

This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

AREA SUMMARY (EXISTING)	
SITE AREA	1.2252
LANDSCAPE COVER AREA	0.0000
GROUND FLOOR AREA	0.9692
FIRST FLOOR AREA	0.0000
TOTAL BUILDING SITE COVER	0.9692
DRIVEWAY AREA	0.0000
TOTAL PAVED AREA	0.9692
BUILDING USE SUMMARY	
USE CLASS	RESIDENTIAL
GRAND FLOOR	36 ROOMS - ASSOCIATED AMENITIES & FACILITIES
FIRST FLOOR	SELF-CONTAINED APARTMENTS
APT 1	1 3RD FL
APT 2	1 3RD FL
TOTAL TP LAR SPACES PROVIDED ON SITE	



AXIOM ARCHITECTS PTY LTD (INCORPORATED IN AUSTRALIA) IS THE ARCHITECT FOR THIS PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN. THE ARCHITECT'S LIABILITY IS LIMITED TO THE SERVICES PROVIDED BY THE ARCHITECT. THE ARCHITECT DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED IN THIS PLAN.

NO.	DATE	DESCRIPTION	BY	CHECKED
1	19/11/2018	ISSUED FOR APPROVAL	AS	AS
2	19/11/2018	ISSUED FOR APPROVAL	AS	AS



**axiom**  
100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000

PROPOSED RESIDENTIAL APARTMENTS @ 39 GREENRIDGE AVE, TEMPLESTOWE VIC 3106

NO.	DATE	DESCRIPTION	BY	CHECKED
1	19/11/2018	ISSUED FOR APPROVAL	AS	AS
2	19/11/2018	ISSUED FOR APPROVAL	AS	AS

This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

AREA SUMMARY (EXISTING)	
SIT AREA	1 379m <sup>2</sup>
BASEMENT FLOOR AREA	1 382m <sup>2</sup>
GROUND FLOOR AREA	1 092m <sup>2</sup>
FIRST FLOOR AREA	802m <sup>2</sup>
TOTAL BUILDING SITE COVER	5 065m <sup>2</sup>
ROADWAY AREA	1 834m <sup>2</sup>
TOTAL PAVED AREA	1 326m <sup>2</sup>
BUILDING USE SUMMARY	
RESIDENTIAL	1 382m <sup>2</sup>
COMMERCIAL	1 092m <sup>2</sup>
INDUSTRIAL	1 092m <sup>2</sup>
RECREATION	1 092m <sup>2</sup>
OTHER	1 092m <sup>2</sup>
TOTAL IN-LAY SPACES PROVIDED ON-SITE	1 382m <sup>2</sup>



- EXISTING TREE TO BE RETAINED
- TPZ TREE PROTECTION ZONE FOR STREET TREES ADJOINING PROPERTY TREES
- STZ FOR STREET TREES ADJOINING PROPERTY TREES

AXIOM ARCHITECTS PTY LTD (INCORPORATED IN AUSTRALIA) IS THE AUTHOR OF THESE PLANS AND HAS THE SOLE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CLIENT HAS REVIEWED THESE PLANS AND APPROVES THEM. THE CLIENT HAS REVIEWED THESE PLANS AND APPROVES THEM. THE CLIENT HAS REVIEWED THESE PLANS AND APPROVES THEM.

NO.	REVISION	DATE	BY	CHECKED BY
1	ISSUED FOR APPROVAL	19/11/2018	...	...
2	ISSUED FOR APPROVAL	19/11/2018	...	...



