



01 Locality Plan 1:1000 @ A1

**EXISTING AREA ANALYSIS**

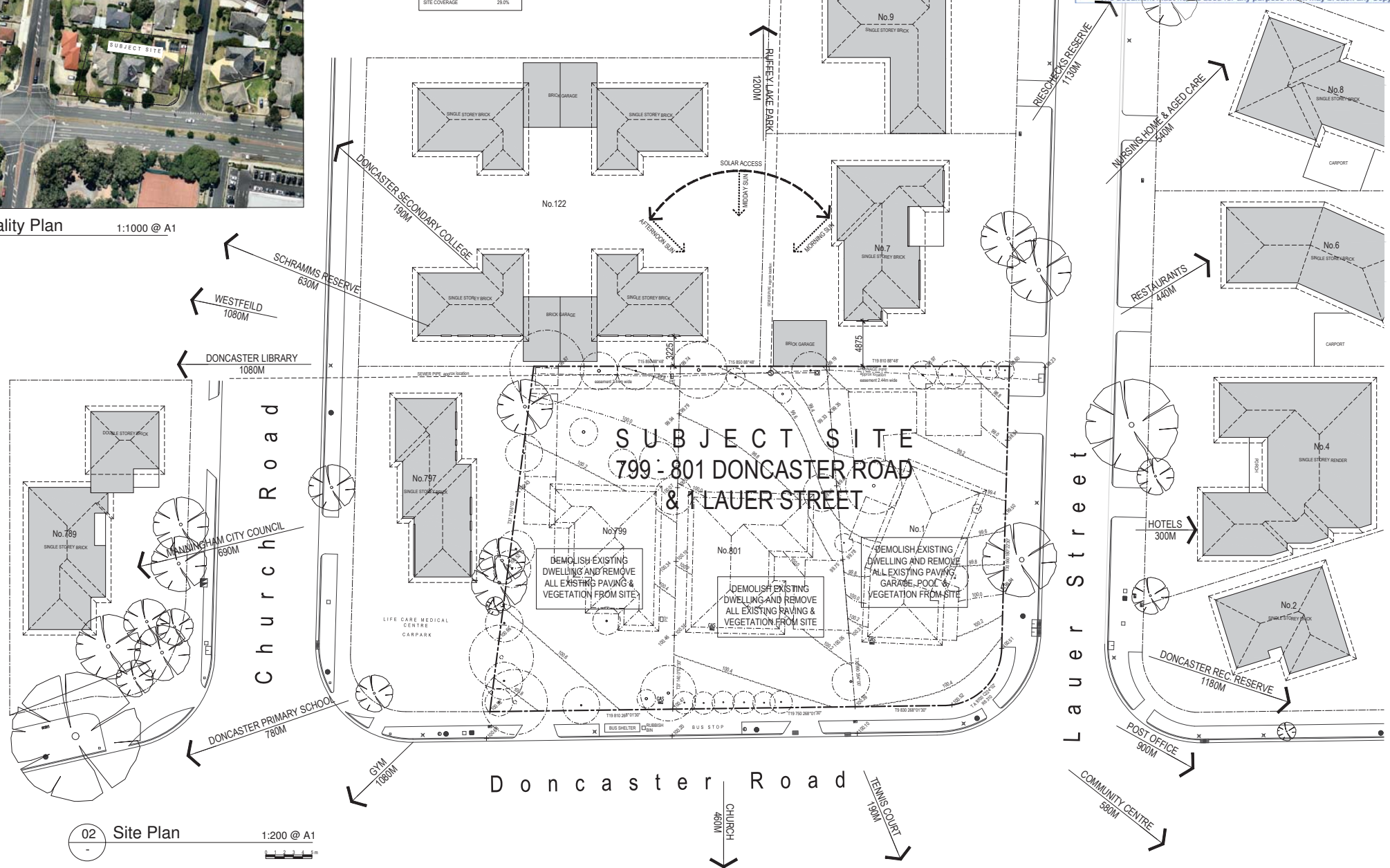
TOTAL SITE AREA	1967m <sup>2</sup>
EXISTING BUILDING AREA	572m <sup>2</sup>
SITE COVERAGE	29.0%

PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME

**ADVERTISED PLANS**

Planning Application Number: PIN18/0117  
Date: 22 May 2018  
Sheet 1 of 16

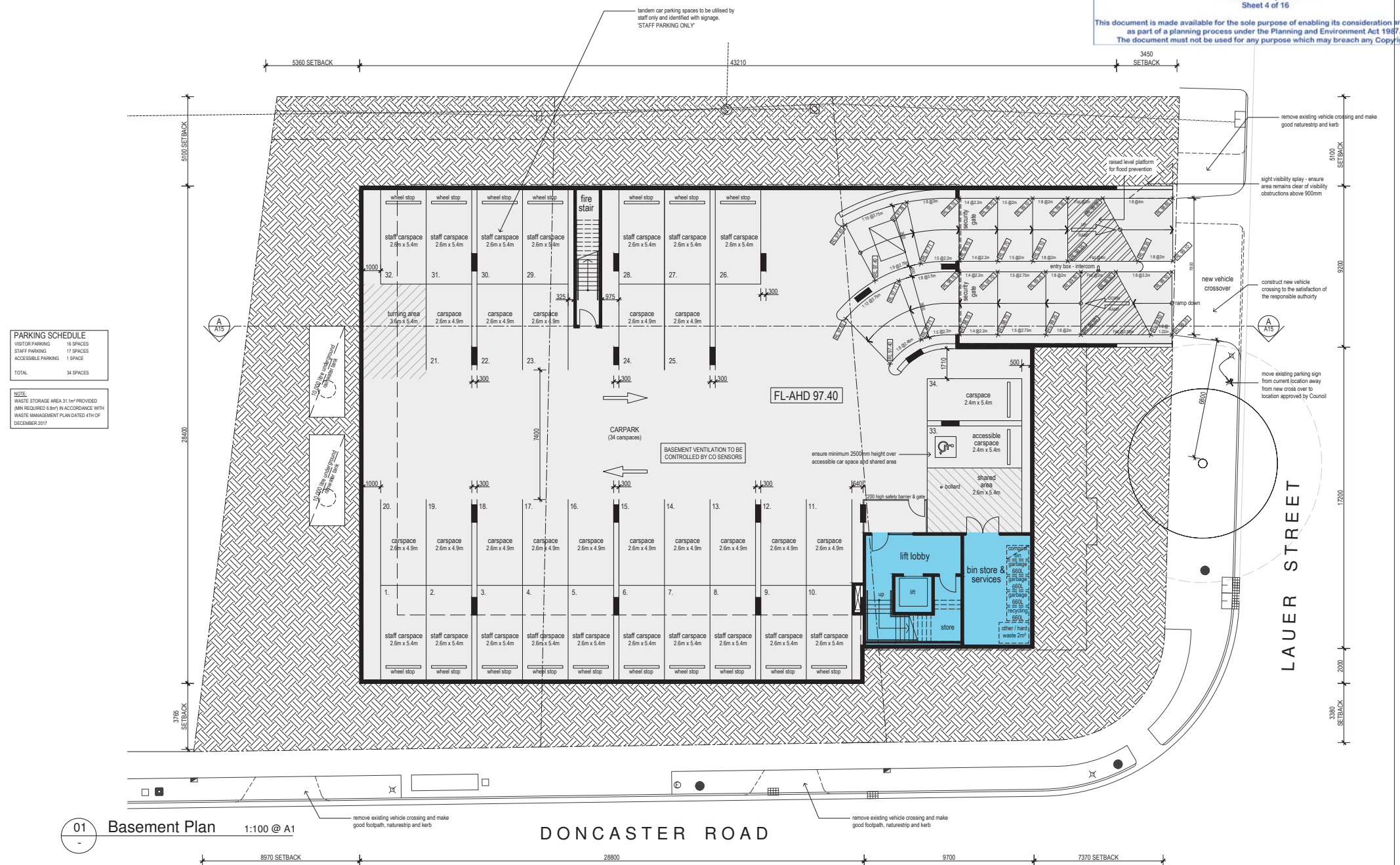
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02 Site Plan 1:200 @ A1

ISSUE	DESCRIPTION	DATE
04	TP APPLICATION RE-ISSUE	19/02/2018
03	TP APPLICATION ISSUE	16/02/2018
02	PRELIM TOWN PLANNING ISSUE	13/02/18
01	PRELIMINARY	-

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**PARKING SCHEDULE**

VISITOR PARKING	15 SPACES
STAFF PARKING	17 SPACES
ACCESSIBLE PARKING	1 SPACE
<b>TOTAL</b>	<b>34 SPACES</b>

**NOTE:**  
WASTE STORAGE AREA 31.1m<sup>2</sup> PROVIDED  
WIN REQUIRED 4.8m<sup>2</sup> IN ACCORDANCE WITH  
WASTE MANAGEMENT PLAN DATED 4TH OF  
DECEMBER 2017

