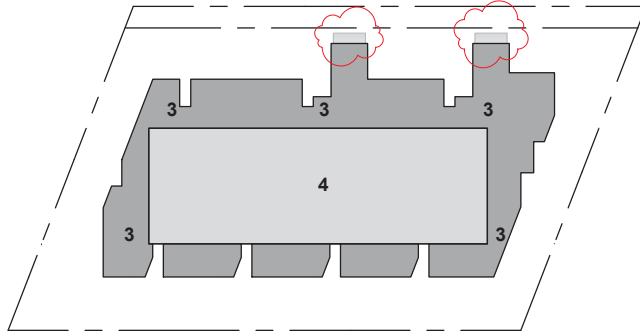


PROPOSED RESIDENTIAL DEVELOPMENT 775 - 779 DONCASTER ROAD, DONCASTER



DONCASTER ROAD



DRAWING REGISTER		SCALE@A1	SCALE@A3	REVISION
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TP03.17	MATERIAL SCHEDULE	NTS	NTS	P2

TOWN PLANNING



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Project
**RESIDENTIAL DEVELOPMENT
775 - 779 DONCASTER ROAD, DONCASTER**

Client
WILMAN PTY LTD

Amendments		
No.	Date	Notes
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02	14/09/2018	WRITE SECTION
03	20/08/2018	WRITE SECTION

Title
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Sheet
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Sheet No.
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Revision
P3

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NTS@A3

Date
27/08/2018

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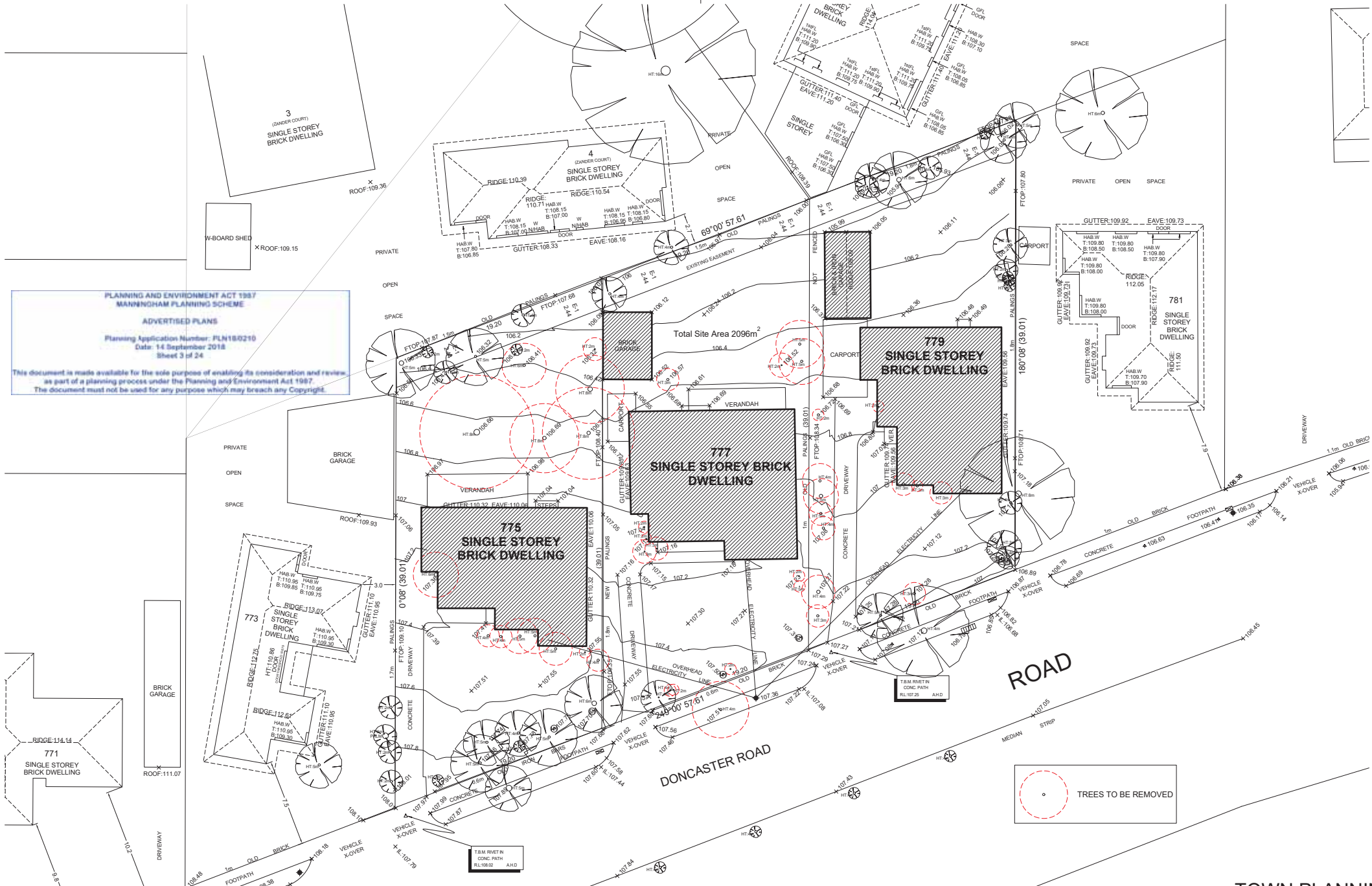
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PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: **PLN18/0210**
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No.	Date	Notes
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02		REVISED

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Date
 16/07/2018



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1 STREETScape ELEVATION SOUTH(DONCASTER ROAD)
SCALE 1 : 200