**axiom**  
ARCHITECTS  
PO BOX 466 Heathmont VIC 3135

PROPOSED RESIDENTIAL APARTMENTS @ 39 GREENRIDGE AVE, TEMPLESTOWE VIC 3106	EXISTING CONDITIONS GROUND FLOOR PLAN	DRAWN: ENR_19 SCALE: 1:150 SHEET: TP04
---	---------------------------------------	--



This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

AREA SUMMARY (EXISTING)	
SITE AREA	1.2792
BASEMENTS FLOOR AREA	0.0000
GROUND FLOOR AREA	0.0000
FIRST FLOOR AREA	0.0000
TOTAL BUILDING SITE COVER	0.0000
GRAVELLY AREA	0.0000
TOTAL PAVED AREA	0.0000
BUILDING USE SUMMARY	
RESIDENTIAL	0.0000
COMMERCIAL	0.0000
INDUSTRIAL	0.0000
RECREATION	0.0000
OTHER	0.0000
TOTAL	0.0000



AXIOM ARCHITECTURE PTY LTD (INCORPORATED IN AUSTRALIA) IS THE ARCHITECT OF RECORD FOR THIS PROJECT. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXIOM ARCHITECTURE PTY LTD. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THIS DOCUMENT IS PROHIBITED. AXIOM ARCHITECTURE PTY LTD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE USER OF THIS DOCUMENT IS ADVISED THAT THE INFORMATION PROVIDED IN THIS DOCUMENT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. AXIOM ARCHITECTURE PTY LTD IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THIS DOCUMENT. THE USER OF THIS DOCUMENT IS ADVISED THAT THE INFORMATION PROVIDED IN THIS DOCUMENT IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.

NO.	DATE	DESCRIPTION	BY	CHECKED	APPROVED
1	19/11/2018	ISSUE FOR APPROVAL	[Signature]	[Signature]	[Signature]
2	19/11/2018	ISSUE FOR APPROVAL	[Signature]	[Signature]	[Signature]



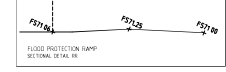
**axiom**  
ARCHITECTURE  
100/101 STATION STREET, MELBOURNE VIC 3000  
TEL: 03 9594 8888  
WWW.AXIOMARCHITECTURE.COM.AU

PROPOSED RESIDENTIAL APARTMENTS @ 39 GREENRIDGE AVE, TEMPLESTOWE VIC 3106

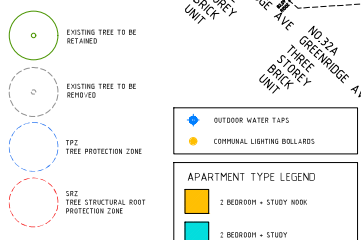
EXISTING CONDITIONS FIRST FLOOR PLAN

PLAN ENR\_19  
SHEET 51 - 1158  
SHEET  
TP05

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.



AREA SUMMARY table with columns for area type and area value. Includes sections for Storage Area, Second Floor Building Area, and Land Areas.



APARTMENT TYPE LEGEND table mapping colors to apartment types: Yellow for 2 Bedroom + Study Nook, Green for 2 Bedroom + Study, Red for 3 Bedroom + Study Nook, Blue for 3 Bedroom + Study, and Purple for 4 Bedroom.

AUSNET SERVICES REQUIREMENTS section detailing requirements for water supply, sewerage, and stormwater management, including flow rates and connection details.

ESD EXCELLENCE INITIATIVES section listing sustainability goals such as water conservation, energy efficiency, and waste management.



Table with 4 columns: Item, Description, Status, and Date. Lists construction items like 'CONCRETE CARPARK' and 'COMMON AREAS'.

Table with 4 columns: Item, Description, Status, and Date. Lists construction items like 'CONCRETE CARPARK' and 'COMMON AREAS'.

axiom logo and contact information for Axiom Architecture Pty Ltd, including address and phone number.

PROPOSED RESIDENTIAL APARTMENTS @ 39 GREENRIDGE AVE, TEMPLESTOWE VIC 3106

PROPOSED GROUND FLOOR PLAN, sheet number TP10, and other project identifiers.

