 Siting, scale and design, 1st, 3rd, 4th, 6th, 5th, 3rd, 1st, 2nd dot points respectively.

- Development should be set back sufficient distances from side and rear boundaries to prevent detrimental impacts on neighbouring properties by way of building bulk and overshadowing and to enable appropriate landscape treatment to be provided.
- Commercial building facades should have visual interest, not exceed 70% glazing, and be articulated by non-glazed vertical and horizontal elements to accentuate windows and other openings.
- Entries should be clearly defined and accessible.
- The choice of colours and materials should be appropriate to the existing or preferred neighbourhood character and, where appropriate, respond to the natural environment.
- High solid fences located along a site's frontage should be avoided.

Landscape

- Native and other mature vegetation, should be retained on-site, wherever possible.
- Landscape buffers are encouraged to ensure that the streetscape character and amenity of abutting residential properties is maintained.
- A planting strip should be provided of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area.
- Landscaping of car parking areas should incorporate appropriate canopy trees, where practicable.
- Landscaping within car parking areas should provide opportunities for shade and increase visual amenity.

Amenity Residential interface

- Uses should not adversely affect the amenity of nearby residents by way of noise, loss of privacy, traffic, car parking, lighting, odours or disturbance associated with hours of operation.
- A respectful interface **should** be created with residential areas by:
 - Providing appropriate noise attenuation measures that inhibit the transmission of noise from buildings, car parking areas and external plant equipment (eg. exhaust fans, air conditioning units)
 - Maintaining the privacy of adjoining **residential** properties through the sensitive siting and design of car parks, windows, doors, service areas, outdoor **and storage** areas and the use of appropriate techniques including the treatment of windows, boundary fences, screening, and landscaping techniques
 - Designing and siting security lighting to minimise light spill to adjoining properties.
- Animal holding areas in veterinary centres **should** be designed so that noise from animals does not affect the amenity of the area.
- Any external play areas within child care centres **should** be designed and located to provide a high standard of amenity with consideration to slope, solar orientation, shade techniques, external noise sources and landscaping.
- The visual and acoustic privacy of properties adjoining child care centres **should** be maintained through the sensitive siting of car parks, play areas, windows, doors and the use of appropriate design techniques.

- Adequate waste disposal facilities ~~are provided on site, should be appropriately located on site to reduce the potential for negative on site/offsite noise, visual appearance, lighting and odour impacts.~~

Traffic, car parking and driveway construction

- Any expected increase in traffic should not adversely affect the amenity, environment or safety of the residential neighbourhood.
- The demand for on-street car parking should not adversely affect the amenity, environment or safety of the neighbourhood.

- ~~On street carparking will be discouraged in locations where kerb and channel is not available.~~

- Car parking should be located at the side or rear of a property. ~~For developments within the Residential Growth Zone, consideration should be given to the provision of car parking within basement and or undercroft parking areas.~~

- Car parks, accessways and set down areas should provide for safe and efficient traffic movement.

- Car parking areas and driveways should contribute to the function, safety and appearance of the development by:

- ~~Being designed for convenient access, having well-defined vehicle entry points, clearly separating vehicular and pedestrian circulation, and enabling vehicles to exit the site in a forward direction onto abutting roads.~~

- ~~Clearly delineating the separation between residential and non residential parking areas within developments which include integrated residential and non residential uses.~~

- Being surfaced, drained, constructed and line-marked in accordance with good engineering practice and, where appropriate, be in accordance with an engineering construction plan submitted to and approved by the responsible authority.

- Encouraging paved surfaces and other hard standing areas to be constructed (where appropriate) with dark coloured concrete or bitumen, coloured patterned concrete or brick paving.

- ~~Encouraging car park areas with the Low Density Residential Zone areas to be non intrusive in scale having regard to visibility and materials of construction.~~

- ~~Landscaping car parking areas with appropriate canopy trees, where practical, and maintaining them in accordance with an approved landscape plan~~

- ~~Providing a planting strip of a minimum width of 1.5 metres along the residential boundary where at-grade car parking areas and driveways abut residential properties, in order to screen the parking area~~

- Minimising the height of basement car parks above ground level.