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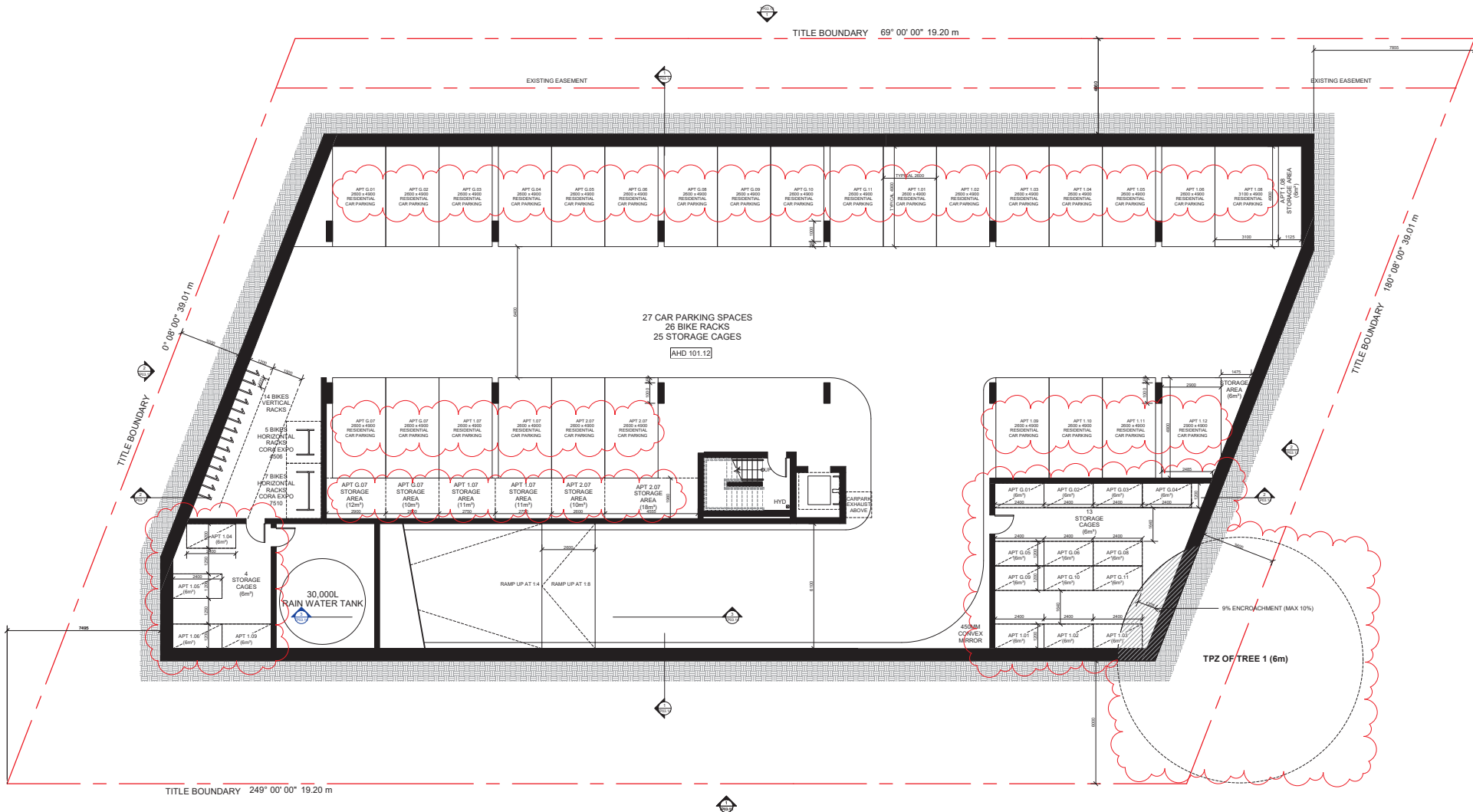
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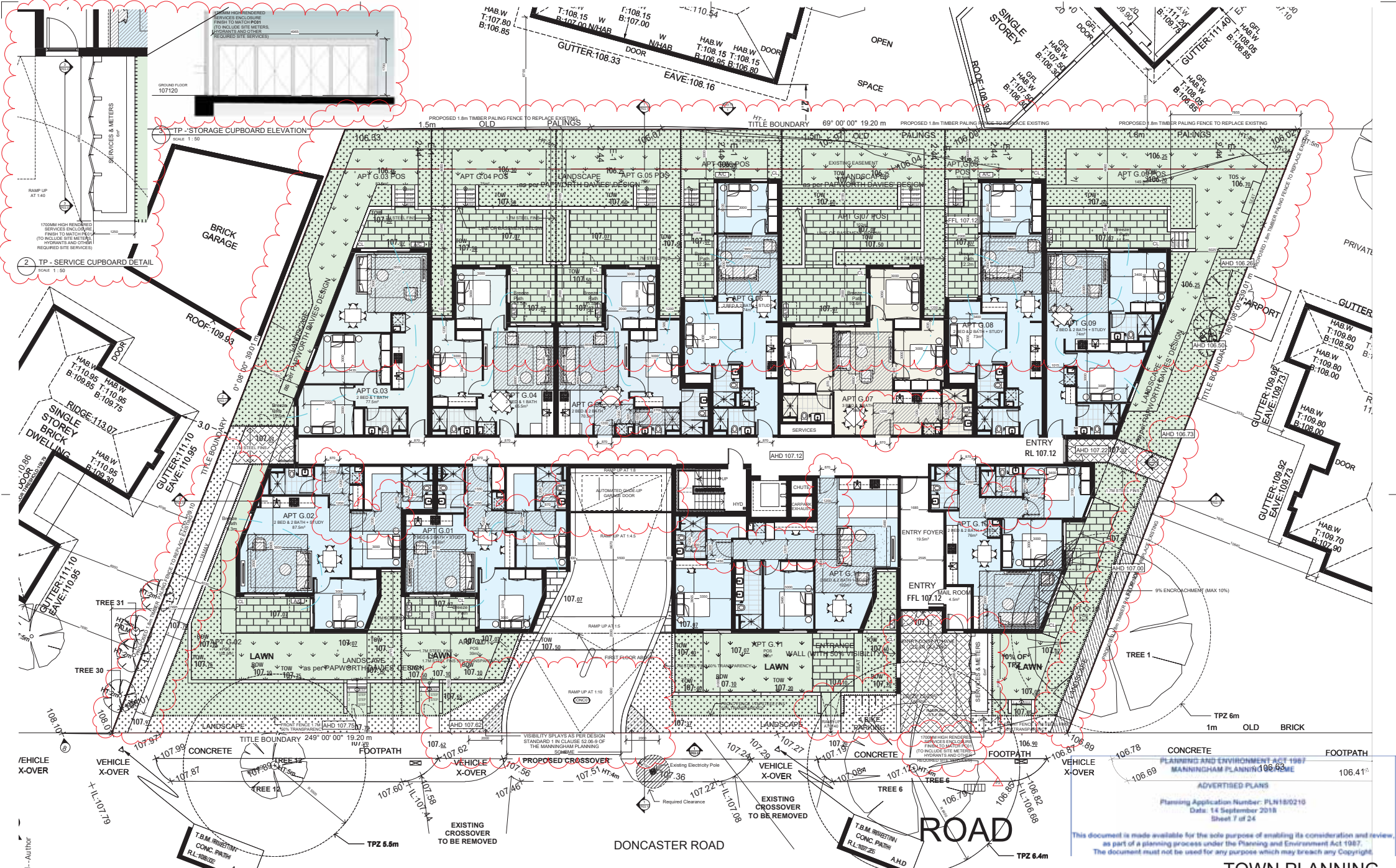
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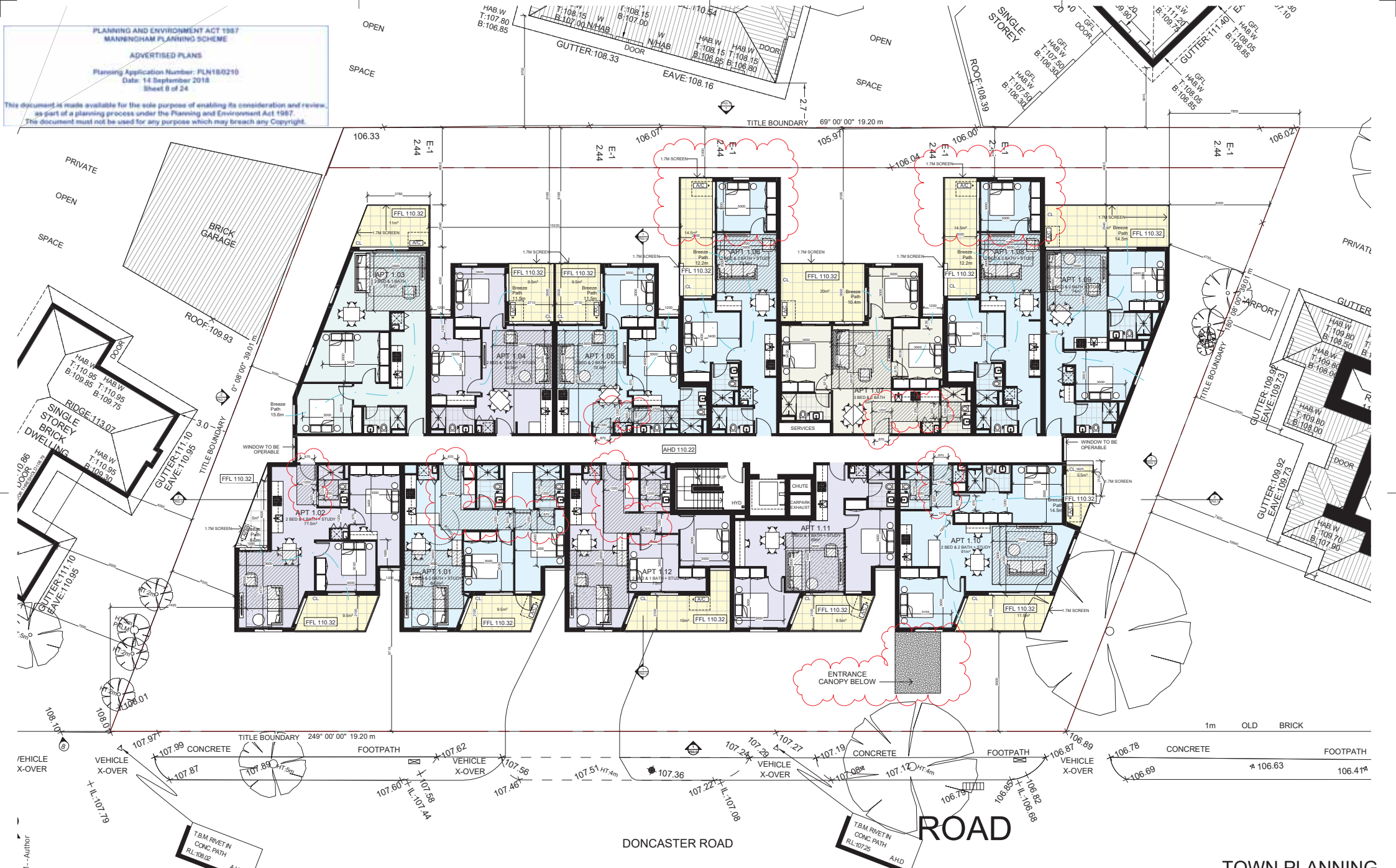
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No.	Date	Notes
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Date
16/07/2018



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RESIDENTIAL DEVELOPMENT
 775 - 779 DONCASTER ROAD, DONCASTER

Client
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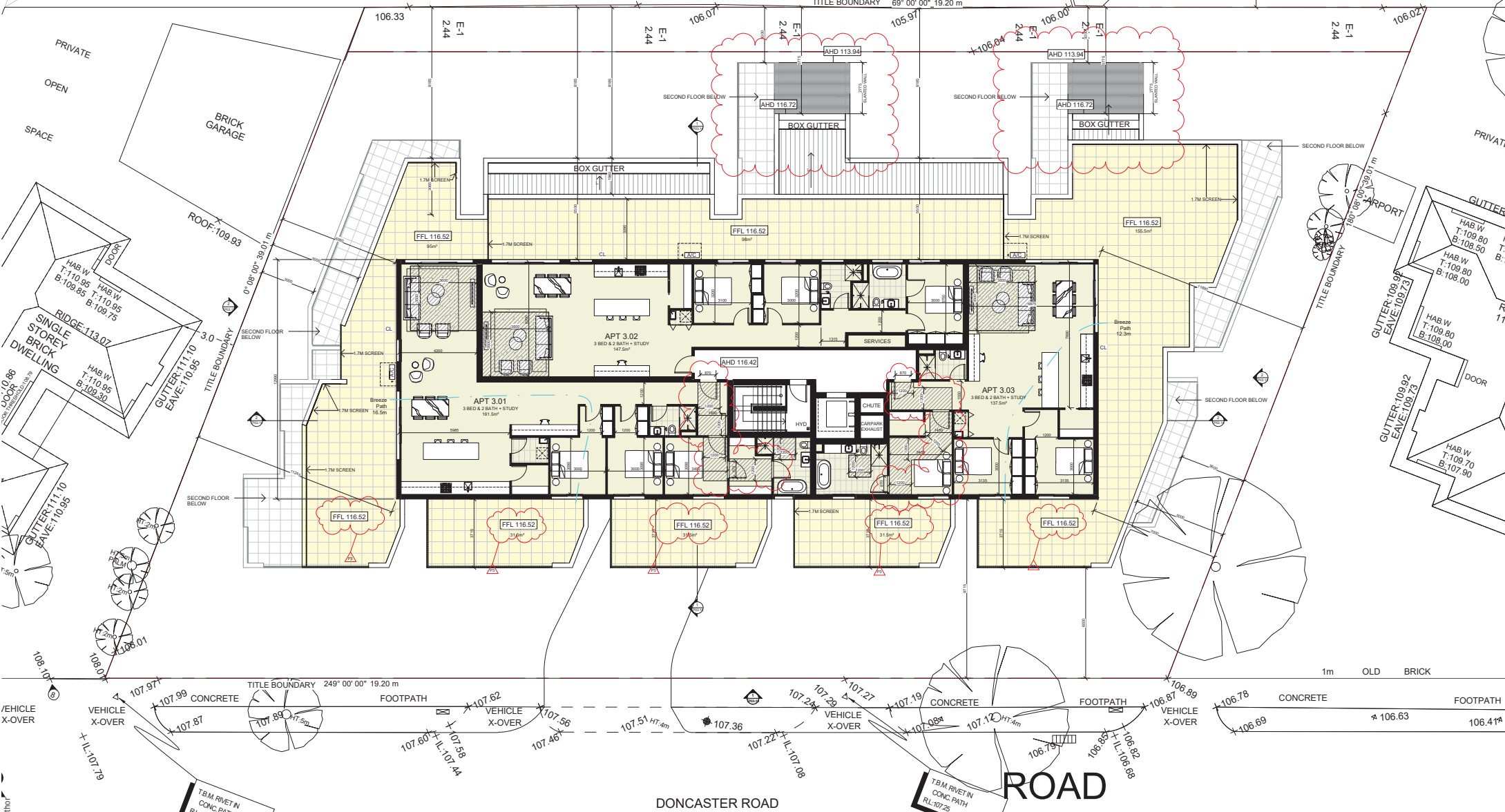
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 775 - 779 DONCASTER ROAD, DONCASTER