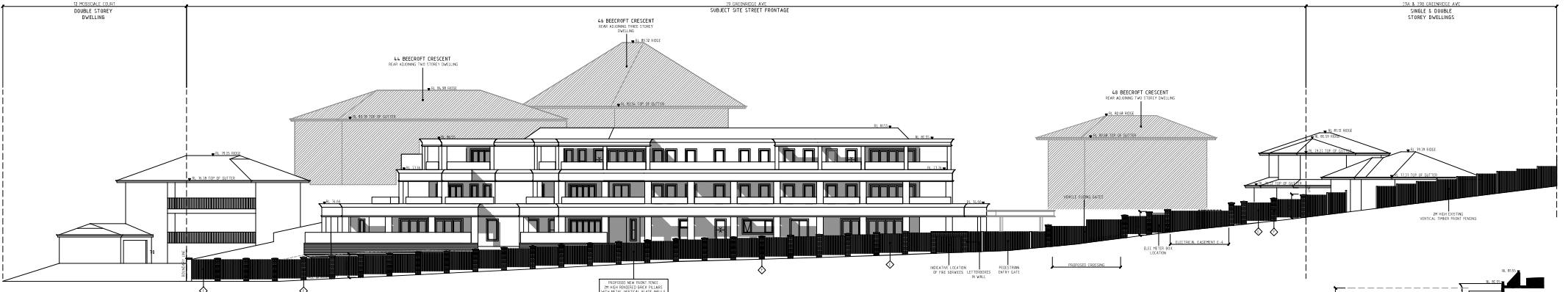








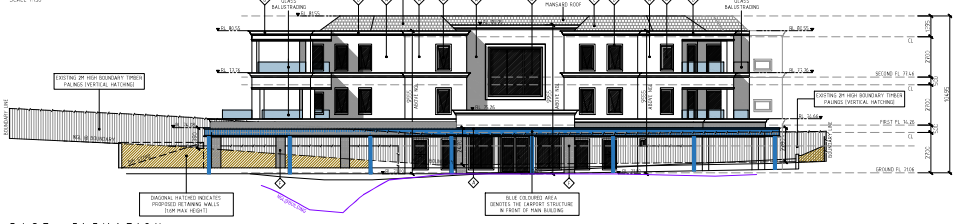




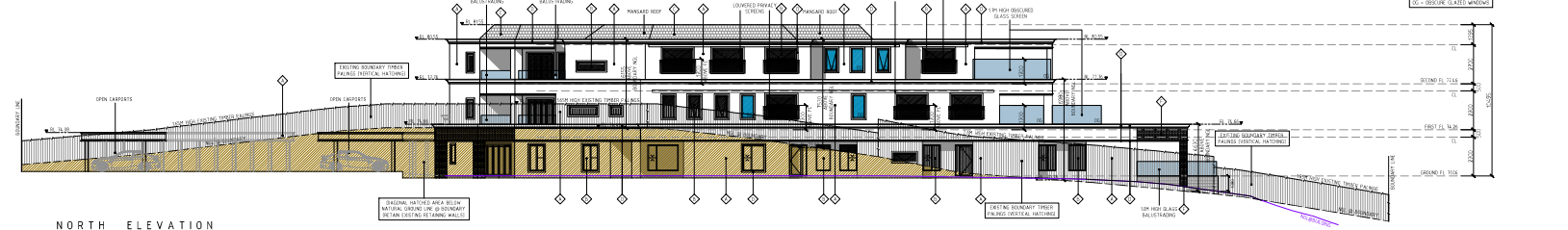
SOUTH ELEVATION (STREET CONTEXT ELEVATION)  
 SCALE 1:50