01 Basement Plan 1:100 @ A1

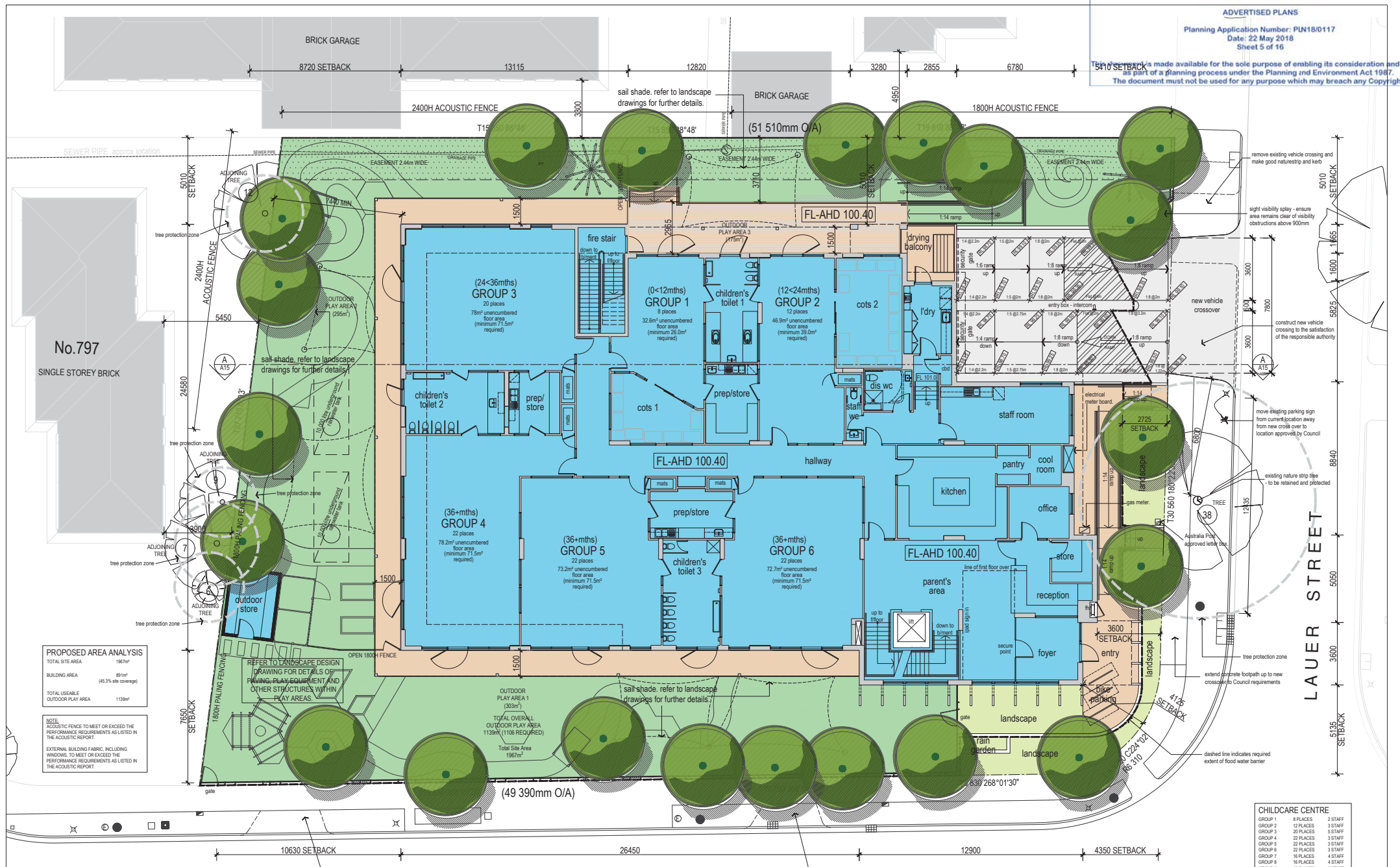
DONCASTER ROAD

ISSUE	DESCRIPTION	DATE
05	ANSWER TP APPLICATION RFI	23/03/2018
04	TP APPLICATION ISSUE	21/02/2018
03	TP APPLICATION ISSUE	16/02/2018
02	PRELIM TOWN PLANNING ISSUE	13/02/18
01	PRELIMINARY ISSUE	17/01/18





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**PROPOSED AREA ANALYSIS**

TOTAL SITE AREA	1967m <sup>2</sup>
BUILDING AREA	891m <sup>2</sup>
(45.3% site coverage)	
TOTAL USABLE OUTDOOR PLAY AREA	1139m <sup>2</sup>

**NOTE:**  
ACOUSTIC FENCE TO MEET OR EXCEED THE PERFORMANCE REQUIREMENTS AS LISTED IN THE ACOUSTIC REPORT.  
EXTERNAL BUILDING FABRIC, INCLUDING WINDOWS, TO MEET OR EXCEED THE PERFORMANCE REQUIREMENTS AS LISTED IN THE ACOUSTIC REPORT.

**CHILDCARE CENTRE**

GROUP 1	8 PLACES	2 STAFF
GROUP 2	19 PLACES	3 STAFF
GROUP 3	20 PLACES	5 STAFF
GROUP 4	22 PLACES	3 STAFF
GROUP 5	22 PLACES	3 STAFF
GROUP 6	22 PLACES	3 STAFF
GROUP 7	8 PLACES	4 STAFF
GROUP 8	16 PLACES	5 STAFF
GROUP 9	20 PLACES	5 STAFF
<b>TOTAL</b>	<b>158 PLACES</b>	<b>32 STAFF</b>

(Director & Cook)