- ~~Incorporating undercroft parking where appropriate, visually integrating multi-deck car parks with adjoining streetscapes.~~

- ~~Adequately screening carpark areas with landscaping and positioned to ensure minimal removal of existing vegetation.~~

- ~~Car parking for child care centres should be provided at the ratio of at least:~~

- ~~1 car space per staff member.~~

- ~~1 car space per 7 children or such lesser number, if car parking is available within driveway areas where one way vehicle access is proposed or unrestricted on street parking is conveniently available.~~

Comment [c23]: Repetition see 22.05-3 Landscape

Comment [c24]: Repositioned 22.05-3 Landscape 3rd dot point.

22.05-4 Application requirements

02/10/2008
C62

Proposed
C110

In addition to the zone requirements the following information is to be provided with an application to the satisfaction of the responsible authority:

- A written statement with details about the proposed use including, but not limited to: number of staff, hours of operation, attendees, and number of car spaces provided.
 - Information regarding how the use will serve the needs of the local residential community.
 - A traffic and parking demand assessment.
 - A site context assessment outlining how the proposed development will respond to the existing or preferred residential character of the area.

22.05-5 Decision guidelines

02/10/2008

C62

Proposed
C110

Before deciding on an application the Responsible Authority will consider as appropriate:

- The extent to which the application meets the objectives and directions of this policy.
- The objectives of the Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone and relevant overlay provisions.
- The Municipal Strategic Statement (MSS), in particular Clauses 21.05 and 21.06.
- For sites within the Residential Growth Zone, how the proposal demonstrates its integration within apartment style development on a minimum lot area of 1,800sqm.
- ~~The residential amenity of neighbouring and nearby residents.~~
- ~~Proposed hours of operation.~~
- ~~Screening techniques to minimise overlooking.~~
- ~~Acoustic treatments to minimise noise impacts.~~
- ~~Location and provision of storage areas.~~
- ~~Techniques or treatments to minimise odour.~~
- ~~Any traffic impacts, including the impact on the proposed use and development on the safety and efficiency of main roads.~~
- ~~Whether the location of the site promotes safe and convenient vehicle and pedestrian access.~~
- ~~The adequacy and efficiency of car parking, vehicle and pedestrian movement.~~

Comment [c26]: Text repositioned into different sections of the Policy (Amenity and Landscaping, Traffic Car Parking and Driveway Construction)

22.19 OUTBUILDINGS IN THE LOW DENSITY RESIDENTIAL ZONE

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Proposed
C110

This policy applies to all land within the Low Density Residential Zone.

22.19-1 Policy basis

--/---
C110

This policy builds on the MSS objectives in clause 21.06 to ensure that new outbuildings are designed and sited to reinforce and be respectful of the landscape and environmental characteristics of a site and its surroundings.

Manningham's Low Density Residential Zone is characterised by undulating form with prominent ridgelines, dissected by creeks and drainage lines, and contains vegetation of landscape and environmental significance.

Areas within the zone offer a unique lifestyle choice for people looking for a more spacious and attractive environmental and landscape setting and there is a need to ensure that outbuildings do not negatively impact on the character of the area.

22.19-2 Objectives

--/---
Proposed
C110

The objectives of this policy are:

- To ensure that land is developed in a way that is compatible with the use and character of the area, its landscape qualities, pattern of vegetation and environmental values.
- To minimise the extent of earthworks and to preserve and enhance natural drainage lines.
- To ensure the retention of existing vegetation, where appropriate, and that the design of outbuildings and any replacement landscaping complements the character of the area.
- To protect and enhance landscape quality, viewlines and vistas.
- To ensure that the size, design and siting of outbuildings are acceptable, having regard to the low density residential character of the area.

22.19-3 Policy

--/---
Proposed
C110

It is policy that:

- Outbuildings shall be used for purposes incidental to the domestic use of the dwelling or the residential activities conducted on the property and are sited in close proximity to a dwelling;
- Numbers of outbuildings are limited and that buildings are co-located, to reduce the scattered visual impact of buildings on the landscape;
- On a corner site, outbuildings are discouraged from fronting onto a different street frontage from the dwelling.
- Outbuildings other than a carport are not to be located within the primary street frontage.
- Buildings should be encouraged to be located wholly below the alignment of ridgelines to ensure silhouetting against the skyline does not occur and to allow buildings to blend into the natural landscape with the elevated ridgeline providing the appropriate backdrop;
- The siting of outbuildings on hill-tops/ridgelines is discouraged and will only be considered when it can be demonstrated that a building will be sited and designed so that it will be adequately screened from other properties and roads so as to not be prominent in the landscape;