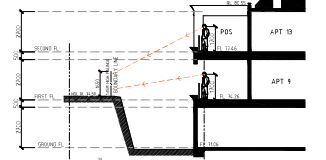
SOUTH ELEVATION  
 SCALE 1:50



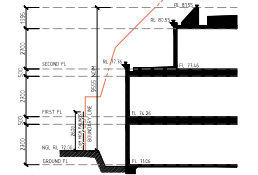
EAST ELEVATION  
 SCALE 1:50



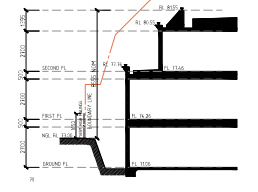
NORTH ELEVATION  
 SCALE 1:50



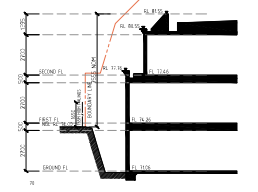
OVERLOOKING COMPLIANCE LINE A



SECTION AA

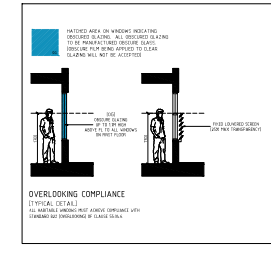


SECTION BB



SECTION CC

- MANHOLE WALL TREATMENT: BULK COLOUR LINED WHITE, EYE OF SMOKE
- SELECTED ALUMINIUM WINDOWS & DOORS: BULK POWDER COAT COLOUR BLACK, GATE OF SMOKE
- PAVING ROOF TILE: POWER ELEMENTAL SINGLE COLOUR THROUGH OR SMOKE
- DECORATIVE ARCHITECTURAL HIGHLIGHTING: ADVANCED POLYURETHANE POLYURETHANE (SMOKE) OR POLYURETHANE (SMOKE) SINGLE COLOUR THROUGH OR SMOKE
- FRONT FINE METAL BLIND IN FILLS: BULK POWDER COAT COLOUR BLACK, GATE OF SMOKE
- FINE BRICK: METAL BRICK COLOUR HAZELWOOD OR SMOKE