Client
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Amendments

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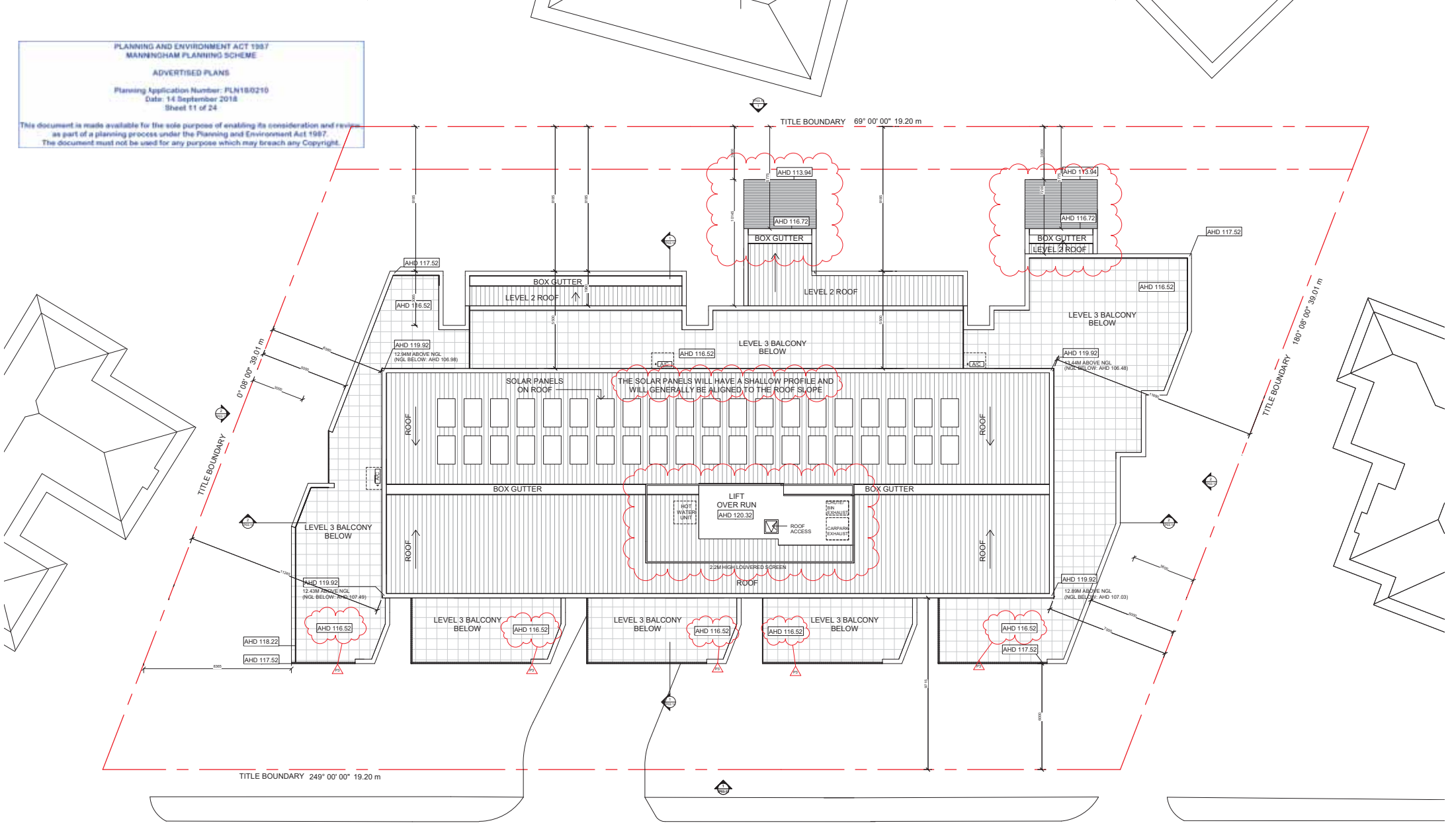
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775 - 779 DONCASTER ROAD, DONCASTER
Client
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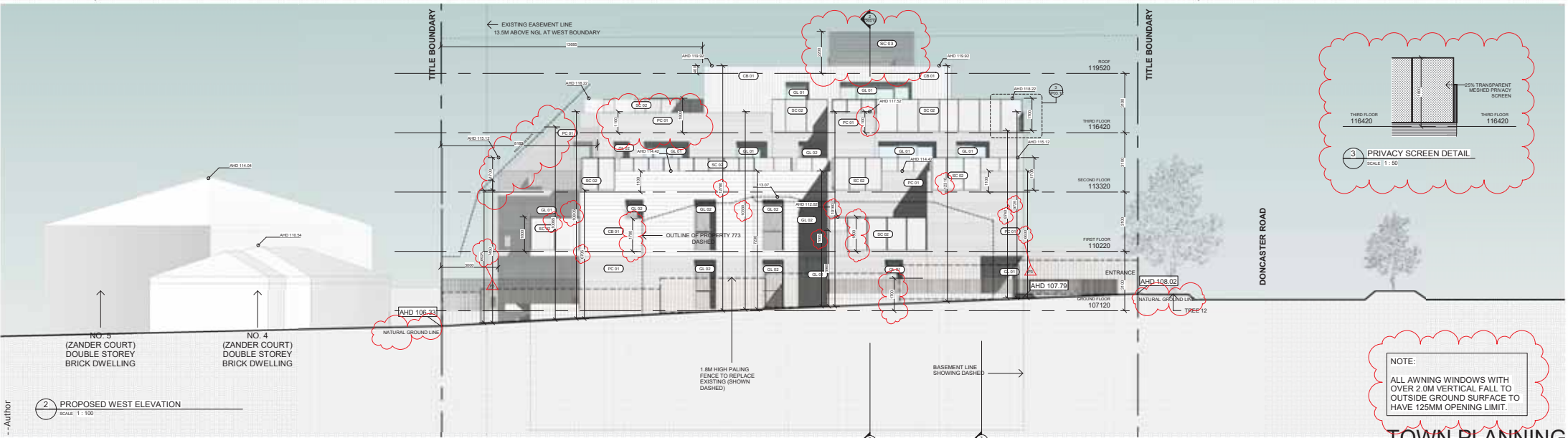
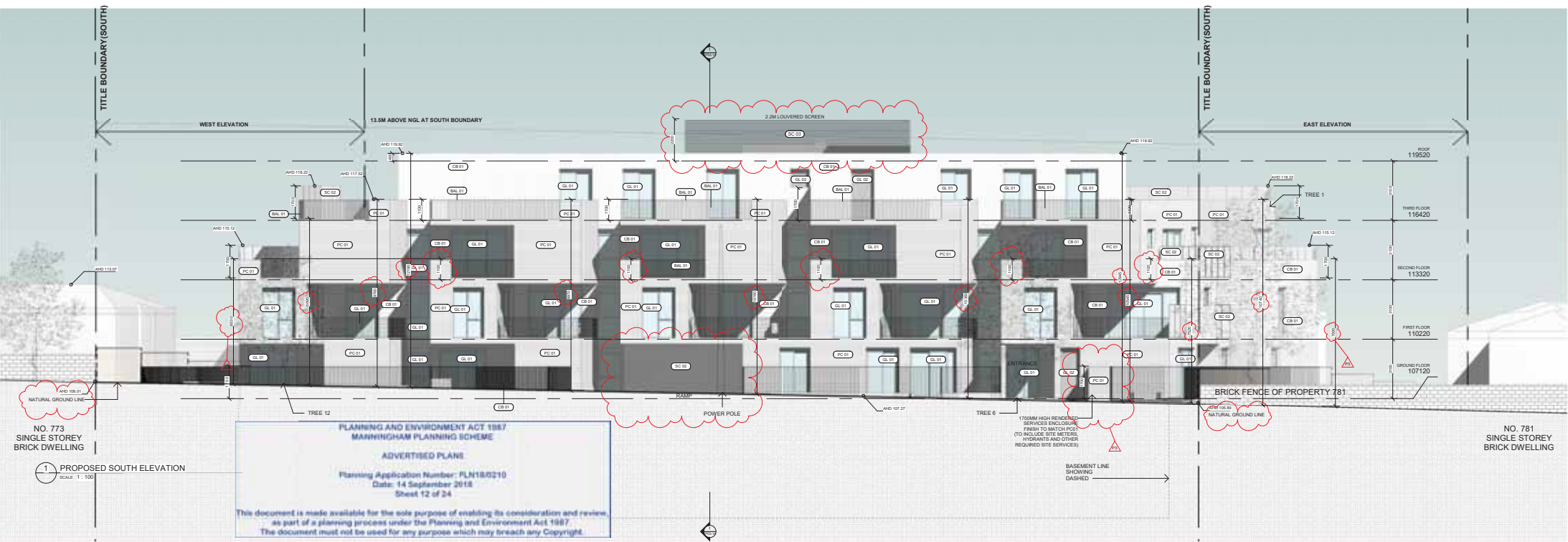
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Client **WILMAN PTY LTD**