02 Ground Floor Plan 1:100 @ A1

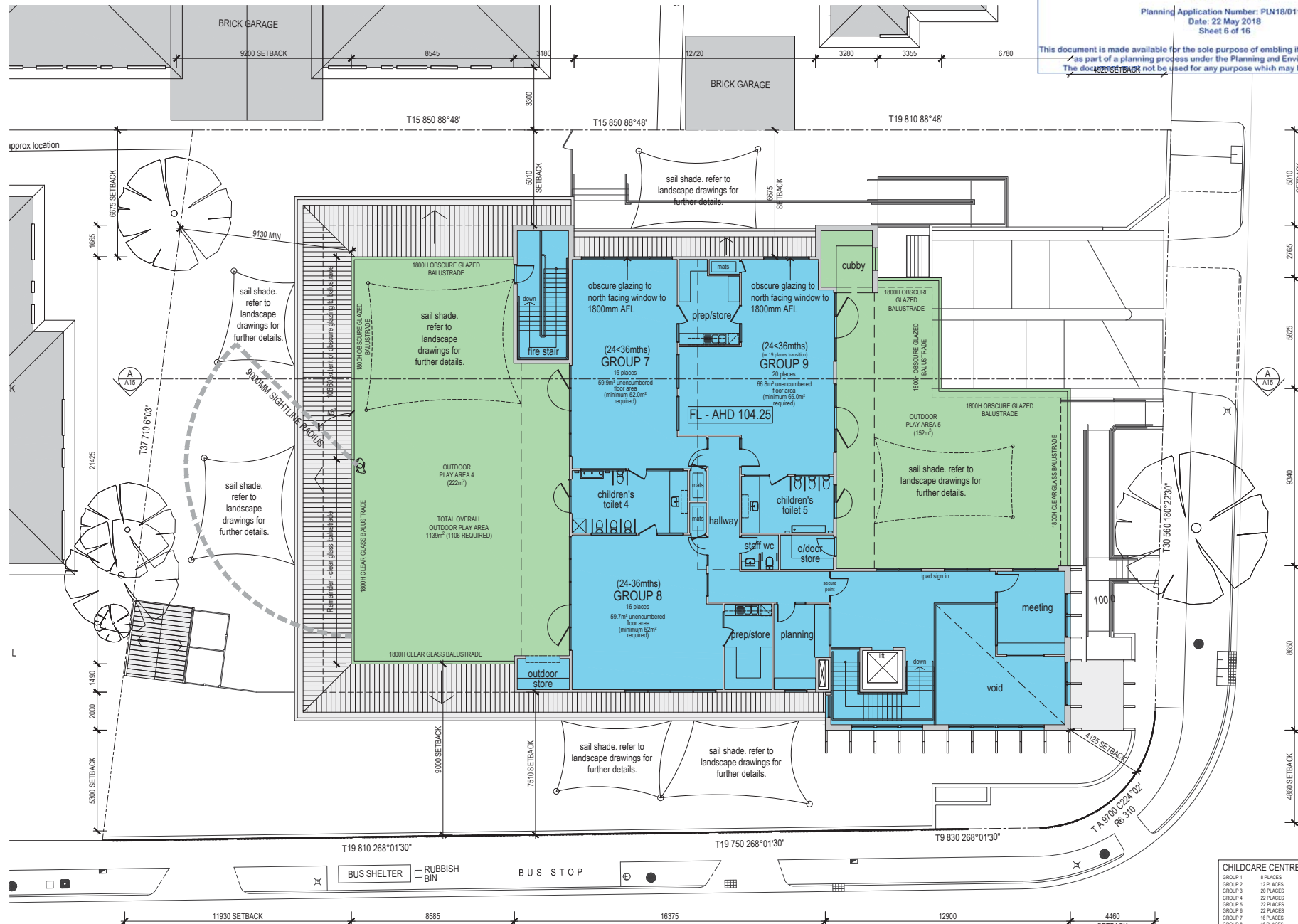
**DONCASTER ROAD**

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**PROPOSED AREA ANALYSIS**

TOTAL SITE AREA	1867m <sup>2</sup>
BUILDING AREA	821m <sup>2</sup> (43.5% site coverage)
TOTAL USEABLE OUTDOOR PLAY AREA	1139m <sup>2</sup>

**NOTE:**  
ACUSTIC FENCE TO MEET OR EXCEED THE PERFORMANCE REQUIREMENTS AS LISTED IN THE ACUSTIC REPORT.  
EXTERNAL BUILDING FABRIC, INCLUDING WINDOWS TO MEET OR EXCEED THE PERFORMANCE REQUIREMENTS AS LISTED IN THE ACUSTIC REPORT.



**CHILDCARE CENTRE**

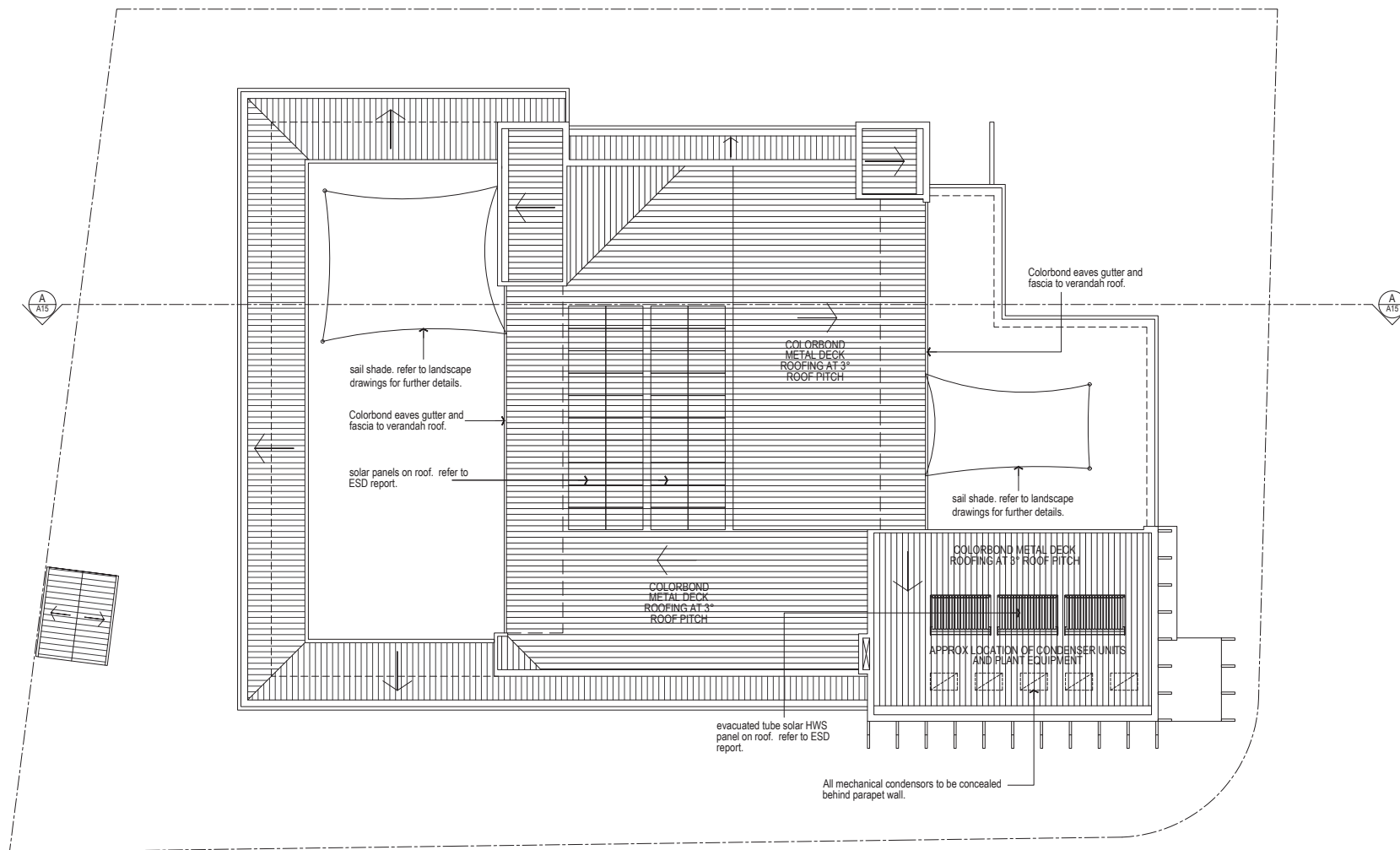
GROUP 1	8 PLACES	2 STAFF
GROUP 2	19 PLACES	3 STAFF
GROUP 3	20 PLACES	5 STAFF
GROUP 4	22 PLACES	3 STAFF
GROUP 5	22 PLACES	3 STAFF
GROUP 6	22 PLACES	3 STAFF
GROUP 7	16 PLACES	4 STAFF
GROUP 8	16 PLACES	4 STAFF
GROUP 9	20 PLACES	5 STAFF
<b>TOTAL</b>	<b>188 PLACES</b>	<b>32 STAFF</b>