OVERLOOKING COMPLIANCE

NO	DESCRIPTION	DATE	BY	CHECKED BY
1	ISSUED FOR APPROVAL	19/11/2018	ADAM	ADAM
2	ISSUED FOR APPROVAL	19/11/2018	ADAM	ADAM



**axiom**  
 ARCHITECTURE  
 1/10/2018 09:00 | www.axiomarchitects.com.au  
 PO BOX 486 Heidelberg VIC 3106

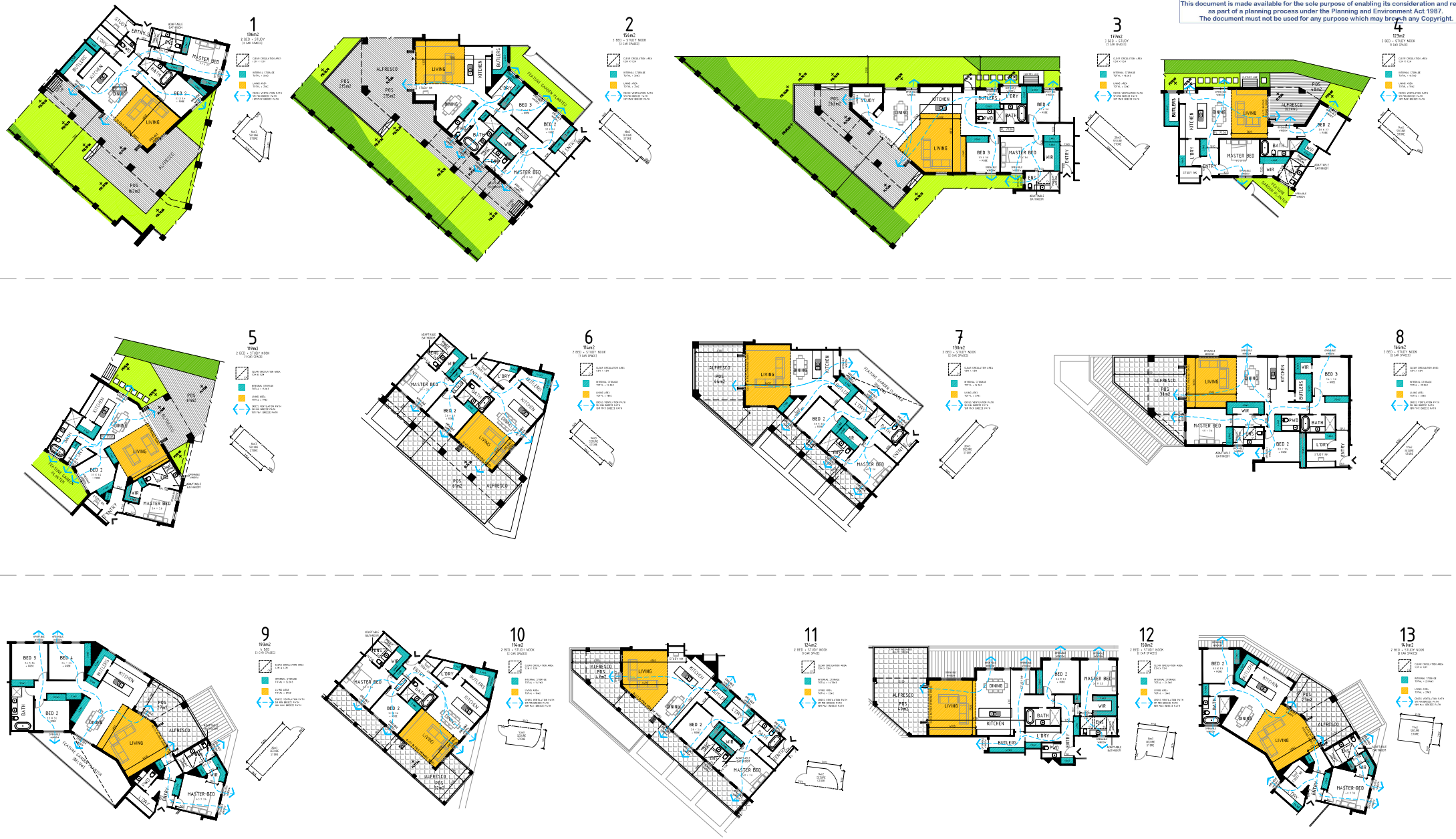
PROPOSED RESIDENTIAL APARTMENTS @ 39 GREENRIDGE AVE, TEMPLESTOWE VIC 3106

PROPOSED ELEVATIONS & SECTIONS

TITLE: ENR\_18  
 SCALE: 1:150  
 SHEET: 14 OF 17  
 TP14



This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.



Axiom Architects Pty Ltd (here copyright and moral rights in all information provided by Axiom Architects Pty Ltd) reserves the right to use the design provided that they do not affect the title of the work which was prepared and it shall not be used for any other purpose without written consent of Axiom Architects Pty Ltd. ANY LEGAL QUANTITIES EXPRESSED OR IMPLIED BY Axiom Architects Pty Ltd may be amended or varied without notice. Axiom Architects Pty Ltd may discontinue the services where Axiom Architects Pty Ltd is unable to perform its obligations as stated. Axiom Architects Pty Ltd will not be liable for any consequential or other damages arising as a result of any suspension of the services of the works.

NO	DATE	DESCRIPTION	BY	CHECKED
1	20/11/18	RESPONSE TO (SUNAL) RE: 1	GC	MA
2	20/11/18	ISSUE FOR APPROVAL	GC	MA
3				
4				
5				