Amendments	No.	Date	Notes
	01	14/09/2018	TOWN PLANNING SUBMISSION
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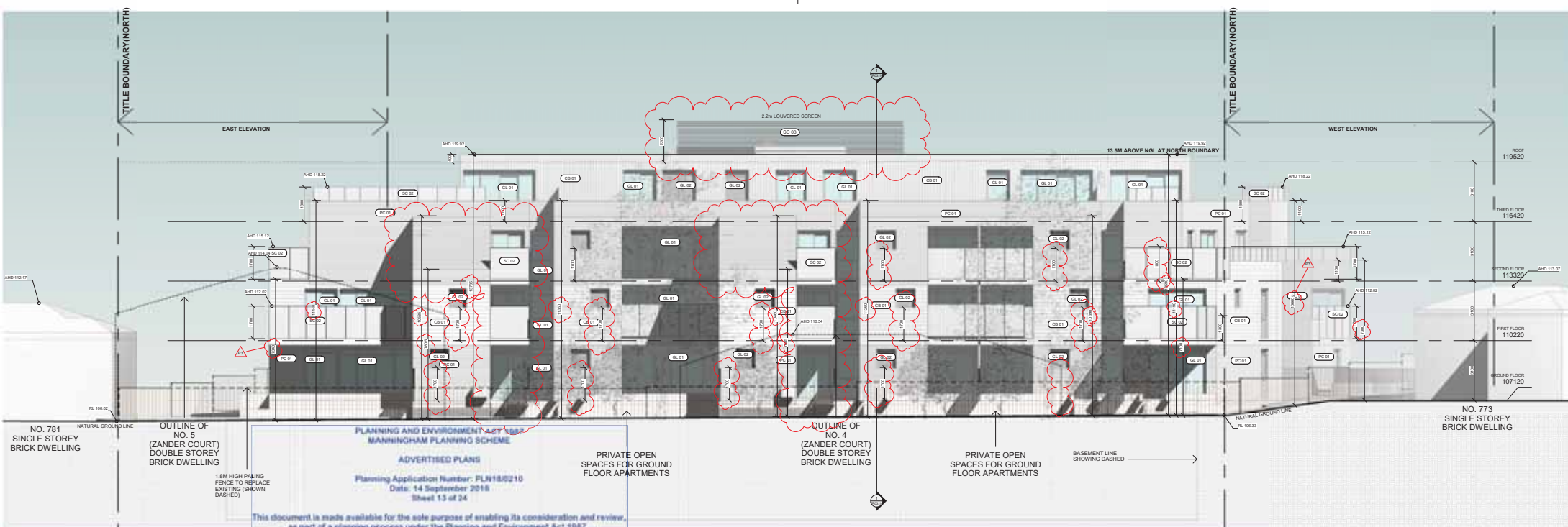
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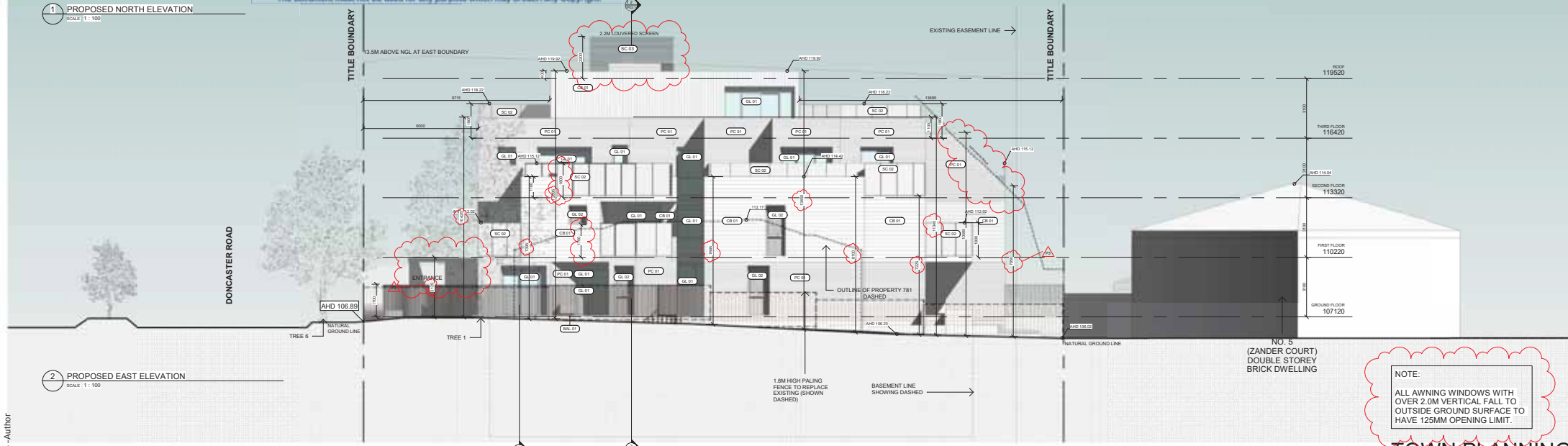
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Date **27/08/2018**

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1 PROPOSED NORTH ELEVATION
SCALE 1:100



2 PROPOSED EAST ELEVATION
SCALE 1:100

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Amendments	No.	Date	Notes
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	02	14/09/2018	REVISED SUBMISSION
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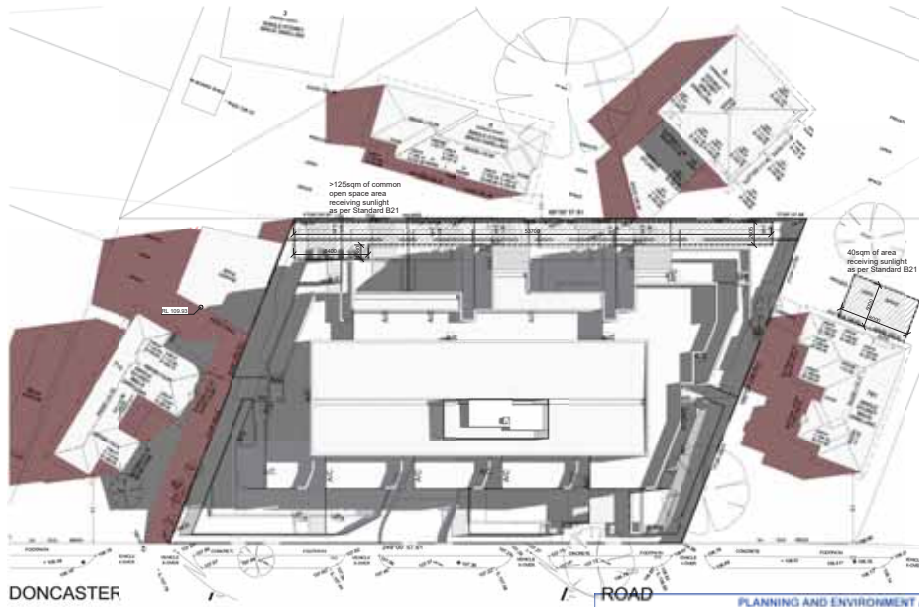
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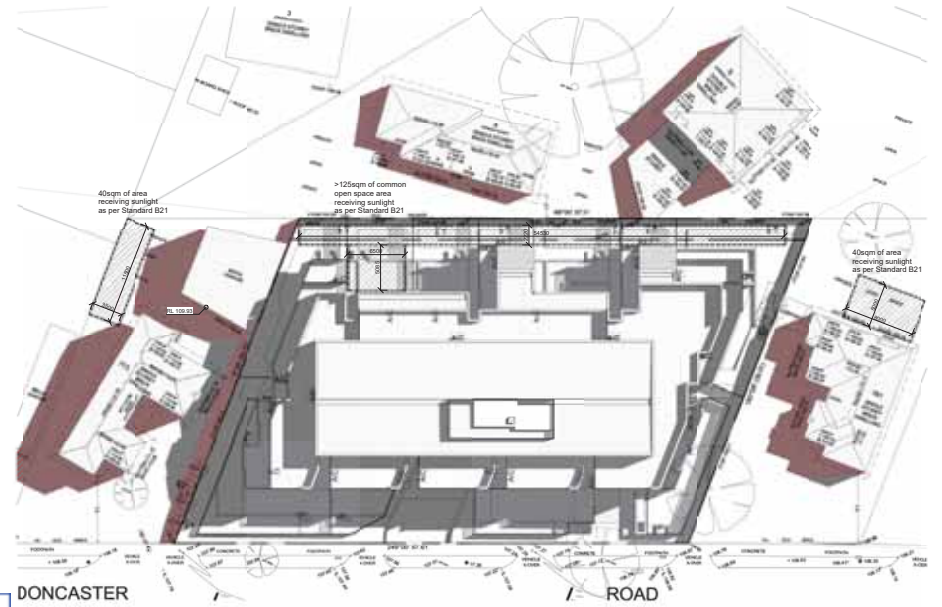
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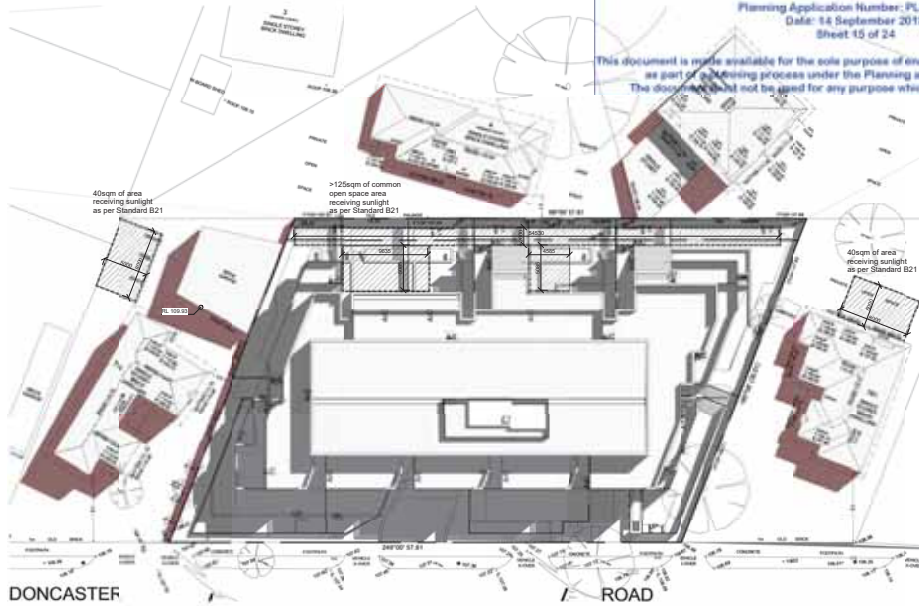
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DONCASTER