(Director & Cook) 2 STAFF

02 First Floor Plan 1:100 @ A1

ISSUE	DESCRIPTION	DATE
04	TP APPLICATION ISSUE	21/02/2018
03	TP APPLICATION ISSUE	16/02/2018
02	PRELIM TOWN PLANNING ISSUE	13/02/18
01	PRELIMINARY ISSUE	17/01/18





01 Roof Plan 1:100 @ A1

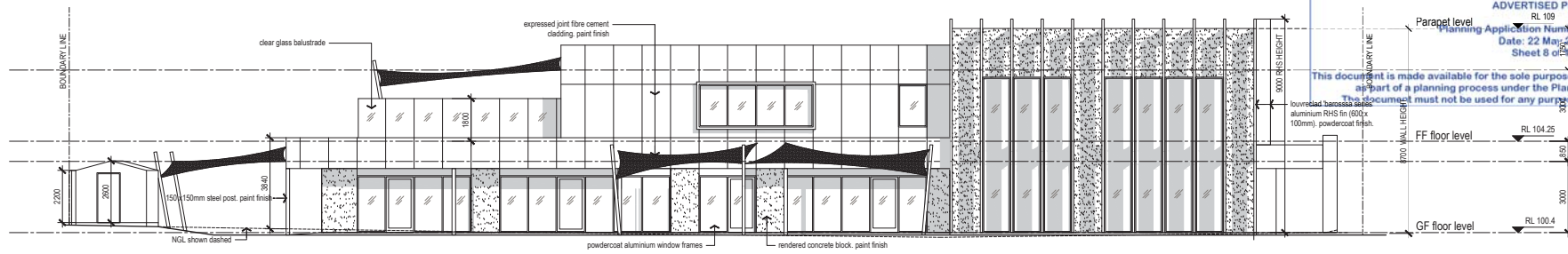
ISSUE	DESCRIPTION	DATE
03	TP APPLICATION ISSUE	21/02/2018
02	TP APPLICATION ISSUE	16/02/2018
01	PRELIMINARY ISSUE	17/01/18



NORTH

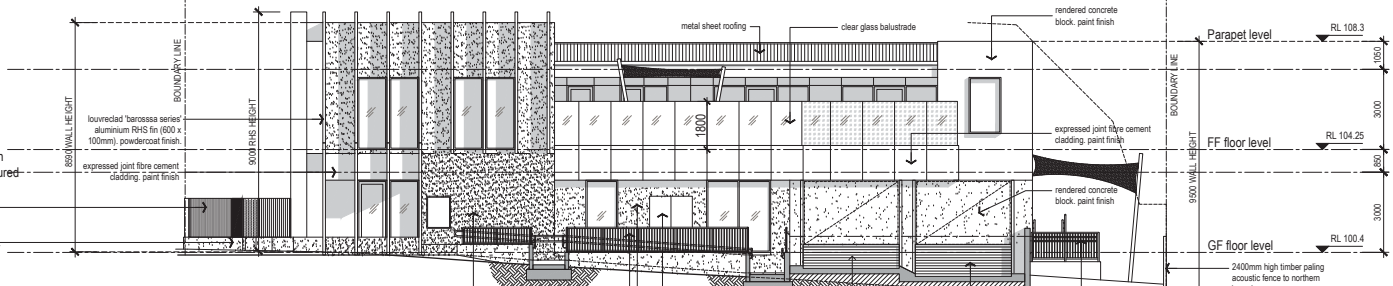


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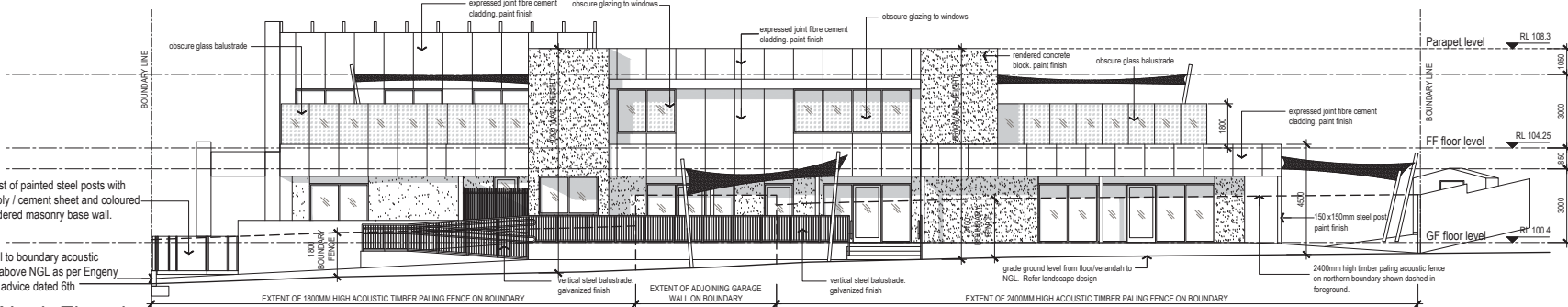
01 South Elevation 1:100 @ A1  
Doncaster Road

acoustic boundary fence to consist of painted steel posts with painted timber batten on marine ply / cement sheet and coloured acrylic sheet infill built above rendered masonry base wall. 2000mm max. o/a height.  
solid rendered masonry base wall to boundary acoustic fence. Top of wall to be at RL 100.97 as per Engeny (Water Management Consultant) advice dated 6th December 2017.

