

# DRAWING SCHEDULE

## ARCHITECTURAL

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TP-03 SITE PHOTOS
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TP-06 DESIGN RESPONSE
TP-07 DESIGN RESPONSE
TP-08 DESIGN RESPONSE
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TP-17 ROOF PLAN
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TP-20 NORTH WEST / NORTH EAST ELEVATIONS -WALL HEIGHTS
TP-21 SOUTH WEST / SOUTH EAST ELEVATIONS -WALL HEIGHTS
TP-22 SECTION A & B
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TP-25 BADS GROUND FLOOR
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TP-28 BADS LEVEL 3
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TP-30 SHADOW DIAGRAM - 9am 22nd SEPTEMBER
TP-31 SHADOW DIAGRAM - 12pm 22nd SEPTEMBER
TP-32 SHADOW DIAGRAM - 3pm 22nd SEPTEMBER
TP-33 GARDEN AREA CALCULATION

## LANDSCAPE

LC2209 LANDSCAPE CONCEPT PLAN - memLa PTY LTD

## SURVEY

18002FL-A FEATURE AND LEVEL SURVEY - LAND DIMENSIONS

# DEVELOPMENT SUMMARY

APARTMENT	GROUND	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	%	TOTAL
2 BED - 2 BATH	-	4	4	-	-	24.24	8
3 BED - 2 BATH	2	7	7	6	2	63.63	24
3 BED - 3 BATH	1	-	-	2	-	12.12	3
<b>TOTAL</b>	<b>3</b>	<b>11</b>	<b>11</b>	<b>8</b>	<b>-</b>	<b>100.00</b>	<b>35</b>

## TOTAL OF DEVELOPMENT

**35**

## APARTMENT CARPARKING

CAR SPACES	BASEMENT 1	GROUND	TOTAL
	46	24	70

Minimum carspace allocation 2 carspaces per 3 bed apartment and 1 carspace per 2 bed apartment

## BICYCLE PARKING

RESIDENT SPACES	GROUND	TOTAL
	10	10
VISITOR SPACES	4	4
TOTAL	14	14

## TOTAL OF DEVELOPMENT

**7**

## FLOOR AREA SUMMARY

FLOOR AREA SUMMARY	CARPARK	COMMON	RESIDENTIAL	GFA	POS	TOTAL
BASEMENT 1	1491 m <sup>2</sup>	-	-	1491 m <sup>2</sup>	-	1491 m <sup>2</sup>
GROUND	984 m <sup>2</sup>	69 m <sup>2</sup>	360 m <sup>2</sup>	1413 m <sup>2</sup>	243 m <sup>2</sup>	1656 m <sup>2</sup>
LEVEL 1	-	135 m <sup>2</sup>	1109 m <sup>2</sup>	1244 m <sup>2</sup>	557 m <sup>2</sup>	1801 m <sup>2</sup>
LEVEL 2	-	135 m <sup>2</sup>	1108 m <sup>2</sup>	1243 m <sup>2</sup>	228 m <sup>2</sup>	1471 m <sup>2</sup>
LEVEL 3	-	108 m <sup>2</sup>	985 m <sup>2</sup>	1093 m <sup>2</sup>	289 m <sup>2</sup>	1382 m <sup>2</sup>
LEVEL 4	-	36 m <sup>2</sup>	302 m <sup>2</sup>	338 m <sup>2</sup>	167 m <sup>2</sup>	505 m <sup>2</sup>
<b>TOTAL</b>	<b>2475 m<sup>2</sup></b>	<b>483 m<sup>2</sup></b>	<b>3864 m<sup>2</sup></b>	<b>6822 m<sup>2</sup></b>	<b>1484m<sup>2</sup></b>	<b>8306 m<sup>2</sup></b>

## SITE COVERAGE

SITE AREA	PERCENTAGE	TOTAL
BUILDING SITE COVERAGE	100%	2546m <sup>2</sup>
PERMIABLE AREA	59.0%	1503m <sup>2</sup>
GARDEN AREA (4 OLD WARRANDYTE ROAD SITE AREA 1262 m <sup>2</sup> )	30.8%	785m <sup>2</sup>
	35%	445m <sup>2</sup>