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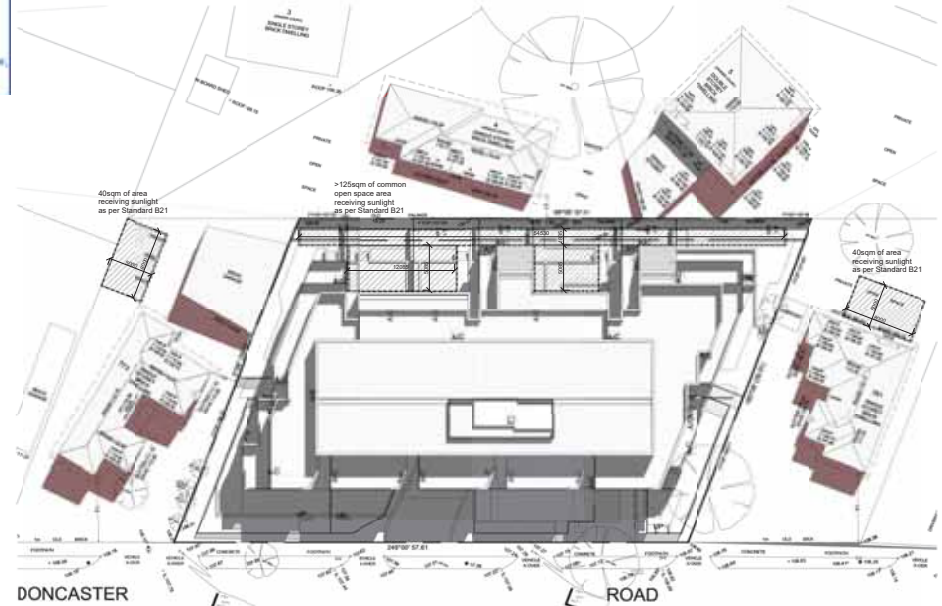
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3 08 - SHADOW DIAGRAM 11AM AT 22ND SEP
SCALE 1:300



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4 08 - SHADOW DIAGRAM 12PM AT 22ND SEP
SCALE 1:300

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MANNINGHAM PLANNING SCHEME
ADVERTISED PLANS
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Sheet 15 of 24
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Client
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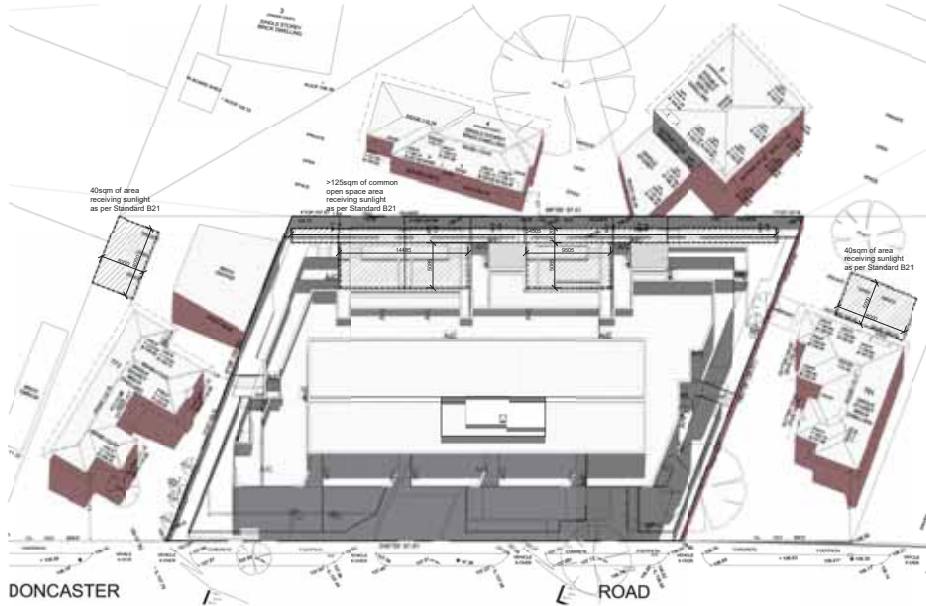
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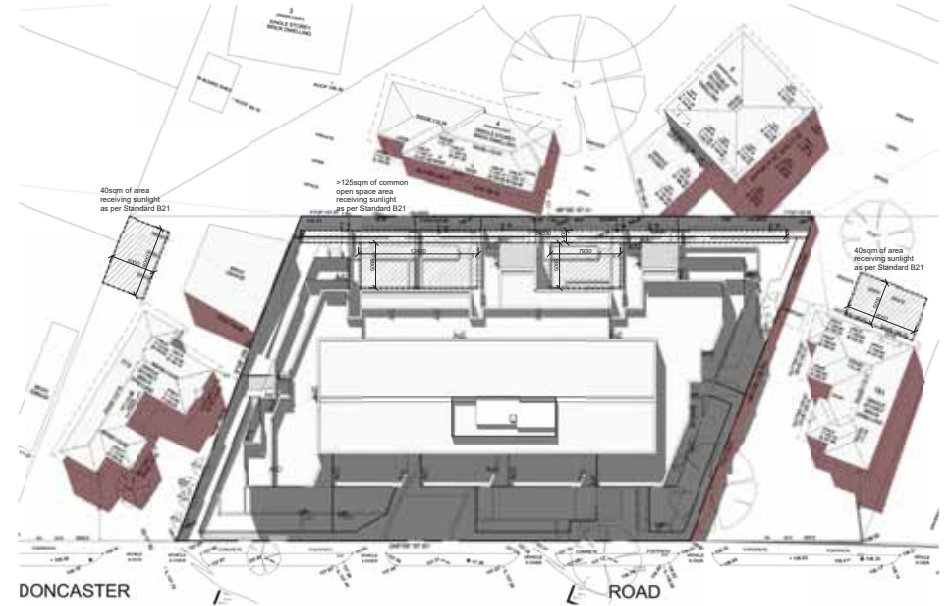
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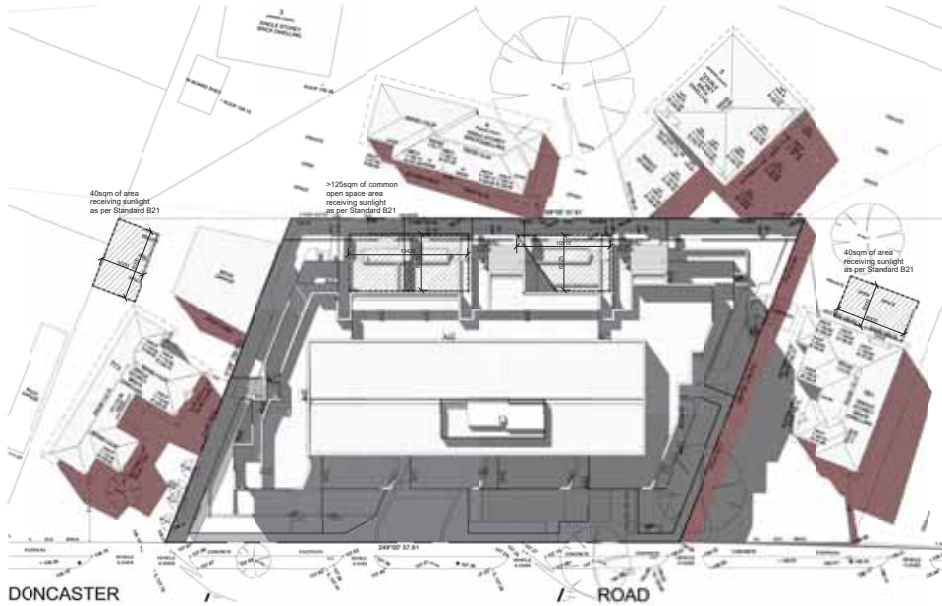
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1 08 - SHADOW DIAGRAM, 1PM AT 22ND SEP
SCALE 1:300