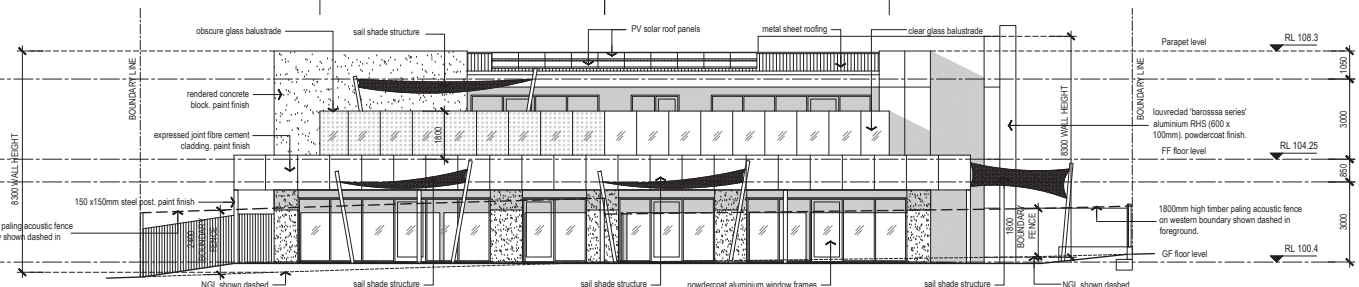


02 East Elevation 1:100 @ A1  
Lauer Street

acoustic boundary fence to consist of painted steel posts with painted timber batten on marine ply / cement sheet and coloured acrylic sheet infill built above rendered masonry base wall. 2000mm max. o/a height.  
solid rendered masonry base wall to boundary acoustic fence. Top of wall to be 400mm above NGL as per Engeny (Water Management Consultant) advice dated 6th December 2017.



03 North Elevation 1:100 @ A1



04 West Elevation 1:100 @ A1

ISSUE	DESCRIPTION	DATE
04	ANSWER TP APPLICATION RFI	23/03/2018
03	TP APPLICATION RE-ISSUE	18/02/2018
02	TP APPLICATION ISSUE	16/02/2018
01	PRELIMINARY ISSUE	07/02/2018
00	PRELIMINARY ISSUE	-



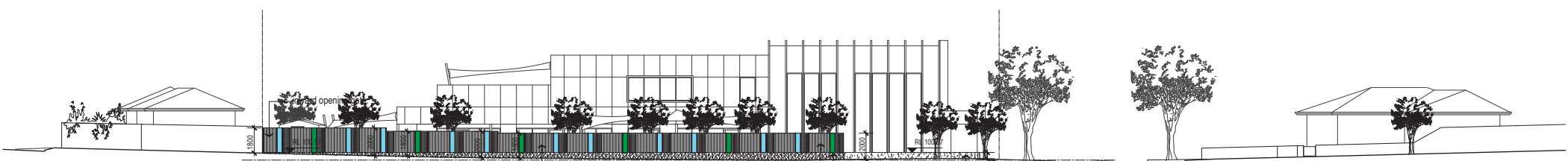
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797 DONCASTER ROAD (SINGLE STOREY MEDICAL CENTRE) | SUBJECT SITE: 799 - 801 DONCASTER ROAD & 1 LAUER STREET DONCASTER | LAUER STREET | NO. 2 LAUER STREET (SINGLE STOREY DWELLING)



01 Existing Streetscape Photo  
Doncaster Road

797 DONCASTER ROAD (SINGLE STOREY MEDICAL CENTRE) | SUBJECT SITE: 799 - 801 DONCASTER ROAD & 1 LAUER STREET DONCASTER | LAUER ROAD | NO. 2 LAUER ROAD (SINGLE STOREY DWELLING)



02 Streetscape - fence 1:150 @ A1  
Doncaster Road

acoustic boundary fence to consist of painted steel posts with painted timber batten on marine ply / cement sheet and coloured acrylic sheet infill built above rendered masonry base wall. 2000mm max. o/a height.

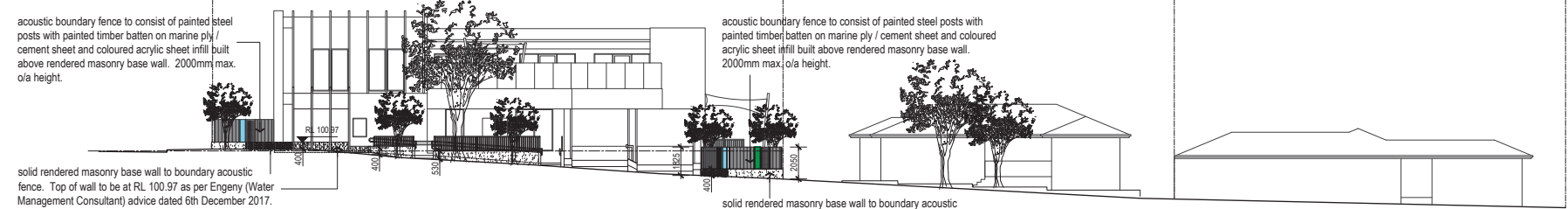
solid rendered masonry base wall to boundary acoustic fence. Top of wall to be at RL 100.97 as per Engeny (Water Management Consultant) advice dated 6th December 2017.

DONCASTER ROAD | SUBJECT SITE: 799 - 801 DONCASTER ROAD & 1 LAUER STREET DONCASTER | NO. 7 LAUER STREET (SINGLE STOREY BRICK VENEER DWELLING) | NO. 9 LAUER STREET (SINGLE STOREY BRICK VENEER DWELLING)



03 Existing Streetscape Photo  
Lauer Street

DONCASTER ROAD | SUBJECT SITE: 799 - 801 DONCASTER ROAD & 1 LAUER STREET DONCASTER | NO. 7 LAUER STREET (SINGLE STOREY BRICK VENEER DWELLING) | NO. 9 LAUER STREET (SINGLE STOREY BRICK VENEER DWELLING)



02 Streetscape - fence 1:150 @ A1  
Lauer Street

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solid rendered masonry base wall to boundary acoustic fence. Top of wall to be at RL 100.97 as per Engeny (Water Management Consultant) advice dated 6th December 2017.