B	TOWN PLANNING - ISSUE IN RESPONSE TO R17 SEP 2018	MS
A	TOWN PLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

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PROJECT  
**RESIDENTIAL DEVELOPMENT  
2-4 OLD WARRANDYTE ROAD  
DONVALE**

## DRAWING SCHEDULES

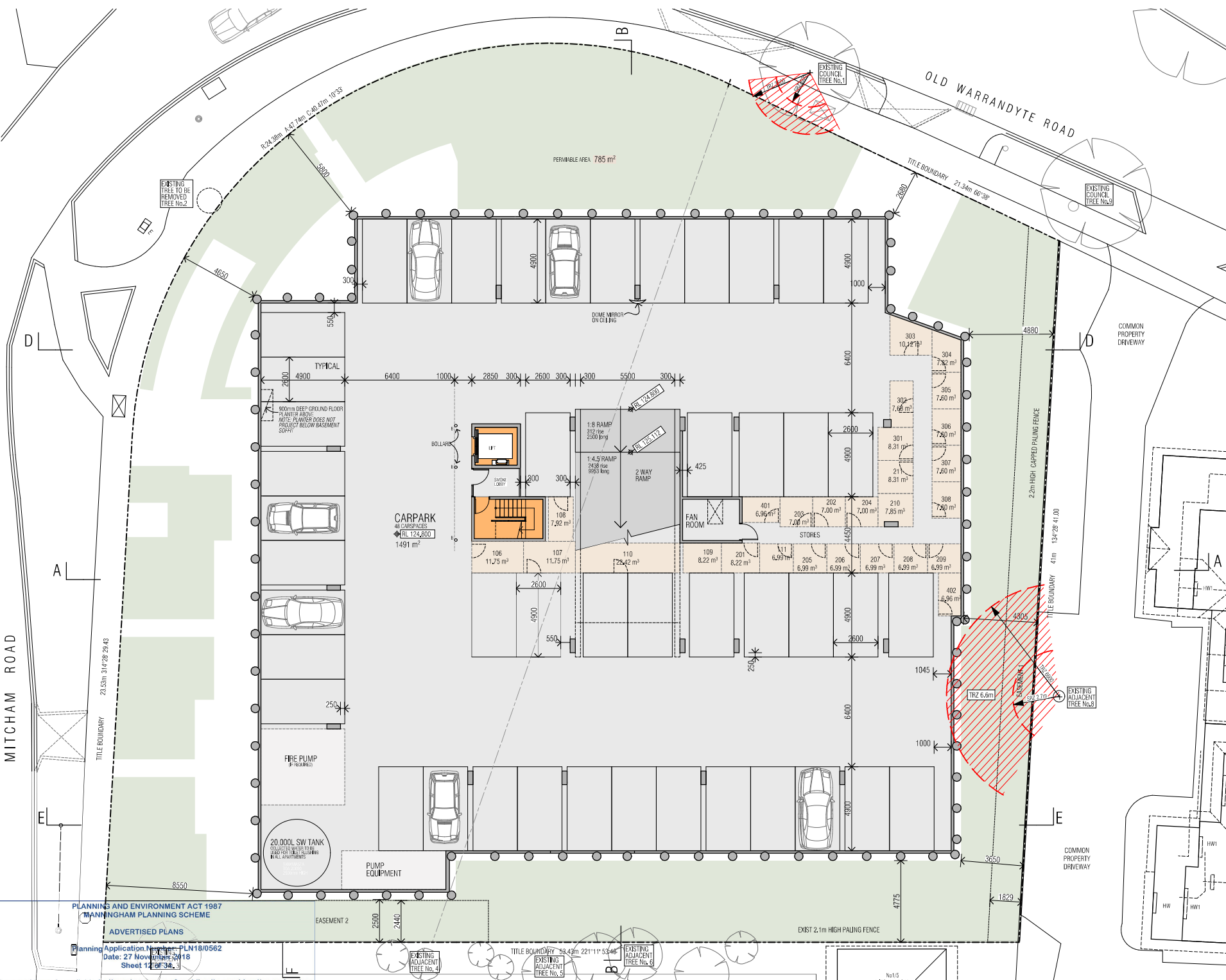
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SCALE 1:100 @ A1 - 1:200 @ A3	DATE 23-11-2018
DRAWN MS	JOB No. 1553
DRAWING No.	REV No.
<b>TOWN PLANNING</b>	<b>TP-01 B</b>

PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PLN18/0562  
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ISSUE	TOWN PLANNING - ISSUE IN RESPONSE TO P1112 SPP 2018	MS
REV No.	TOWN PLANNING APPROVAL	MS
REV No.	ISSUE / AMENDMENT	DRAWN

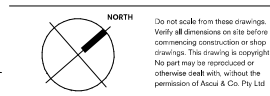
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PROJECT  
**RESIDENTIAL DEVELOPMENT  
2-4 OLD WARRANDYTE ROAD  
DONVALE**

DRAWING  
**BASEMENT 1**



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TOWN PLANNING TP-11 B

MITCHAM ROAD

OLD WARRANDYTE ROAD

PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS  
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**LEGEND**  
 DT DOUBLE ENDING CARLESS WINDOW  
 TW TYPICAL WALL E

B	TOWNPLANNING - RESUBMIT RESPONSE TO R12 SEP 2018	MS
A	TOWNPLANNING APPLICATION	MS
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**PROJECT**  
 RESIDENTIAL DEVELOPMENT  
 2-4 OLD WARRANDYTE ROAD  
 DONVALE

**DRAWING**  
 GROUND LEVEL

**SCALE**  
 1:100 @ A1 - 1:200 @ A3  
 1:500 @ A4 - 1:200 @ A3  
 1:MS

**DATE**  
 25-11-2018  
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 1553  
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**TOWN PLANNING TP-12 B**

MITCHAM ROAD

OLD WARRANDYTE ROAD

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**TOWNPLANNING ACT 1988**  
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**LEGEND**  
 DW DOUBLE LINING (SEE SHEET 18/19)  
 HW HWY  
 LW LOT WALL (S)

11	TOWN PLANNING - ISSUE RESPONSE TO R112 SEP 2018	MS
A	TOWN PLANNING APPLICATION	MS
1	ISSUE / AMENDMENT	DRAWN

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## PROJECT RESIDENTIAL DEVELOPMENT 2-4 OLD WARRANDYTE ROAD DONVALE

### DRAWING LEVEL 1

**NORTH**  
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	DRAWING No.
	REV No.

## TOWN PLANNING TP-13 B

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**LEGEND**  
 DW DOUBLE GLASS WINDOW  
 LW TOP OF WALL F.L.

11	TOWN PLANNING - ISSUE RESPONSE TO R112 SEP 2018	MS
12	TOWN PLANNING APPLICATION	MS
13	ISSUE / AMENDMENT	DRAWN

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## PROJECT RESIDENTIAL DEVELOPMENT 2-4 OLD WARRANDYTE ROAD DONVALE

### DRAWING LEVEL 2

**NORTH**

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## TOWN PLANNING TP-14 B

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**LEGEND**  
 DT DOUBLE GLAZING (SEELESS WINDOW)  
 TW TYPICAL WALL 6

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A	TOWN PLANNING APPLICATION	MS
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**PROJECT**  
**RESIDENTIAL DEVELOPMENT**  
**2-4 OLD WARRANDYTE ROAD**  
**DONVALE**