- Outbuildings should not be located on top of any easements, without prior approval from Council or the relevant authority responsible that benefits from the easement;
- Outbuildings are sited to reinforce and be respectful of the landscape and environmental characteristics of the site and its surroundings;
- The amenity of adjoining and surrounding properties is protected by ensuring that outbuildings are set back or developed appropriately to minimise visual bulk;
- The removal of native vegetation is minimised by ensuring that the outbuilding is appropriately sited;
- The design, scale, external colour and finishes of outbuildings respects the character of the area, by addressing the following:
 - The use of reflective building materials such as zincalume will not be supported, particularly where a building would be clearly visible from surrounding properties or roads; and
 - The use of muted tones on external surfaces will be supported, while the use of bright or contrasting colours will not be supported in areas that are clearly visible from surrounding properties or road;.
- Appropriate mature screen planting is utilised to reduce the visual impact of the outbuilding from the adjoining and surrounding properties and from the road;
- The building be used for the storage of goods or vehicles that the property owner can demonstrate they own.
- Shipping containers are not converted for the purpose of an outbuilding;
- Development of outbuildings that have a greater floor space or height than the existing dwelling, is discouraged;

22.19-4 Application Requirements

--/--/---
Proposed
C110

An application for an outbuilding in a Low Density Residential Zone must be accompanied by the following information, as appropriate:

- A site analysis of the site and surrounding area including:
 - The location of the existing or proposed dwelling and associated outbuilding(s);
 - Existing land uses and buildings and works on the site and adjoining properties;
 - Demonstration of the impact on effluent disposal and location of septic systems.
 - Topography, existing vegetation and details of any proposed earthworks; and
 - Any other matters explaining the proposal and how it addresses this policy.

22.19-4 Decision guidelines

--/--/---
Proposed
C110

In assessing an application for the use and development of an outbuilding, the Responsible Authority will consider:

- The extent to which the application for an outbuilding meets the objectives and directions of this policy and the objectives and requirements of the Low Density Residential Zone and any other relevant State and Local planning provisions.

22.19-5 Policy references

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Proposed
C110

Manningham City Council Development Guide: Outbuildings in the Low Density Residential Zone, June 2015

15/07/2013
VC100

SCHEDULE TO THE LOW DENSITY RESIDENTIAL ZONE

Proposed
C110

Shown on the planning scheme map as **LDRZ**.

Land		Area
Minimum subdivision area	All land	0.4ha

Dimensions above which a permit is required to construct an outbuilding

80sqm



MANNINGHAM

DEVELOPMENT GUIDE

Outbuildings
in the Low
Density
Residential
Zone



June 2015

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PURPOSE OF THE GUIDE

Background

Approximately 18.8% of the Manningham municipality is included in the Low Density Residential Zone (LDRZ).

The areas affected by the LDRZ play a key role in the residential character of Manningham and in particular have been identified as:

- Providing an alternative lifestyle choice for existing and future residents seeking a more spacious and attractive environment;
- A transitional residential area between the urban and non-urban areas; and
- Providing a key landscape and environmental contribution.

Whilst an outbuilding is not defined within the planning scheme (Victoria Planning Provisions), it is generally understood that outbuildings that are 'normal to a dwelling' will be considered as part of the broader concept of a dwelling. Outbuildings can include, but are not limited to, garages, sheds, hobby rooms, studios and greenhouses.

Within the Low Density Residential Zone (LDRZ), an outbuilding only requires a planning permit if it exceeds a dimension specified in a schedule to the Zone or Overlay. The schedule to the LDRZ in the Manningham Planning Scheme specifies that an outbuilding requires a planning permit if it exceeds 80sqm in size. The majority of the properties within the LDRZ are also affected by Overlay provisions which include tighter controls over the size of outbuildings above which a planning permit is required. i.e. the Environmental Significance Overlays (ESO) and Significant Landscape Overlays (SLO) and these overlay controls trigger the need for a permit for an outbuilding that exceeds 50sqm in size.

Manningham's Low Density Residential Zone is characterised by undulating land form, with prominent ridgelines, dissected by creeks and drainage lines and contain vegetation of landscape and environmental significance.

The areas offer a unique lifestyle choice for people looking for a more spacious and attractive environmental and landscape setting and there is a need to ensure that building structures such as outbuildings do not negatively impact on the character of the area.

Manningham City Council aims to conserve and manage these areas of environmental and landscape significance so that the total quality of life that is enjoyed now can be maintained in the future.

This means making sure the size, design, siting and function of ancillary structures such as outbuildings are responsive to the environment and the landscape. In this way, Council aims (through its local policy on outbuildings and this guide) to ensure that the development of such structures is controlled.