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ISSUE	DESCRIPTION	DATE
03	TP APPLICATION RE-ISSUE	19/02/2018
02	TP APPLICATION ISSUE	16/02/2018
01	PRELIMINARY ISSUE	07/02/2018







01 South Elevation 1:100 @ A1  
- Doncaster Road



02 East Elevation 1:100 @ A1  
- Lauer Street

MATERIALS, FINISHES & COLOURS LEGEND

- CLEAR GLASS
- OBSCURE GLASS
- ROOF, GUTTER & FASCIA  
DULUX 'COLORBOND BASALT'
- EXOTEC EXPRESS JOINTED CLADDING & RHS FIN  
DULUX 'WATER RACEWAY'
- EXOTEC EXPRESS JOINTED CLADDING & RHS FIN  
DULUX 'WHITE POLAR QUARTER'
- EXOTEC EXPRESS JOINTED CLADDING & RHS FIN  
DULUX 'PURPLE FEATHER'
- EXOTEC EXPRESS JOINTED CLADDING & RHS FIN  
DULUX 'CONCEPTUAL'
- RENDERED CLADDING  
DULUX 'TIMELESS GREY'
- POWDERCOAT DOOR & WINDOW FRAMES AND  
VERANDA POSTS DULUX 'MONUMENT'



03 North Elevation 1:100 @ A1  
-

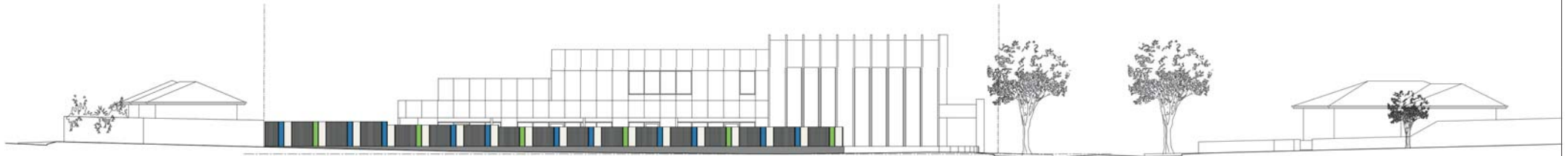


04 West Elevation 1:100 @ A1  
-

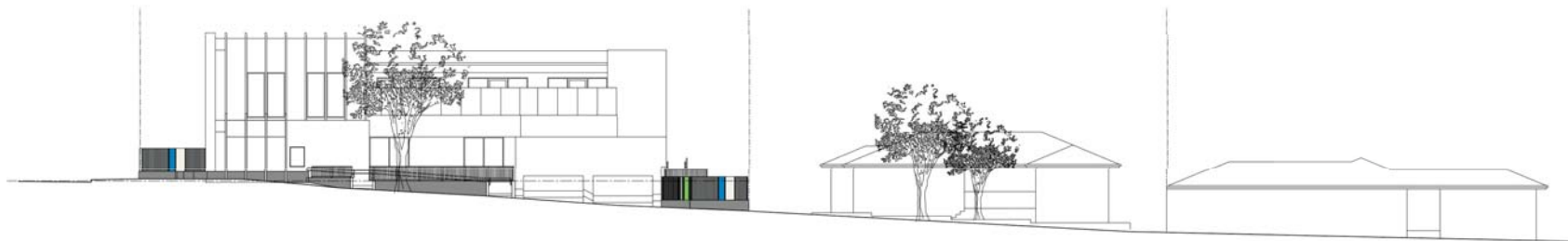
ISSUE	DESCRIPTION	DATE
02	TP APPLICATION RE-ISSUE	19/02/2018
01	TP APPLICATION ISSUE	16/02/2018







02 Streetscape - fence 1:150 @ A1  
- Doncaster Road

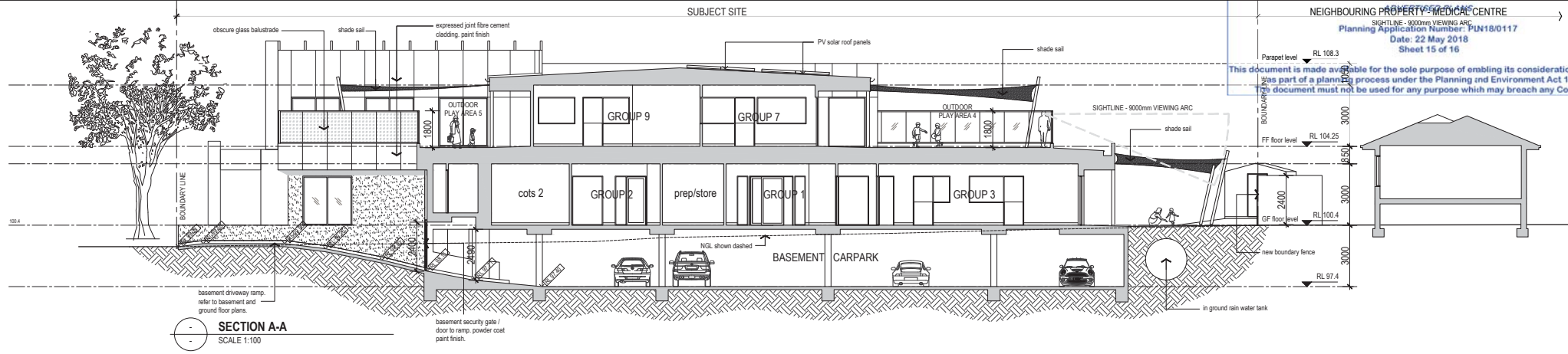


02 Streetscape - fence 1:150 @ A1  
- Lauer Street

MATERIALS, FINISHES & COLOURS LEGEND

-  CEMENT SHEET  
DULUX 'WHITE POLAR QUARTER'
-  ACRYLIC - BLUE
-  ACRYLIC - GREEN
-  TIMBER FENCING & RENDER  
DULUX 'TIMELESS GREY'
-  POWDERCOAT STEEL FENCE POSTS  
DULUX 'MONUMENT'