**DRAWING**  
**LEVEL 3**

**NORTH**

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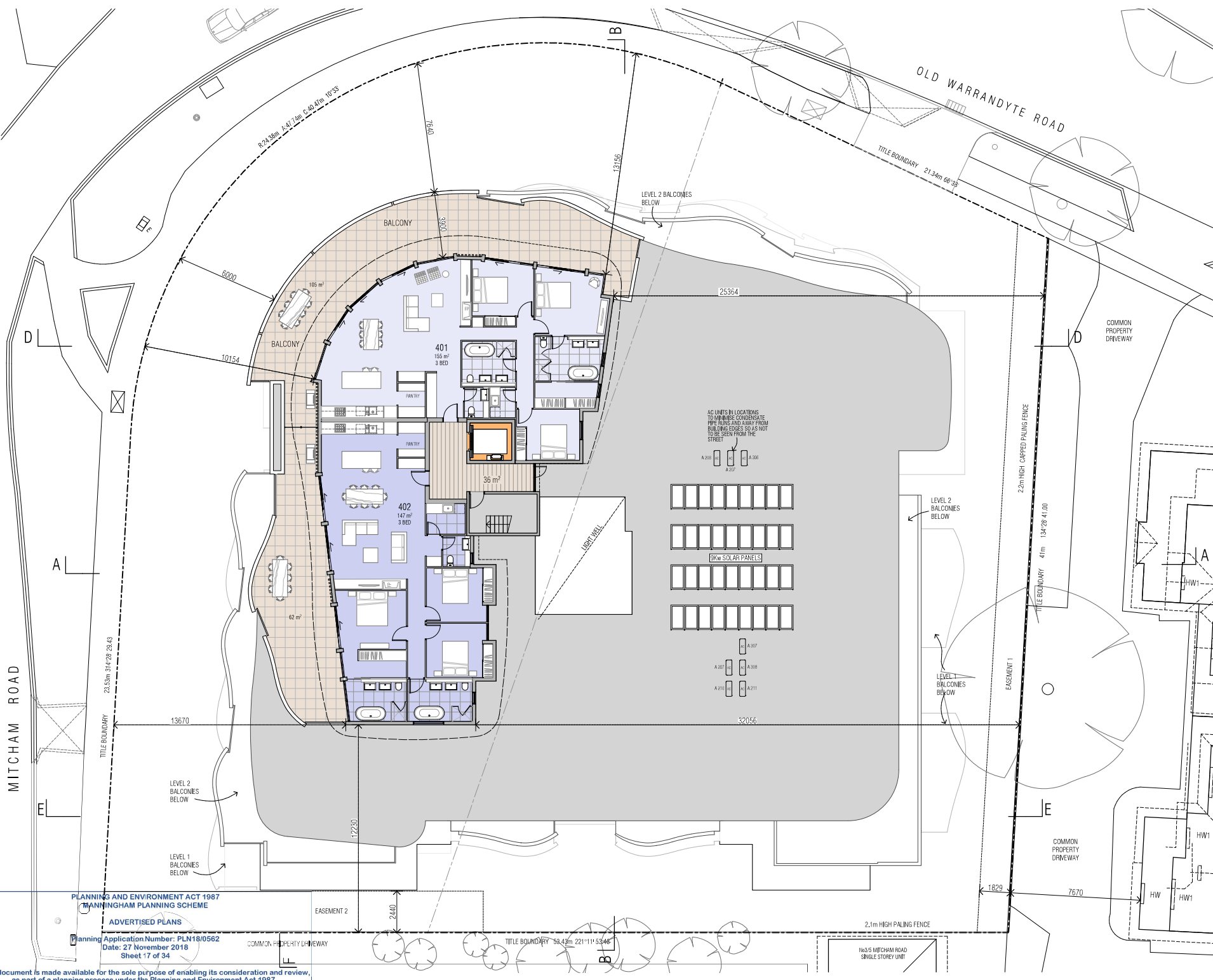
**TOWN PLANNING TP-15 B**

MITCHAM ROAD

OLD WARRANDYTE ROAD

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**LEGEND**  
 DW DOUBLE GLAZING SALESLESS WINDOW  
 TW TYPICAL WALL 6