2 08 - SHADOW DIAGRAM, 2PM AT 22ND SEP
SCALE 1:300



3 08 - SHADOW DIAGRAM, 3PM AT 22ND SEP
SCALE 1:300

PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME
ADVERTISED PLANS
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Date: 14 September 2018
Sheet 16 of 24
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Project
RESIDENTIAL DEVELOPMENT
775 - 779 DONCASTER ROAD, DONCASTER
Client
WILMAN PTY LTD

Amendments		
No.	Date	Notes
01	14/09/2018	ISSUE IN ORIGINAL SUBMISSION
02		
03		
04		
05		
06		
07		
08		
09		
10		

Title
SHADOW DIAGRAMS
Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
Sheet No.
TP03.16 P2
Revision
14089
Scale
1:300(BA1)
1:600(BA3)
Date
16/07/2018

PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PLN18/0210
Date: 14 September 2018
Sheet 18 of 24

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PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PU18/0210
Date: 14 September 2018
Sheet 19 of 24

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PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PLN18/0210
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Sheet 20 of 24

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PLANNING PERMISSION ACT 1990
BIRMINGHAM PLANNING SCHEME

ADVERTISED PLANS

Application Number: 21/01025
Date: 14 September 2021
Time: 01:30 PM

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PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PLN18/0210

Date: 14 September 2018

Sheet 22 of 24

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PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PLN180210
Date: 14 September 2018
Sheet 23 of 24

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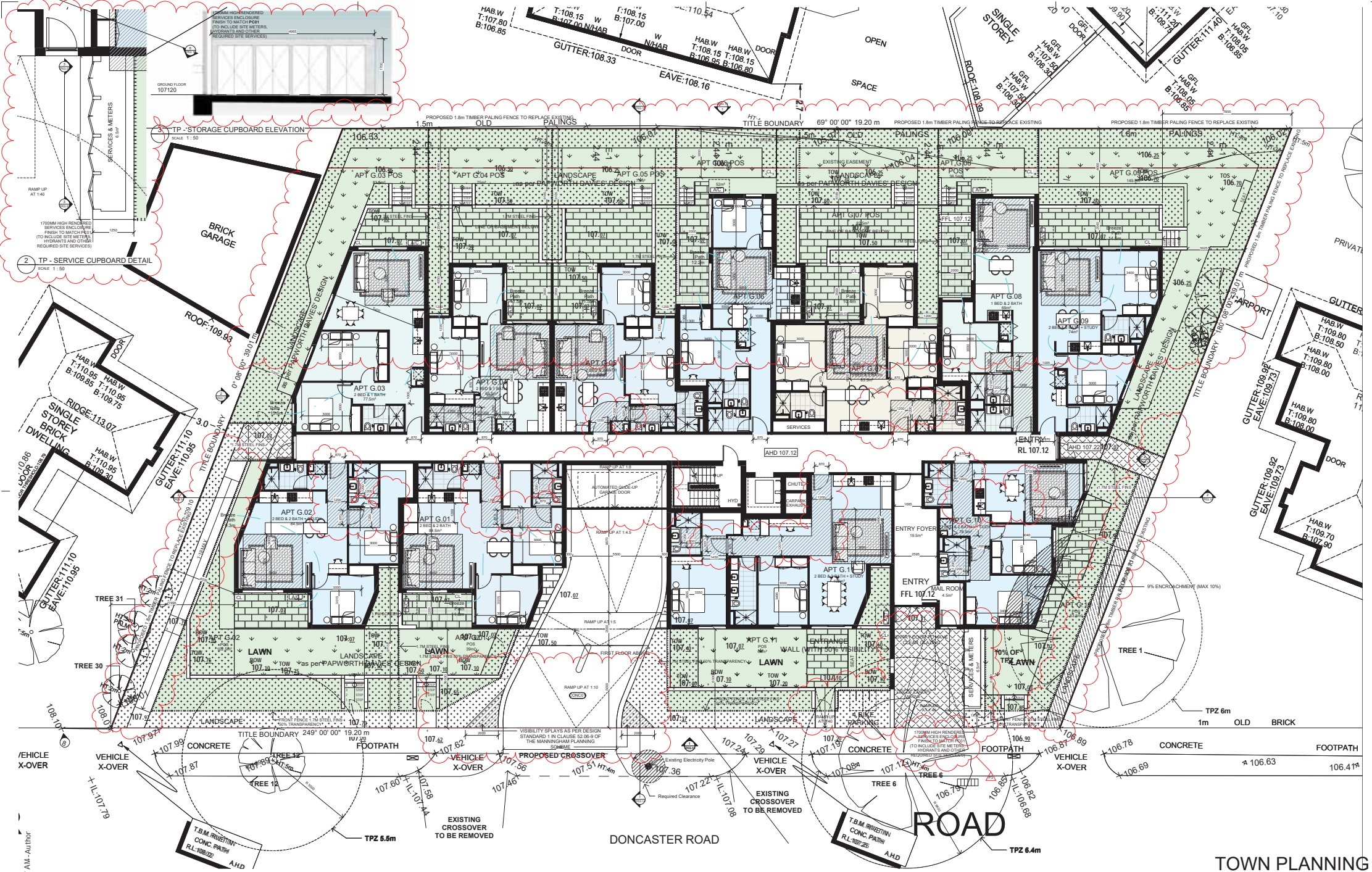
PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

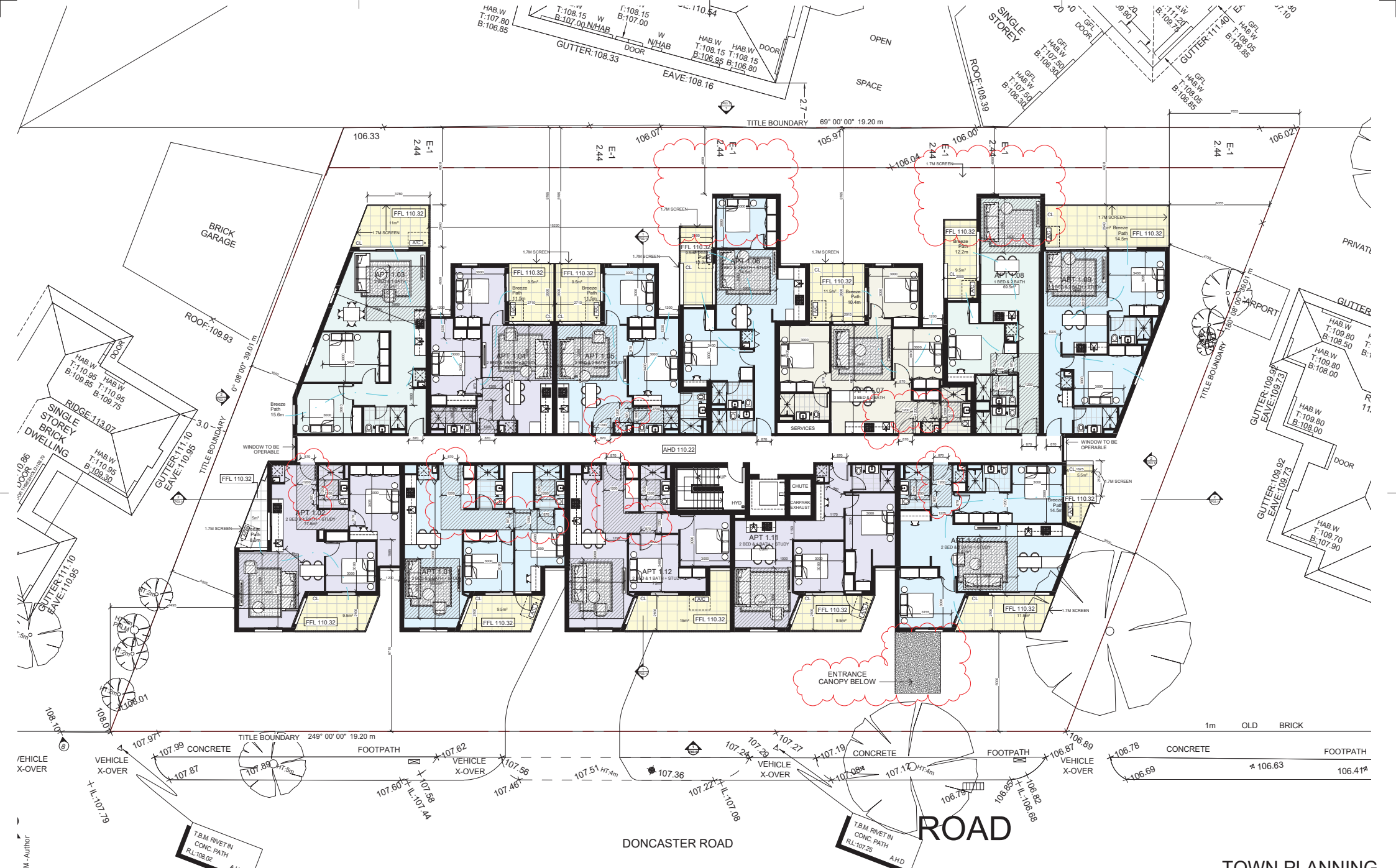
Planning Application Number: PU16/0210
Date: 14 September 2015
Sheet 24 of 24