What Does The Guide Do?

This guide applies to the development of all outbuildings within the Low Density Residential Zone in the City of Manningham that require a planning permit.

It is recommended that in cases where a planning permit is not required for an outbuilding, that land owners still give careful consideration to the Guide prior to commencing a development. This will ensure a site responsive design that respects the character of the area and the amenity of adjacent and surrounding neighbours.

This guide gives existing and potential property land owners a clear understanding, of what Council expects and what information is required for planning permit applications for Outbuildings in Low Density Residential Zone areas.

It provides information on how property owners could develop an outbuilding on their property in response to the characteristics of the site.

In particular, the Guide requires and encourages:

- Co-ordinated site planning for all outbuildings to achieve an integrated outcome for a site.
- Avoiding and minimising the removal of, or adverse impacts upon, native vegetation.
- Minimise the need for and extent of earthworks so as to preserve and enhance natural drainage lines and waterways.
- The size, design and siting of outbuildings to respect and be responsive to the character of the area, its landscape qualities, pattern of vegetation and environmental values.

How to Use the Guidelines

The *Development Guide for Outbuildings in the Low Density Residential Zone* should be read in conjunction with the Manningham Planning Scheme. In particular, Council will use the Guide in conjunction with application of the local policy at Clause 22.19 of the Manningham Planning Scheme which will be used in consideration of any application for a planning permit for an outbuilding in the Low Density Residential Zone.

The local policy at Clause 22.19 “*Outbuildings in the LDRZ*” is a statutory document contained within the Manningham Planning Scheme and must be considered in the determination of a planning application.

This guide is a Reference Document within the Planning Scheme and has been developed to help articulate the intent of and give effect to Clause 22.19 local policy.

The Development Guide includes illustrations which assist in describing the outcomes to be achieved in a development application.

1. Development Guidelines for Outbuilding IN LDRZ

Any outbuilding that requires a planning permit, will be assessed against the following siting and design guidelines.

1.1 Siting

Outbuildings should be set back from the boundary of the neighbouring properties to ensure that the use or development does not have an adverse impact upon the amenity of adjoining residents.

Side and rear setbacks must be of a sufficient distance to provide appropriate landscape buffers between the proposed outbuilding and neighbouring property, as demonstrated in *Figure 1*.

The proposed side and rear setbacks should also minimise the opportunity for the proposal to overshadow the existing buildings on adjoining properties or impact on the potential for adjoining properties to have solar access.