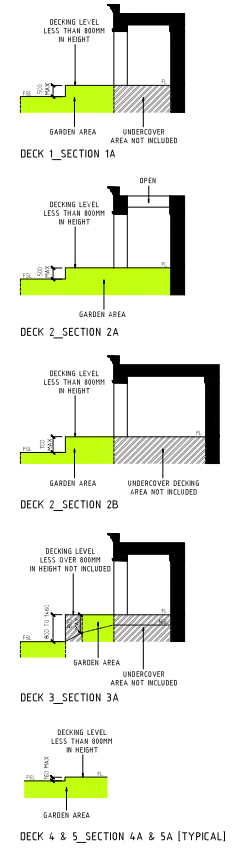
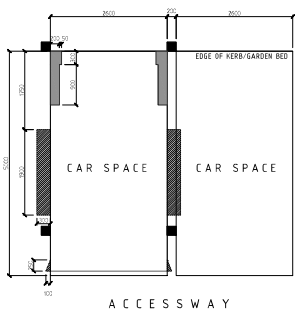
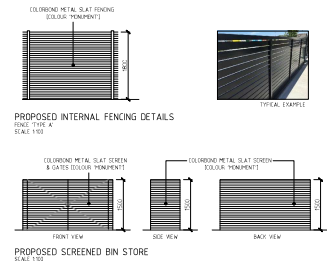
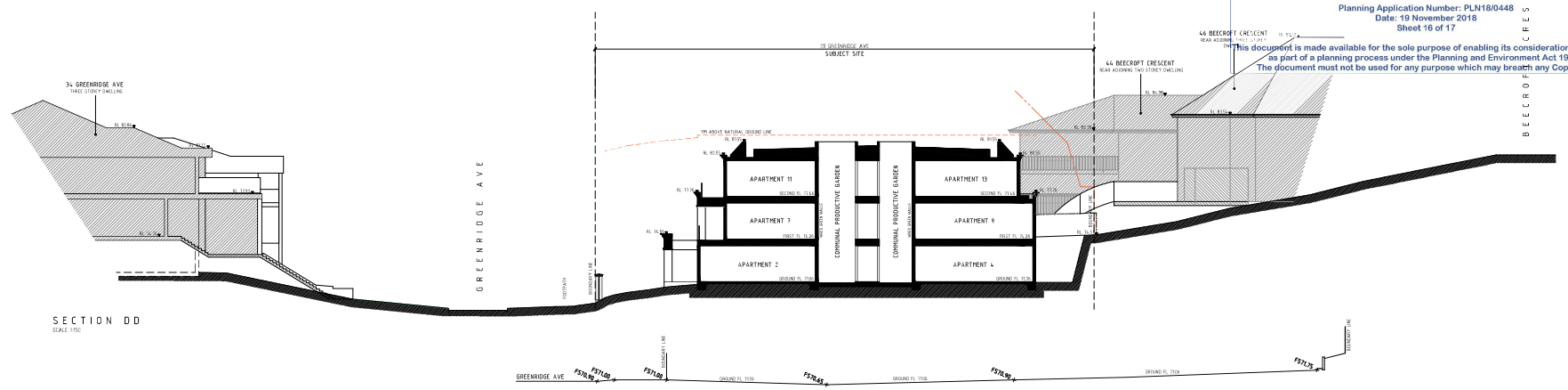


PROPOSED RESIDENTIAL APARTMENTS @ 39 GREENRIDGE AVE, TEMPLESTOWE VIC 3106

APARTMENT TYPES/DETAILS

DATE	DNR_18
SHEET	15
SHEET	15 OF 15
SHEET	TP15

This document is made available for the sole purpose of enabling its consideration and review as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.



AXIOM ARCHITECTS PTY LTD (INCORPORATED IN AUSTRALIA) IS THE ARCHITECT FOR THIS PROJECT. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF AXIOM ARCHITECTS PTY LTD. ANY UNLAWFUL USE OF THIS DOCUMENT IS THE RESPONSIBILITY OF THE USER. AXIOM ARCHITECTS PTY LTD IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT. AXIOM ARCHITECTS PTY LTD IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DOCUMENT.

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR APPROVAL	19/11/2018	AXIOM	AXIOM
2	ISSUED FOR APPROVAL	19/11/2018	AXIOM	AXIOM



**axiom**  
100 ROYAL STREET, SUITE 101, MANNINGHAM VIC 3176  
PH: 03 9466 6666 | WWW.AXIOMARCHITECTS.COM.AU

**PROPOSED RESIDENTIAL APARTMENTS @ 39 GREENRIDGE AVE, TEMPLESTOWE VIC 3106**

**CROSS SECTION & GARDEN AREA PLAN & DETAILS**





**PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME**

**ADVERTISED PLANS**

Planning Application Number: **PLN18/0448**  
Date: **19 November 2018**  
Sheet 1 of 3

This document is made available for the sole purpose of enabling its consideration and review, as part of a planning process under the Planning and Environment Act 1987. The document must not be used for any purpose which may breach any Copyright.