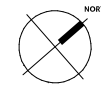
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### PROJECT RESIDENTIAL DEVELOPMENT 2-4 OLD WARRANDYTE ROAD DONVALE

#### DRAWING LEVEL 4



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**TOWN PLANNING TP-16 B**

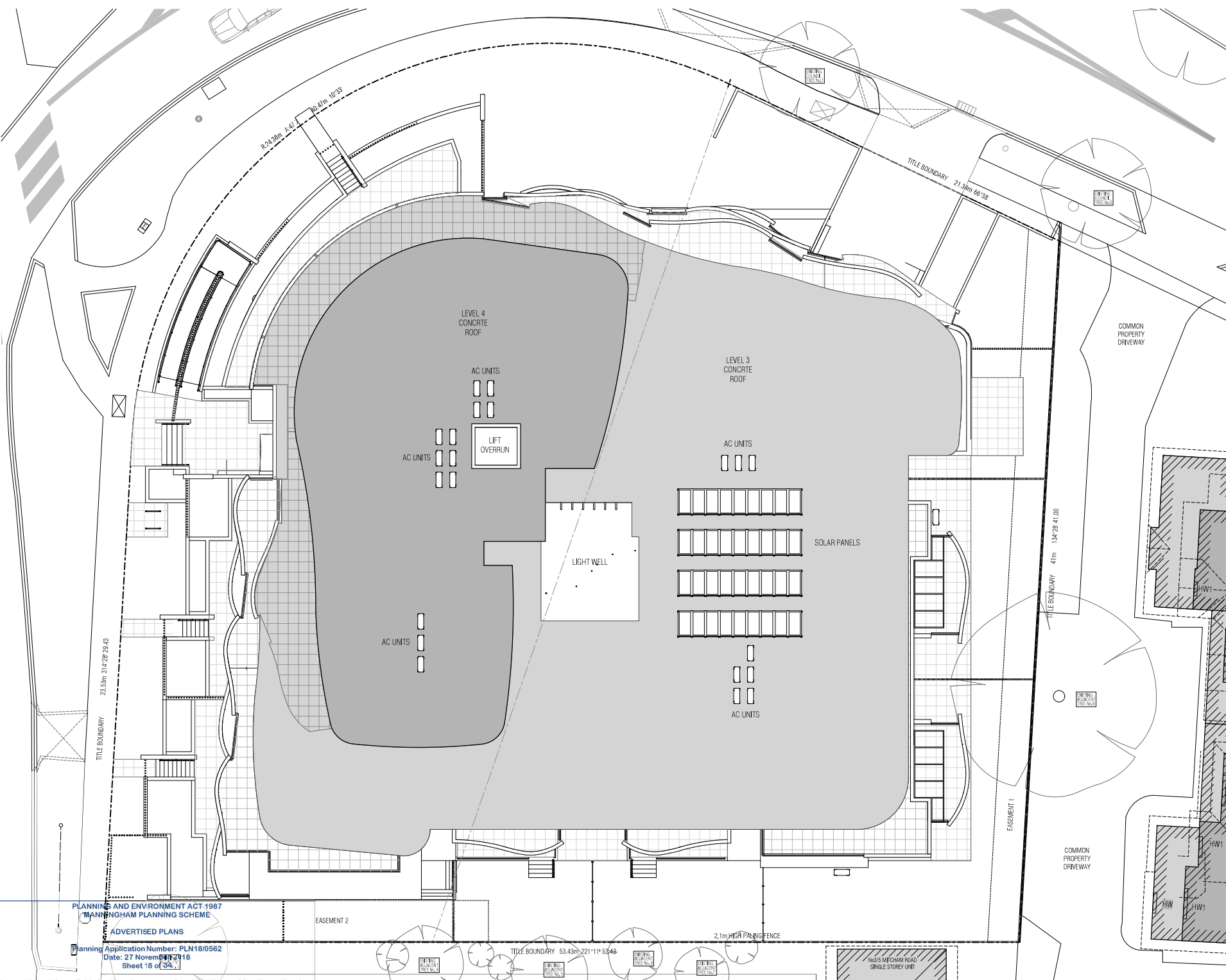
MITCHAM ROAD

OLD WARRANDYTE ROAD

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME

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PROJECT  
**RESIDENTIAL DEVELOPMENT  
2-4 OLD WARRANDYTE ROAD  
DONVALE**