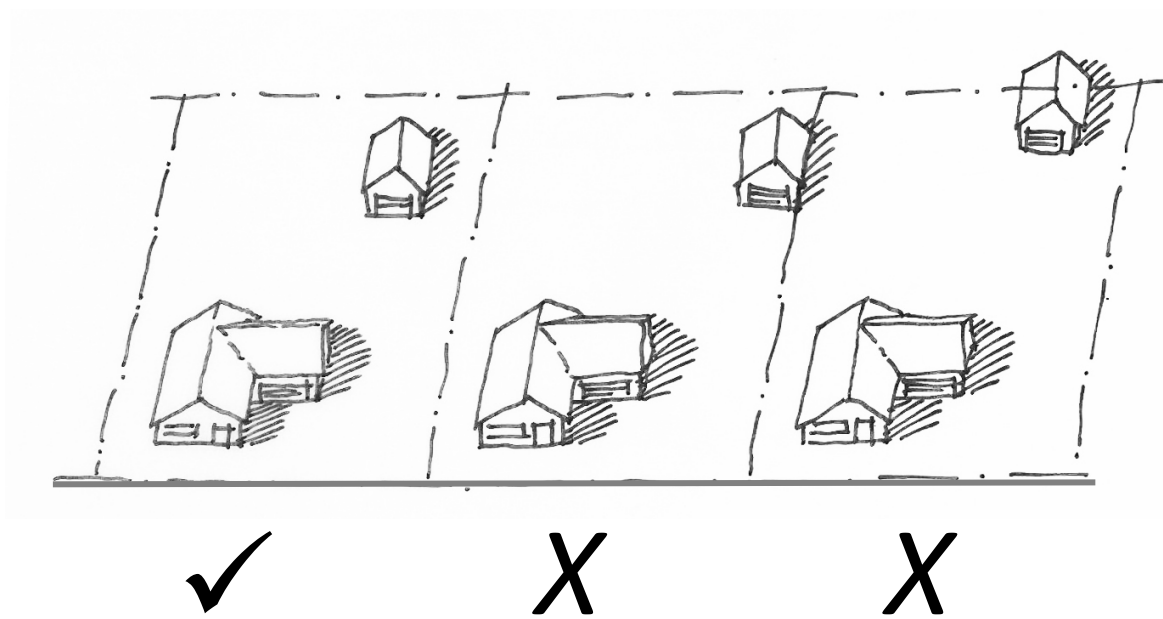


Figure 1 - Outbuildings should not be built on the side boundary if there is a existing dwelling on the adjacent side boundary. This creates unnecessary visual intrusion at the front setback and may impact on the amenity of neighbouring dwellings

Outbuildings should not normally be sited any closer to a road than the front elevation of an existing dwelling. (Refer *Figure 2 below*).



Figure 2- Outbuildings should not be sited any closer to the front boundary than the existing dwelling

Many properties in Manningham within the LDRZ include native vegetation of high conservation or landscape value. Outbuildings and sheds should be sited so as to minimise the need for vegetation clearance and be respectful of the landscape and environmental character of the site and its surrounds.

Outbuildings should not be visually obtrusive and should not adversely impact upon sightlines to hills. (See *Figure 3*). In this context, outbuildings should be encouraged to be located wholly below the alignment of ridgelines to ensure silhouetting against the skyline does not occur and to allow outbuildings to blend into the natural landscape with the elevated ridgelines providing the appropriate backdrop.

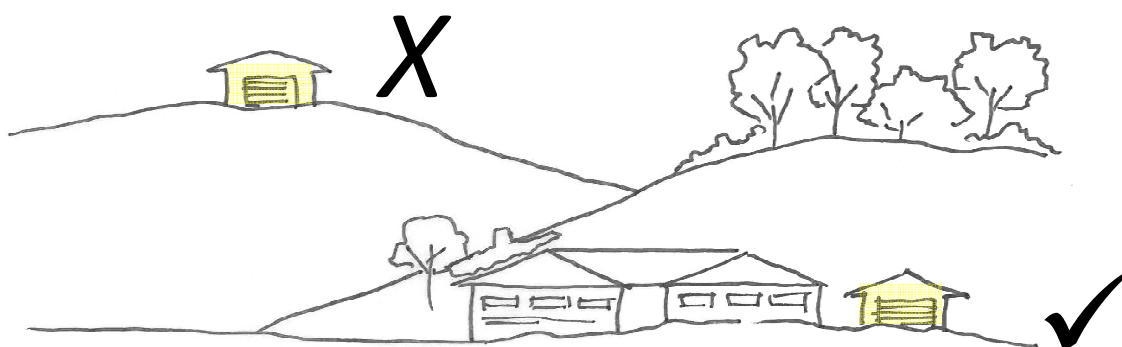


Figure 3 - Outbuildings should not be visually obtrusive from road frontages and should not adversely impact upon sightlines to hills

Isolated and dispersed outbuildings can lead to development that is visually conspicuous and intrusive into the landscape. – refer *Figure 4 and 5*. Outbuildings should be sited so as to minimise their visual impact and should normally be located in proximity to dwellings and other structures.

Numbers of outbuilding should also be limited and the co-location of buildings including outbuildings will be supported in order to reduce the visual impact of buildings on the landscape.

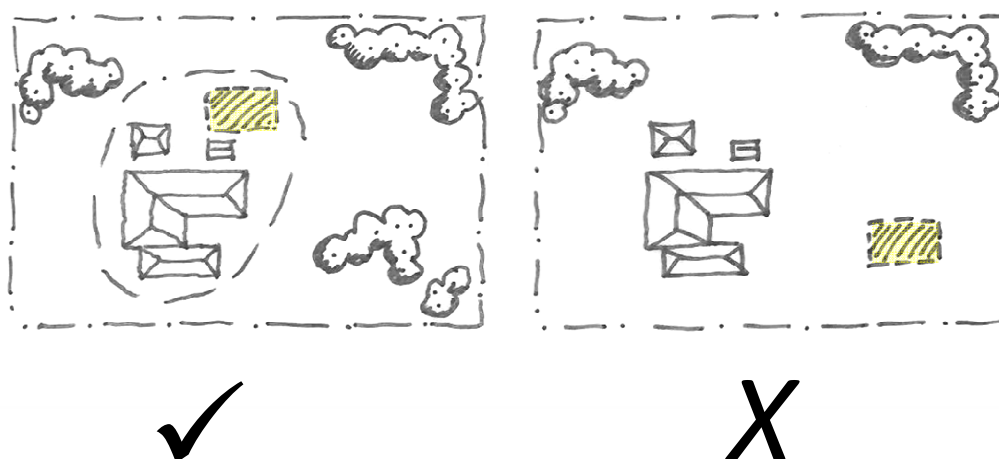


Figure 4- Outbuildings should be located near existing structures

Outbuildings should not be located over any easements without gaining approval from either Council or the relevant responsible authority that benefits from the easement.