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No.	Date	Notes
01	14/03/2018	ISSUE FOR TOWN PLANNING SUBMISSION
02	22/03/2018	REVISED RESPONSE
03	22/03/2018	REVISED RESPONSE



140899 - 26/10/2018 11:02:54 AM - Author



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Project
RESIDENTIAL DEVELOPMENT
 775 - 779 DONCASTER ROAD, DONCASTER

Client
WILMAN PTY LTD

Amendments	No.	Date	Notes
	01	14/08/2018	ISSUE FOR SUBMISSION
	02		ISSUE FOR CONSTRUCTION

Title
FIRST FLOOR PLAN

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

TOWN PLANNING
TP03.08 P2

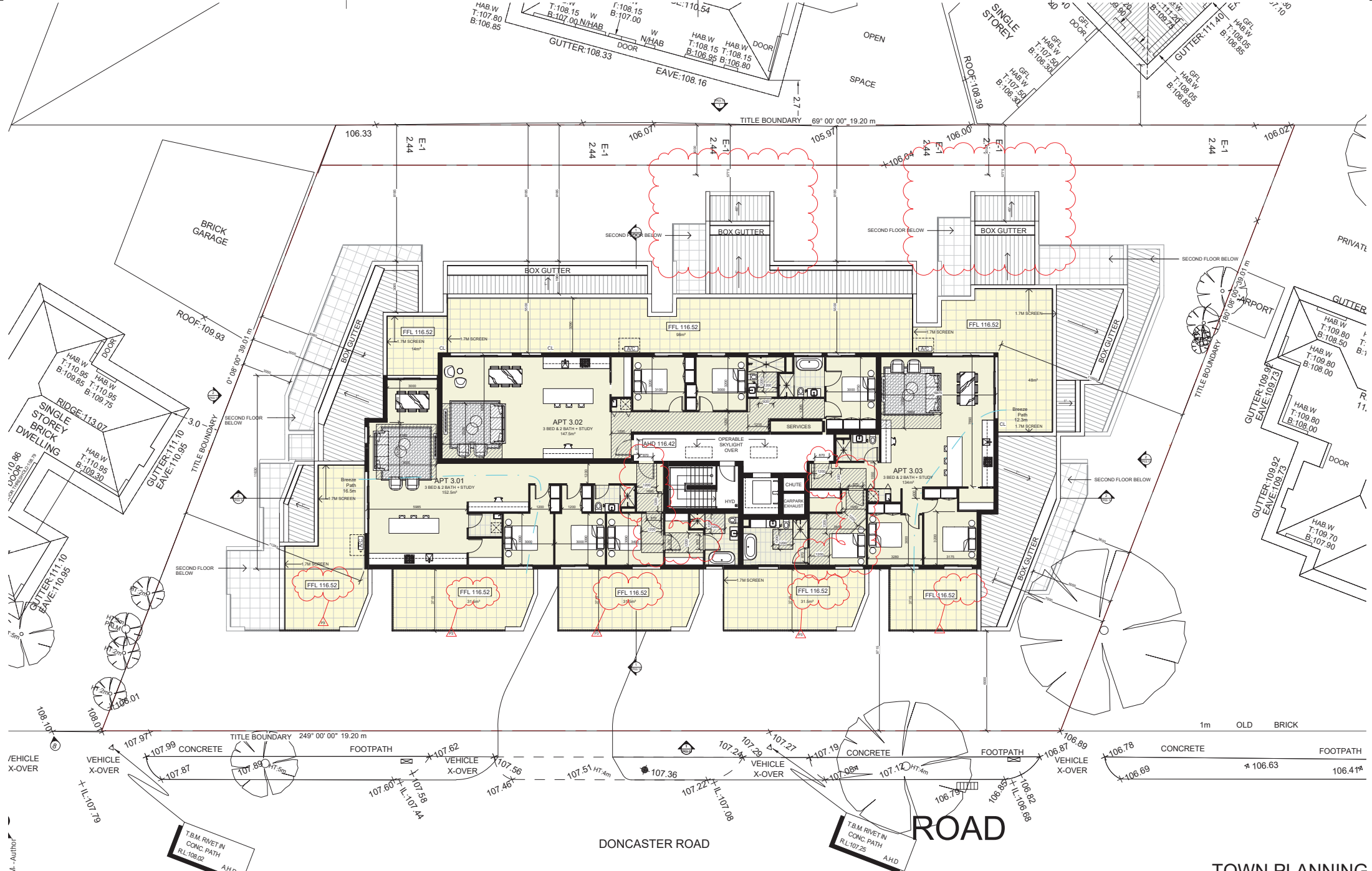
Scale
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 Date
 16/07/2018



140899



Amendments	No.	Date	Notes
	01	14/08/2018	ISSUE FOR SUBMISSION
	02	14/08/2018	ISSUE FOR SUBMISSION
	03	14/08/2018	ISSUE FOR SUBMISSION
	04	14/08/2018	ISSUE FOR SUBMISSION
	05	14/08/2018	ISSUE FOR SUBMISSION
	06	14/08/2018	ISSUE FOR SUBMISSION
	07	14/08/2018	ISSUE FOR SUBMISSION
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	09	14/08/2018	ISSUE FOR SUBMISSION
	10	14/08/2018	ISSUE FOR SUBMISSION

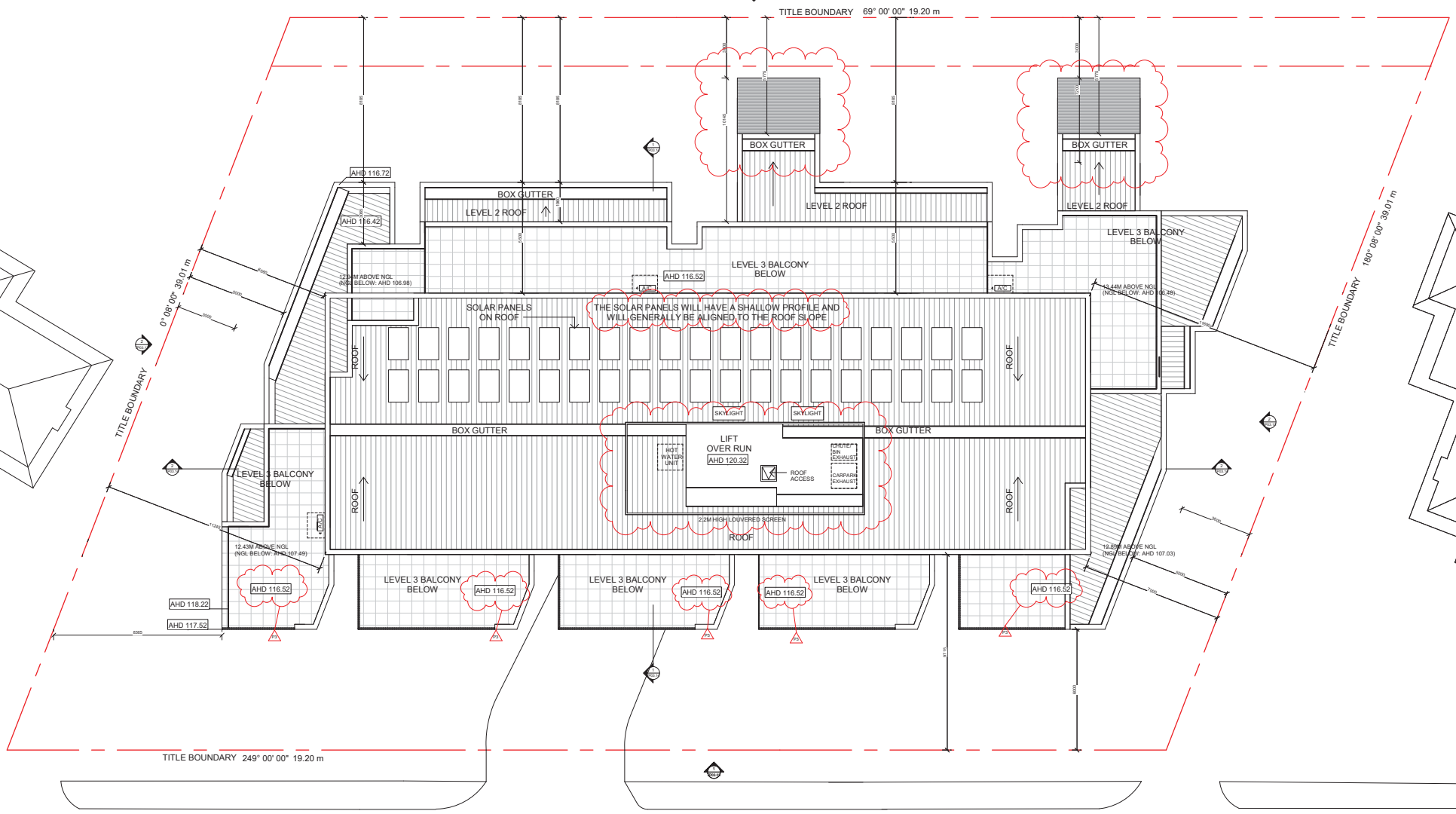


Amendments		
No.	Date	Notes
01	14/08/2018	ISSUE FOR APPROVAL SUBMISSION
02	14/08/2018	WRITE BACKS
03	20/08/2018	FOR PRELIMINARY