**LENGEND**

PERMEABLE DECKING

PERMEABLE PAVING

PROPOSED FENCE

EXISTING PALING FENCE  
REFER TO ARCHITECTURE PLAN

EXISTING TREES  
TO BE RETAINED

EXISTING TREES  
TO BE REMOVED

PROPOSED TREES  
SPECIES REFER TO TP-02

PROPOSED TREE FERNS  
SPECIES REFER TO TP-02

LAWN

GRANITIC SAND

LARGE EVERGREEN SHRUBS  
SPECIES REFER TO TP-02

MEDIUM/SMALL SHRUBS  
SPECIES REFER TO TP-02

GROUNDCOVERS  
SPECIES REFER TO TP-02

RAINGARDEN  
SPECIES REFER TO TP-02

MAXIMUM HEIGHT OF  
TREES - 3M HIGH

VISIBILITY SPILL AREA  
50% CLEAR OBSTRUCTION  
(PLANTING NOT TO EXCEED  
900MM IN HEIGHT)

GRANITIC SAND

MAXIMUM HEIGHT OF  
SHRUBS NOT TO EXCEED  
3.0m HIGH

MAXIMUM HEIGHT OF  
SHRUBS NOT TO EXCEED  
3.0m HIGH

RAINGARDEN

BIN STORAGE

MAXIMUM HEIGHT OF  
TREES - 3M HIGH

COMPOST BIN  
REFER TO TP-02

COMMUNITY PRODUCTION GARDEN  
REFER TO TP-02

E-2  
ELEC. DRAINAGE SEWER

MAXIMUM HEIGHT OF  
SHRUBS NOT TO EXCEED  
3.0m HIGH

REVISIONS			
REV.	DESCRIPTION	BY	DATE

**HAMILTON LANDSCAPE ARCHITECTS PTY LTD**  
Site Planning | Urban Design | Landscape Architecture  
1 York Place, Carlton VIC 3053 - Australia | Tel: +61 03 9348 2800  
E-mail: office@hla.net.au | http://www.hla.net.au

PROJECT <b>39 GREENRIDGE AVE, TEMPLESTOWE VIC 3106</b>		CLIENT: FREEMAN GROUP	
DRAWING: CONCEPT LANDSCAPE PLAN	SCALE: 1:150 @ A1	DRAWN: AL	REVISION: B
JOB NUMBER: 18-019	Drw No.: TP-01		

DRAFT





## **5. LEGISLATIVE REQUIREMENTS**

### **5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)**

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

### **5.2 MANNINGHAM PLANNING SCHEME**

**Clauses of the Manningham Planning Scheme the Responsible Authority must consider:**

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.08 General Residential Zone, Schedule 3
- Clause 44.05 Special Building Overlay
- Clause 52.06 Car Parking
- Clause 55 Two or more dwellings on a lot and residential buildings
- Clause 65 Decision Guidelines

#### **Zone**

##### Clause 32.08 General Residential Zone, Schedule 3

The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

A Planning Permit is required to construct two or more dwellings on a lot within this zone.

An assessment for buildings and works for two or more dwellings is required under the provisions of Clause 55 of the Manningham Planning Scheme.

The purpose of Clause 55 is generally to provide well designed dwellings with considered regard to internal amenity, while at the same time, maintaining the amenity and character of the locality, with particular emphasis on the amenity of adjoining residents.

## Overlay

### Clause 44.05 Special Building Overlay

The purpose of the Special Building Overlay is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land in urban areas liable to inundation by overland flows from the urban drainage system as determined by, or in consultation with, the flood plain management authority.*
- *To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, is compatible with the flood hazard and local drainage conditions and will not cause any significant rise in flood level or flow velocity.*
- *To protect water quality in accordance with the provisions of relevant State Environment Protection Policies, particularly in accordance with Clauses 33 and 35 of the State Environment Protection Policy (Waters of Victoria).*

A permit is required to construct a building or to construct or carry out works, including a fence.

An application under this overlay is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

An application must be referred to the relevant floodplain management authority under Section 55 of the Act unless in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed to in writing between the responsible authority and the floodplain management authority.