1.2 Design/Visual Amenity

The design and external colour and finishes of outbuildings should respect the character of the existing dwelling on the same property and the surrounding area.

The external finish of outbuildings should be of materials and colours that are consistent and complementary to the existing dwelling and the surrounding area. The use of muted tones on external surfaces will be supported, while the use of bright or contrasting colours will not be supported in areas that are clearly visible from surrounding properties or roads.

The use of reflective building materials such as zincalume will not be supported, particularly where a building would be clearly visible from surrounding properties or roads. In appropriate situations, landscaping and screen planting should be utilised to ameliorate the visual impact of outbuildings and sheds. Planting should make use of species indigenous to the area and must be semi-mature – see *Figure 5*.

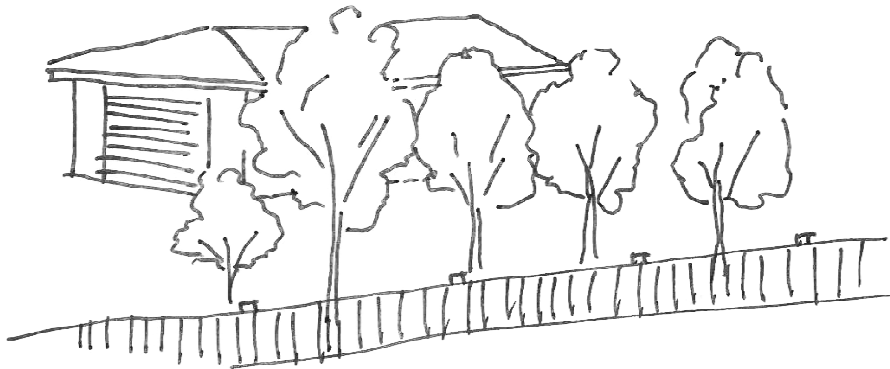


Figure 5 - Appropriate mature screen planting to reduce the visual impact of the outbuilding from neighbouring properties and the street.

1.3 Scale

Outbuildings should be of a size, scale and height that is consistent with the existing buildings on the site and should not have a greater floor space or height than the existing dwelling.

The height that is considered appropriate for outbuildings will depend on shielding features (trees and other buildings etc) the proposed use, the perceived impact of the outbuilding on neighbouring properties (bulk, height, visual intrusion etc) and the height of existing outbuildings in the neighbourhood - refer *Figure 7 and 8*.