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SECTION A-A  
SCALE 1:100

797 DONCASTER ROAD  
(SINGLE STOREY MEDICAL CENTRE)

SUBJECT SITE: 799 - 801 DONCASTER ROAD & 1 LAUER STREET DONCASTER

LAUER STREET

NO. 2 LAUER STREET  
(SINGLE STOREY DWELLING)



PROPOSED STREETSCAPE PHOTO - DONCASTER ROAD  
SCALE: N/A

DONCASTER ROAD

SUBJECT SITE: 799 - 801 DONCASTER ROAD & 1 LAUER STREET DONCASTER

NO.7 LAUER STREET (SINGLE STOREY BRICK VENEER DWELLING)

NO.9 LAUER STREET  
(SINGLE STOREY BRICK VENEER DWELLING)



PROPOSED STREETSCAPE PHOTO - LAURER STREET  
SCALE: N/A

ISSUE	DESCRIPTION	DATE
01	DRAWING ADDED TO RFI REQUEST	07/05/2018
0	PRELIMINARY ISSUE	



## 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 and which have not been withdrawn;*
- *Any decision and comments of a referral authority which it has received;*
- *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; and*
- *Any significant social effects and economic effects which the responsible authority considers the use or development may have.*

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:**

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 55 Two or more dwellings on a lot and Residential Buildings
- Clause 65 Decision Guidelines

#### **Zone**

##### Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the General Residential Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.*
- *To ensure residential development achieves design objectives specified in a schedule to this zone.*



- *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.

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 43.02 Schedule 8 to the Design and Development Overlay

The design objectives are as follows:

- *To increase residential densities and provide a range of housing types around activity centres and along main roads.*
- *To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.*
- *To support three storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.*
- *To support two storey townhouse style dwellings with a higher yield within sub-precinct B and sub-precinct A, where the minimum land size cannot be achieved.*
- *To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.*
- *To encourage spacing between developments to minimise a continuous building line when viewed from a street.*
- *To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.*
- *To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.*
- *Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.*
- *To ensure overlooking into adjoining properties is minimised.*
- *To ensure the design of carports and garages complement the design of the building.*
- *To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.*
- *To create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.*
- *To encourage landscaping around buildings to enhance separation between buildings and soften built form.*

### **Permit Requirement**

- *A permit is required to construct or carry out works*
- *A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.*

## Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.
- A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.
- A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:
  - The rebuilding of a lawful building or works which have been damaged or destroyed.
  - A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.
- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street setback
<b>DDO8-1 (Main Road) Sub-precinct</b>	11 metres provided the condition regarding minimum land size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1,800 square metres must be all in the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser</li> <li>• Minimum side street setback is the distance specified in Clause 54.03-1</li> </ul> <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser</li> <li>• Minimum side street setback</li> </ul>

is the distance specified in Clause 55.03-1
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## State Planning Policy Framework

The relevant sections of the state 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 2 –Residential Areas Surrounding Activity Centres and Along Main Roads".**

A substantial level of change is anticipated in Precinct 2. Whilst this area will be a focus for higher density developments, there are three sub-precincts which each stipulate different height, scale and built form outcomes to provide a transition between each sub-precinct and adjoining properties, primarily in Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads.

The site is located within the **Main Road Sub-Precinct**.

Development in Precinct 2 should:

- *Provide for contemporary architecture*
- *Achieve high design standards*
- *Provide visual interest and make a positive contribution to the streetscape*
- *Provide a graduated building line from side and rear boundaries*
- *Minimise adverse amenity impacts on adjoining properties*
- *Use varied and durable building materials*
- *Incorporate a landscape treatment that enhances the overall appearance of the development.*
- *Integrate car parking requirements into the design of buildings and landform.*

Under the heading Economic Development Issues, Non-residential uses and commercial developments which do not have a community service role are discouraged from locating in residential areas. Commercial development remote from activity centres is also discouraged

in order to protect the amenity of residential areas, the viability of activity centres and to ensure the safe and efficient functioning of the road network.

#### Clause 21.05-6 Economic Development Issues (in residential areas)

The relevant objectives of this policy are:

- *To encourage uses with a community service role to locate in close proximity to activity centres or other community based facilities.*
- *To ensure that business activities do not compromise the residential amenity and character of the neighbourhood.*
- *To ensure that the range of uses within mixed use developments are compatible.*
- *To locate commercial uses such as restaurants within activity centres.*
- *To discourage the rezoning of land for commercial uses outside activity centres.*

The strategies to achieve these objectives include:

- *Ensure that the establishment of uses with a community service role do not compromise the amenity of the neighbourhood.*
- *Ensure that commercial uses are located within activity centres wherever possible.*
- *Ensure that in considering planning permit applications for home occupations, adequate provision is made for on-site car parking and loading areas and that these are adequately screened from the street and adjoining land.*
- *Limit the impact of advertising signs on visual amenity.*
- *Ensure that the range of uses within a mixed use development does not adversely impact on each of the respective uses.*

### **Local Planning Policy**

#### Clause 22.05 Non Residential Uses In Residential Areas

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

This policy builds on the Municipal Strategic Statement (MSS) objectives in Clause 21.05 and 21.06 which aim 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 nonresidential 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.

#### 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.

#### Clause 22.12 Environmentally Sustainable Development

This policy applies throughout the City of Manningham to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill). The policy contains an overarching objective that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

### **Particular Provisions**

#### Clause 52.06 Car Parking

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

- *0.22 spaces to each child.*

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

### **General Provisions**

#### Clause 65 Decision Guidelines

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

- *The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *The purpose of the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*