## Planning Policy Framework

The relevant sections of the planning policy framework are as follows:

### Clause 15.01-1 Urban design

The objective of this policy is:

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

### Clause 15.01-2 Urban design principles

The objective of this policy is:

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

### Clause 15.01-4 Design for safety

The objective of this policy is:

- *To improve community safety and encourage neighbourhood design that makes people feel safe.*

## Policy guidelines

Planning must consider as relevant:

- *Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005).*



#### Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

- *To recognise and protect cultural identity, neighbourhood character and sense of place.*

#### Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

#### Clause 16.01-1 Integrated housing

The objective of this policy is:

- *To promote a housing market that meets community needs.*

#### Clause 16.01-2 Location of residential development

The objective of this policy is:

- *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 16.01-4 Housing diversity

The objective of this policy is:

- *To provide for a range of housing types to meet increasingly diverse needs.*

#### Clause 16.01-5 Housing affordability

The objective of this policy is:

- *To deliver more affordable housing closer to jobs, transport and services.*

### **Local Planning Policy Framework (LPPF)**

#### **Municipal Strategic Statement**

##### Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. The MSS acknowledges that there is a general trend towards smaller household size as a result of an aging population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

##### Clause 21.05 Residential

This policy outlines the division of Manningham into four Residential Character Precincts. The precincts seek to channel increased housing densities around activity centres and main roads where facilities and services are available. In areas which are removed from these facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have identified environmental or landscape features.

**The site is within Precinct 4 – Post 1975 residential areas.**

This precinct includes areas that have been predominately developed since 1975 with a substantial amount of development occurring between late 1980s and the 1990s.

Although some of the housing built in the 1970s is single storey, housing built in the 1980s and 1990s is predominantly double storey and in some instances three storeys.

In this precinct there is minimal unit development.

An incremental level of change is anticipated in this precinct.

#### Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:

- *To ensure that residential development enhances the existing or preferred neighbourhood character of the residential character precincts as shown on Map 1 to this Clause.*

The strategies to achieve this objective include:

- *Require residential development to be designed and landscaped to make a positive contribution to the streetscape and the character of the local area.*
- *Ensure that where development is constructed on steeply sloping sites that any development is encouraged to adopt suitable architectural techniques that minimise earthworks and building bulk.*
- *Ensure that development is designed to provide a high level of internal amenity for residents.*
- *Require residential development to include stepped heights, articulation and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.*

#### Clause 21.10 Ecologically Sustainable Development

This policy highlights Council's commitment to ESD and outlines a number of ESD principles to which regard must be given. These include building energy management, water sensitive design, external environmental amenity, waste management, quality of public and private realm and transport.

### **Local Planning Policy**

#### Clause 22.08 Safety through urban design

This policy applies to all land in Manningham. It endeavours to provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham. The policy seeks attractive, vibrant and walkable public spaces where crime, graffiti and vandalism is minimised.

#### Clause 22.09 Access for disabled people

This policy also applies to all land in Manningham. It seeks to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person. The policy requires the needs of people with a disability to be taken into account in the design of all proposed developments.

### **Particular Provisions**

#### Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required to be provided at the following rate:

- *1 space for 1 and 2 bedroom dwellings.*
- *2 spaces for 3 or more bedroom dwellings.*



Clause 52.06-9 outlines various design standards for parking areas that should be achieved.

#### Clause 52.34 Bicycle Facilities

No bicycle spaces are required to be provided as the development is less than 4 storeys.

#### Clause 55 Two more dwellings on a lot and residential buildings

The provision of this clause apply to an application to construct two or more dwellings on a lot

The applicable clauses for the provisions of this clause apply to an application to construct or extend an apartment development include all of Clause 55 except Clause 55.03-5, Clause 55.03-6, Clause 55.04-8, Clause 55.05-1, Clause 55.05-2 and Clause 55.05-6.

A development:

- Must meet all of the objectives of this clause that apply to the application.
- Should meet all of the standards of this clause that apply to the application.

For all of the provisions of Clause 55 other than Clause 55.07 (Apartment developments), if a zone or a schedule to a zone specifies a requirement of a standard different from a requirement set out in this clause, the requirement in the zone or a schedule to the zone applies.

The requirements of a standard set out in Clause 55.07 (Apartment developments) apply to the exclusion of any different requirement specified in a zone, a schedule to a zone, or a schedule to an overlay.

### **General Provisions**

#### Clause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*