Figure 7- **Inappropriate** bulk and height of the outbuilding

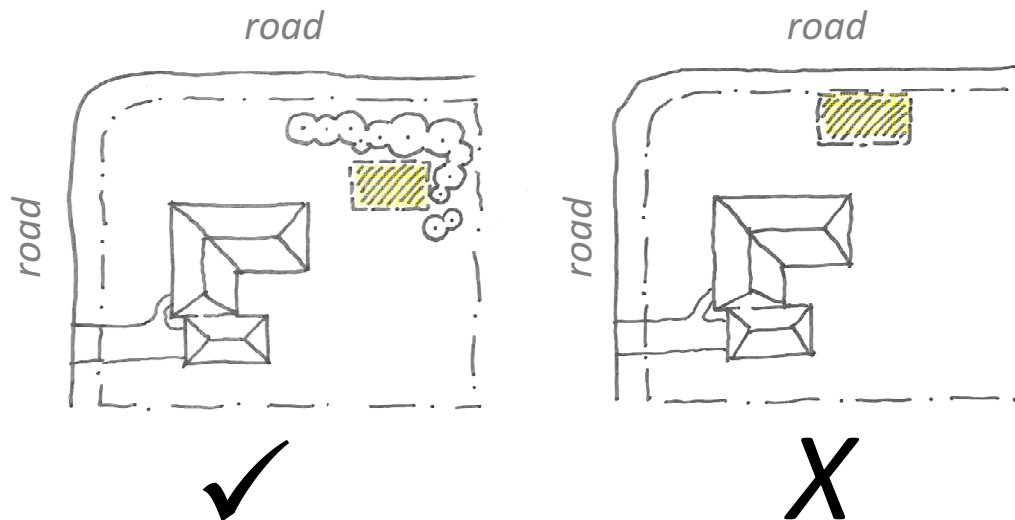


Figure 8- **Appropriate** front setback, height and bulk of the outbuilding

1.4 Siting of outbuildings on properties with more than one road frontage

For corner sites within the Low Density Residential Zone areas, outbuildings must not become the dominant feature from any street frontage. Council will not support the development of outbuildings that directly front onto a different street frontage than the dwelling. Council encourages the construction of fencing with landscaping treatments along side road frontages.

Figure 9- In corner locations, outbuildings must not directly front onto the side street. Fencing and landscape treatments are required



1.5 Use

Outbuildings should be used for purposes that are associated with the domestic use of the dwelling or the residential activities conducted on the property and are sited in close proximity to a dwelling;

Council will not support the use of converted shipping containers for use as outbuildings.

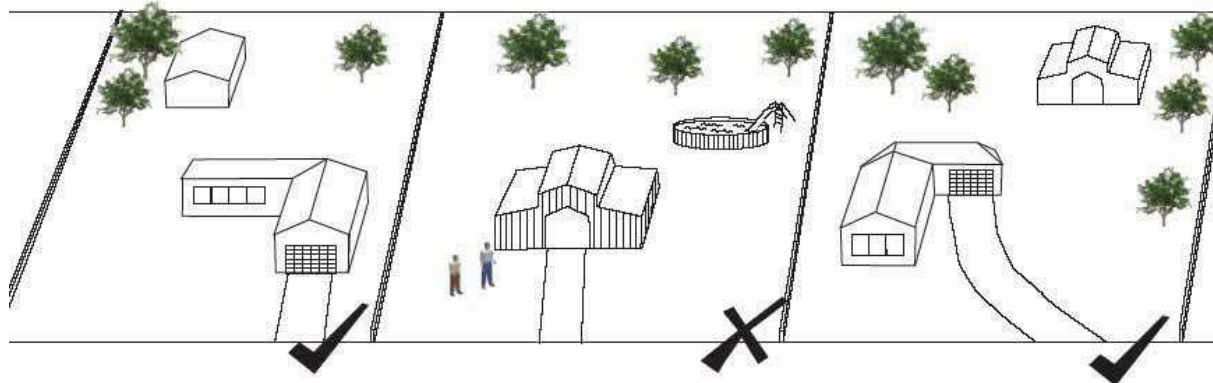


Figure 10- Outbuildings within residential areas should be used in association with a dwelling. Outbuildings are not considered habitable.

1.6 Application Requirements

The *Development Guide for Outbuildings in the Low Density Residential Zone areas* is used in conjunction with the requirements of the Manningham Planning Scheme. This document assists Council and applicants when deciding what is an appropriate outbuilding development.

When assessing an application for a shed or outbuilding Council will consider the following:

- Zone and Overlay provisions.
- State and Local Planning Policy Framework including the Clause 22.19 policy.
- Other Manningham Planning Scheme provisions.
- Development Guidelines for Outbuildings and Sheds in the Low Density Residential Zone.
- Site and development plans.
- Location of any easements or restrictions on the plan of subdivision and any restrictive covenants or planning agreements registered on the certificate of title for the subject site.
- The effect on the amenity of the surrounding residents, including consistency with the existing neighbourhood character.

All applications for planning permits for outbuildings, which are submitted to Council for assessment must include the following:

- Completed application form
- Payment of fee
- Certificate of title including any registered covenants or planning agreements
- Written description detailing what the shed will be used for, if the shed is to be used for storage, and details on what is to be stored is required.
- Site analysis plan showing all existing structures, access provisions for the site and the outbuilding, proposed building and any existing vegetation. The site plan must show lot and building dimensions and all setbacks.
- Existing land uses.
- Topography, existing vegetation and details of any proposed earthworks.
- Location plan showing the existing outbuildings and significant on site features of the adjoining properties and the location of the proposed outbuilding on the subject site.
- Elevation plans detailing the building materials, wall and total height and the width and length of the proposal.
- Colour and materials schedule for the proposal.