Title	
THIRD FLOOR PLAN	Sheet No.
PRELIMINARY NOT FOR CONSTRUCTION	Revision

140899 - 26/10/2018 11:03:21 AM - Author

14089-26/10/2018 11:03:23 AM - Author



DONCASTER ROAD



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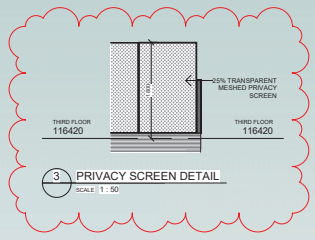
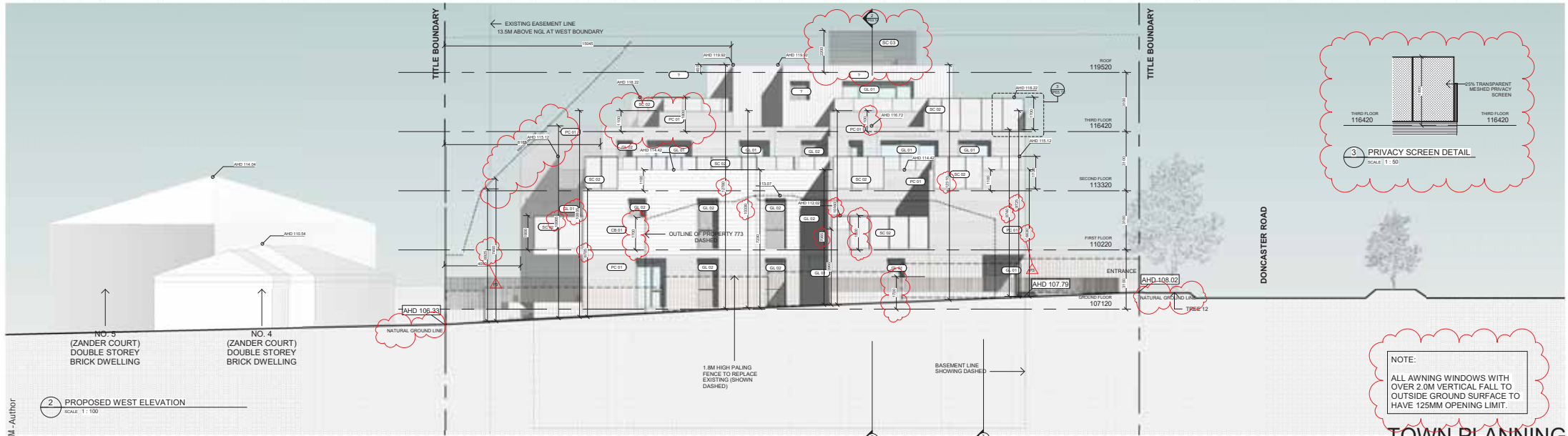
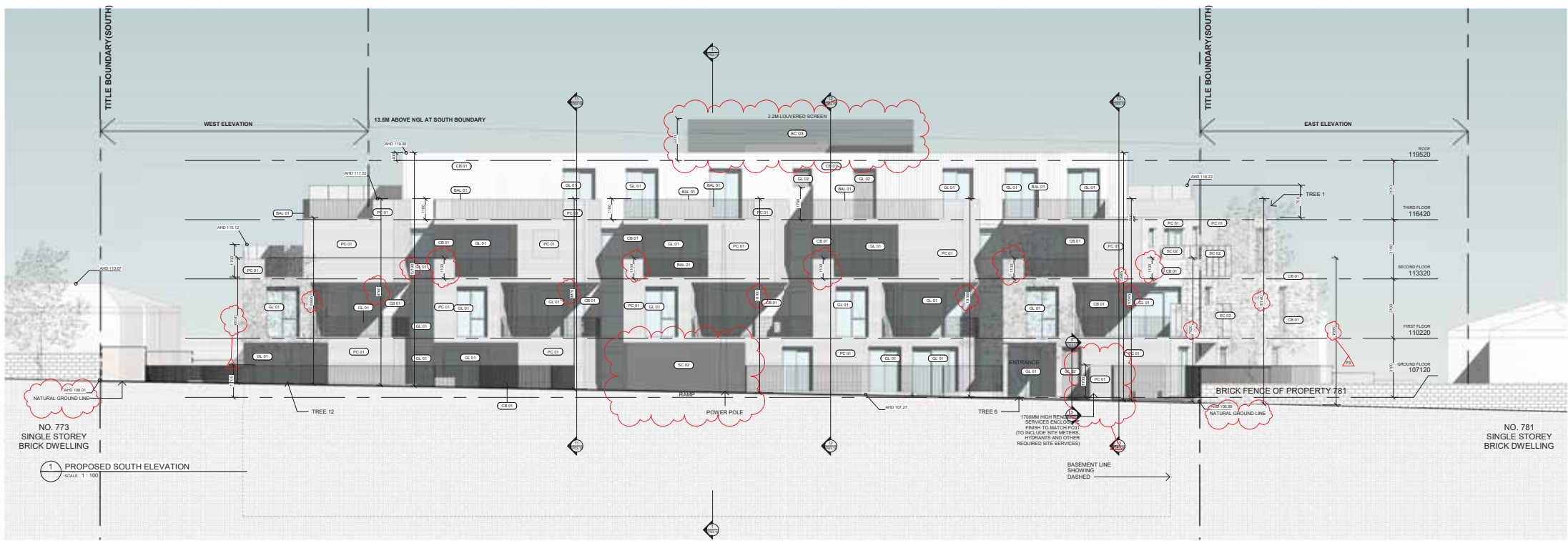
Project
RESIDENTIAL DEVELOPMENT
 775 - 779 DONCASTER ROAD, DONCASTER
 Client
WILMAN PTY LTD

No.	Date	Notes
01	14/03/2018	TOWN PLANNING SUBMISSION
02	14/03/2018	REVISE SPECIFIC
03	20/08/2018	REVISE SPECIFIC

Title
ROOF PLAN
 Sheet
**PRELIMINARY
 NOT FOR CONSTRUCTION**

TOWN PLANNING
 Sheet No. TP03.11 P3
 Revision
 Scale
 1:100@A1
 1:200@A3
 Date
 27/08/2018





NOTE:
ALL AWNING WINDOWS WITH OVER 2.0M VERTICAL FALL TO OUTSIDE GROUND SURFACE TO HAVE 125MM OPENING LIMIT.

TOWN PLANNING



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Project
RESIDENTIAL DEVELOPMENT
775 - 779 DONCASTER ROAD, DONCASTER

Client
WILMAN PTY LTD

Amendments	No.	Date	Notes
	01	14/08/2018	TOWN PLANNING SUBMISSION
	02	14/08/2018	REVISE SCREENS
	03	27/08/2018	REVISE SCREENS

Title
SOUTH AND WEST ELEVATION

Sheet
PRELIMINARY
NOT FOR CONSTRUCTION

Sheet No.
TP03.12 P3

Scale
1:100/BA1
1:200/BA3

Date
27/08/2018

14089

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 (RGZ2)
- Clause 43.02 Design and Development Overlay, Schedule 8 (DD08)
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to Road Zone Category 1
- 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 Residential Growth Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *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 8-1

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 Planning Permit is required to construct a building or construct or carry out works under this overlay.

Building Height & Setbacks

- Development should comply with the preferred heights identified in Map 1. This height is specified to be 11 metres.

State Planning Policy Framework

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

Clause 11 – Settlement

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

Clause 15 – Built Environment and Heritage

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 – Housing

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.*

Clause 18 - Transport

Local Planning Policy Framework (LPPF)

Clause 21.02 Municipal Profile

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 with these areas being a focus for higher density developments.

Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham's projected population growth through urban consolidation, in infill developments and Key Redevelopment Sites.*
- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*

- *To ensure that higher density housing is located close to activity centres and along main roads in accordance with relevant strategies.*
- *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*
- *To encourage development of key Redevelopment Sites to support a diverse residential community that offers a range of dwelling densities and lifestyle opportunities.*
- *To encourage high quality and integrated environmentally sustainable development.*

The strategies to achieve these objectives include:

- *Ensure that the provision of housing stock responds to the needs of the municipality's population.*
- *Promote the consolidation of lots to provide for a diversity of housing types and design options.*
- *Ensure higher density residential development occurs around the prescribed activity centres and along main roads identified as Precinct 2 on the Residential Framework Plan 1 and Map 1 to this clause.*
- *Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.*

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 Environmentally Sustainable Development

Council's Environmentally Sustainable Development Policy seeks to achieve best practice design, construction and operation for new development.

A number of considerations are to be made under the headings: key issues, objectives, and strategies relating to the following areas:

- Clause 21.10- 2 Energy Performance
- Clause 21.10-3 Water Sensitive design.
- Clause 21.10-4 External environmental amenity and internal healthy environment considerations
- Clause 21.10-5 Waste Management

- Clause 21.10- 6 Quality of Private and Public realm
- Clause 21.10-7 Transport
- Clause 21.10-8 Urban Ecology

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.

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:

- 1 space for 1 and 2 bedroom dwellings
- 2 spaces for 3 or more bedroom dwellings
- No visitor parking provisions for sites within the Principal Public Transport Network Area (PPTN)

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

Clause 52.29 Land Adjacent to a Road Zone Category 1 (RDZ1) or a Public Acquisition Overlay for a Category 1 Road

The purpose of this provision is:

- To ensure appropriate access to identified roads
- To ensure appropriate subdivision of land adjacent to identified roads.

A permit is required to create or alter access to a road in a Road Zone, Category 1.

Clause 55 Two more dwellings on a lot and residential buildings

The development of two or more dwellings on a lot must meet the requirements of this clause. An assessment against this clause is provided in Appendix 1 of this report.

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.*