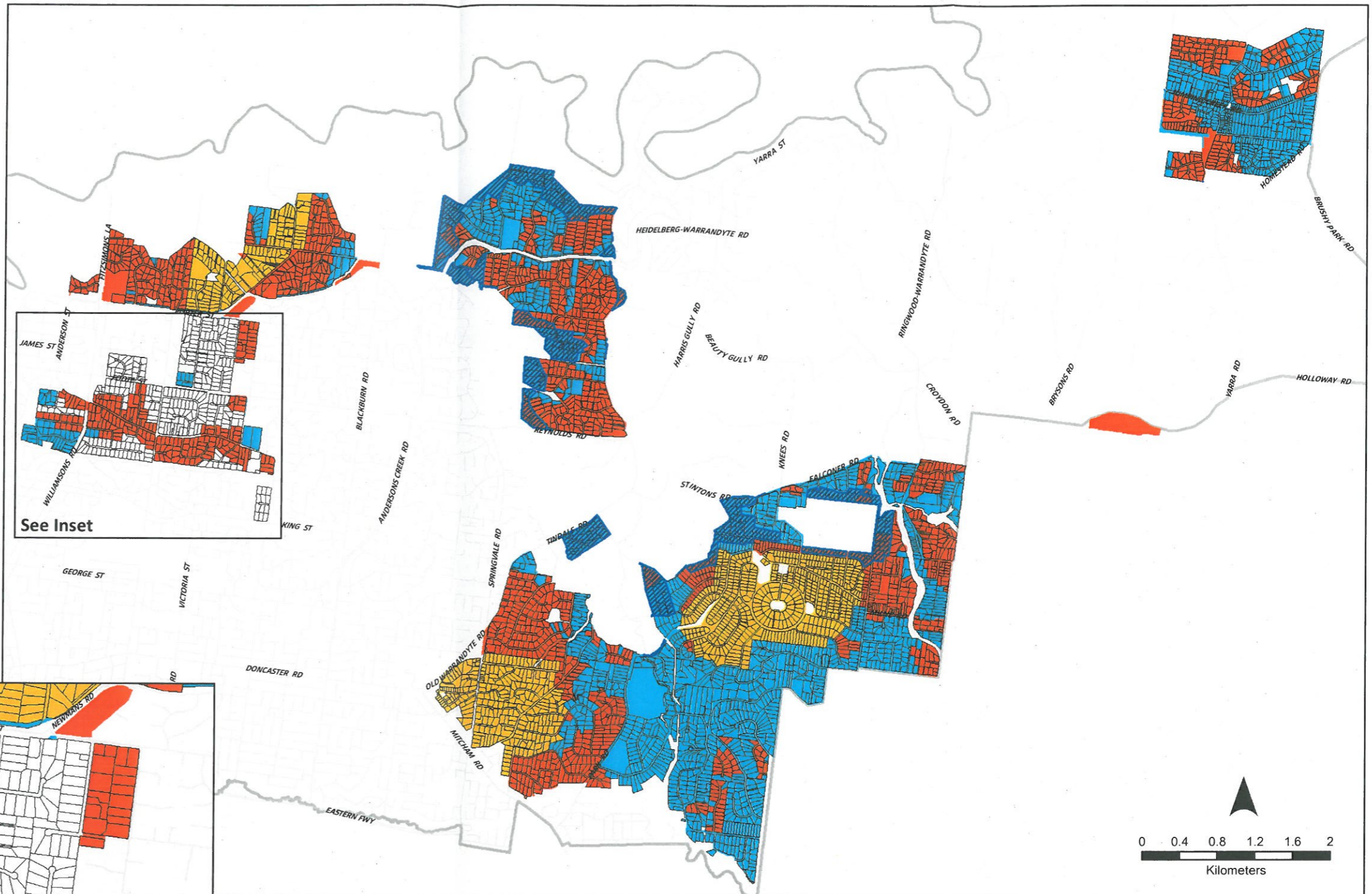
If the development is going to impact on a significant view line, then a viewline plan may be required to be submitted with the application. The plan must show all the viewlines from the position of the proposal.

Additional information may be required, depending on the nature of the proposal and any site specific requirements. Further information can be requested in accordance with the *Planning and Environment Act, 1987*

Legend

- LDRZ Properties with no overlay controls
- WMO
- SLO1
- SLO6
- ESO

Inset



Overview

LDRZ Properties with no overlay controls (6%)	
less than 3,000m ²	11
3,000-4,000m ²	53
4,000-5,000m ²	204
More than 5,000m ²	19
Total Properties	287

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