DRAWING  
**ROOF PLAN**

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TOWN PLANNING TP-17 B

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NORTH WEST ELEVATION



NORTH EAST ELEVATION

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PROJECT  
**RESIDENTIAL DEVELOPMENT  
2-4 OLD WARRANDYTE ROAD  
DONVALE**

DRAWING  
**NW & NE ELEVATIONS**

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ADVERTISED PLANS

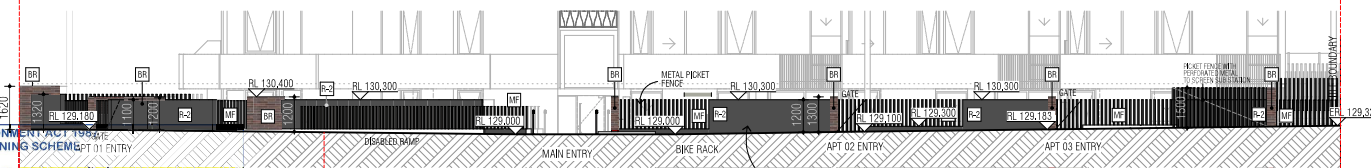
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**SOUTH EAST ELEVATION**



**SOUTH WEST ELEVATION**



**SOUTH WEST FENCE ELEVATION**

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88	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
89	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
90	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
91	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
92	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
93	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
94	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
95	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
96	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
97	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
98	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
99	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
100	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS

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PROJECT  
**RESIDENTIAL DEVELOPMENT  
 2-4 OLD WARRANDYTE ROAD  
 DONVALE**

DRAWING  
**SW & SE ELEVATIONS**

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MS		DRAWING No.	REV No.
TOWN PLANNING		TP-19 B	



**NORTH WEST ELEVATION**



**NORTH EAST ELEVATION**

0	TOWNPLANNING - ISSUE IN RESPONSE TO R17 SEP 2018	MS
A	TOWNPLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

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**PROJECT**  
**RESIDENTIAL DEVELOPMENT**  
**2-4 OLD WARRANDYTE ROAD**  
**DONVALE**

**DRAWING**  
**NW & NE ELEVATIONS-WALL**  
**HEIGHTS**

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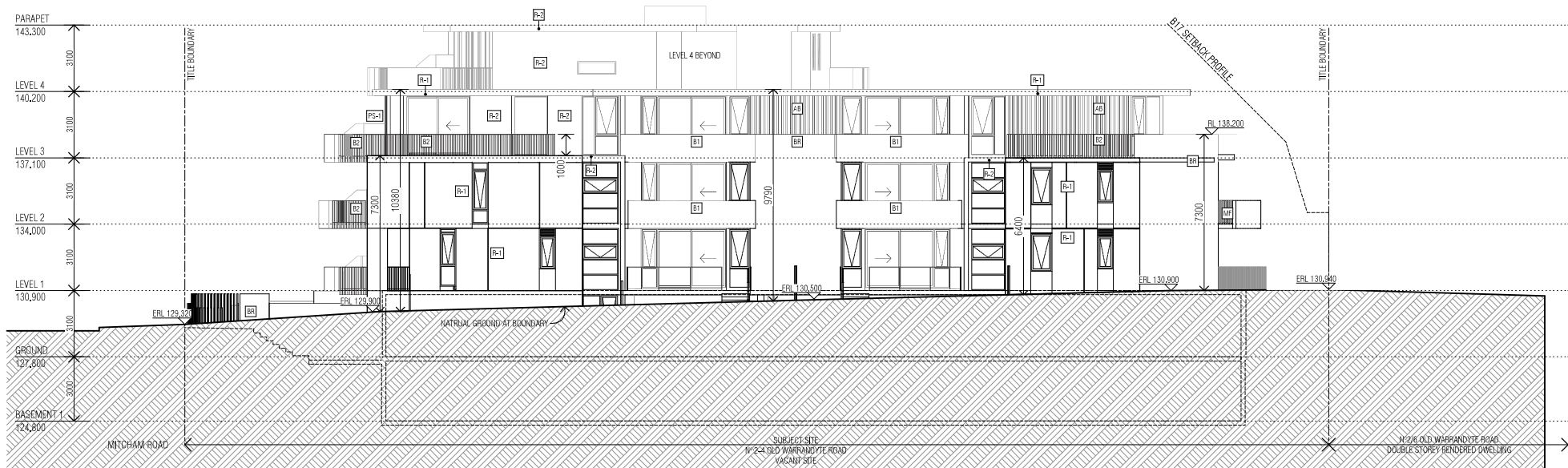
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TOWN PLANNING	TP-20	DRAWING No.	REV No.
			B

PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME

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Date: 27 November 2018  
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**SOUTH EAST ELEVATION**



**SOUTH WEST ELEVATION**

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2	TOWNPLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

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PROJECT  
**RESIDENTIAL DEVELOPMENT  
2-4 OLD WARRANDYTE ROAD  
DONVALE**

DRAWING  
**SW & SE ELEVATIONS - WALL  
HEIGHTS**

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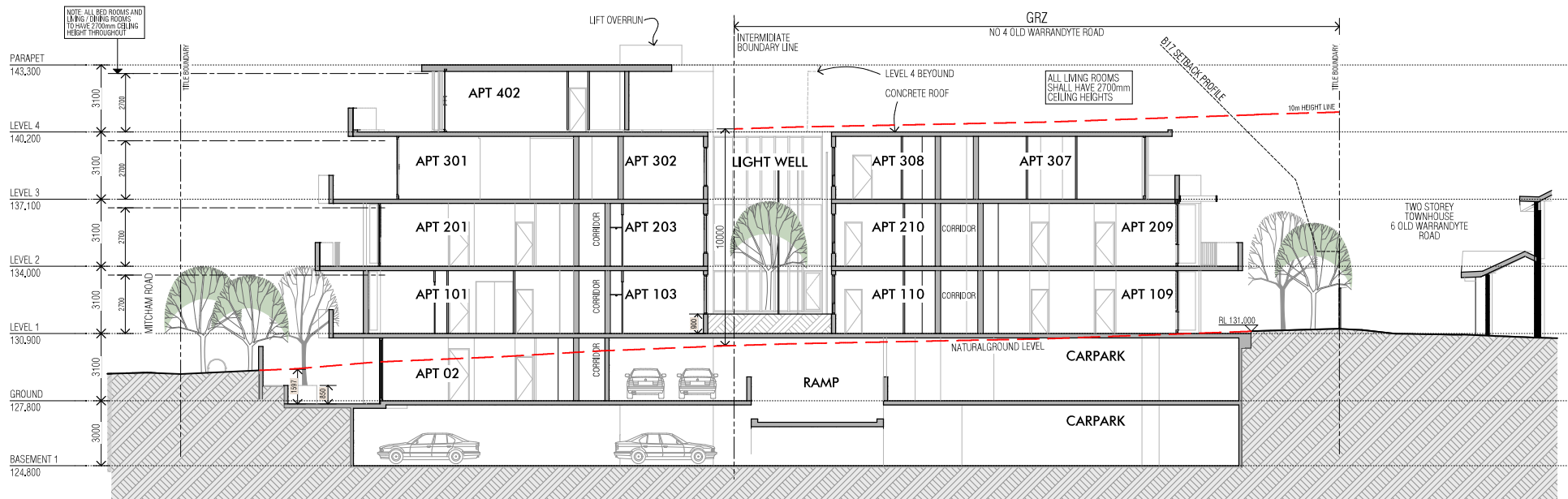
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			B

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MANNINGHAM PLANNING SCHEME

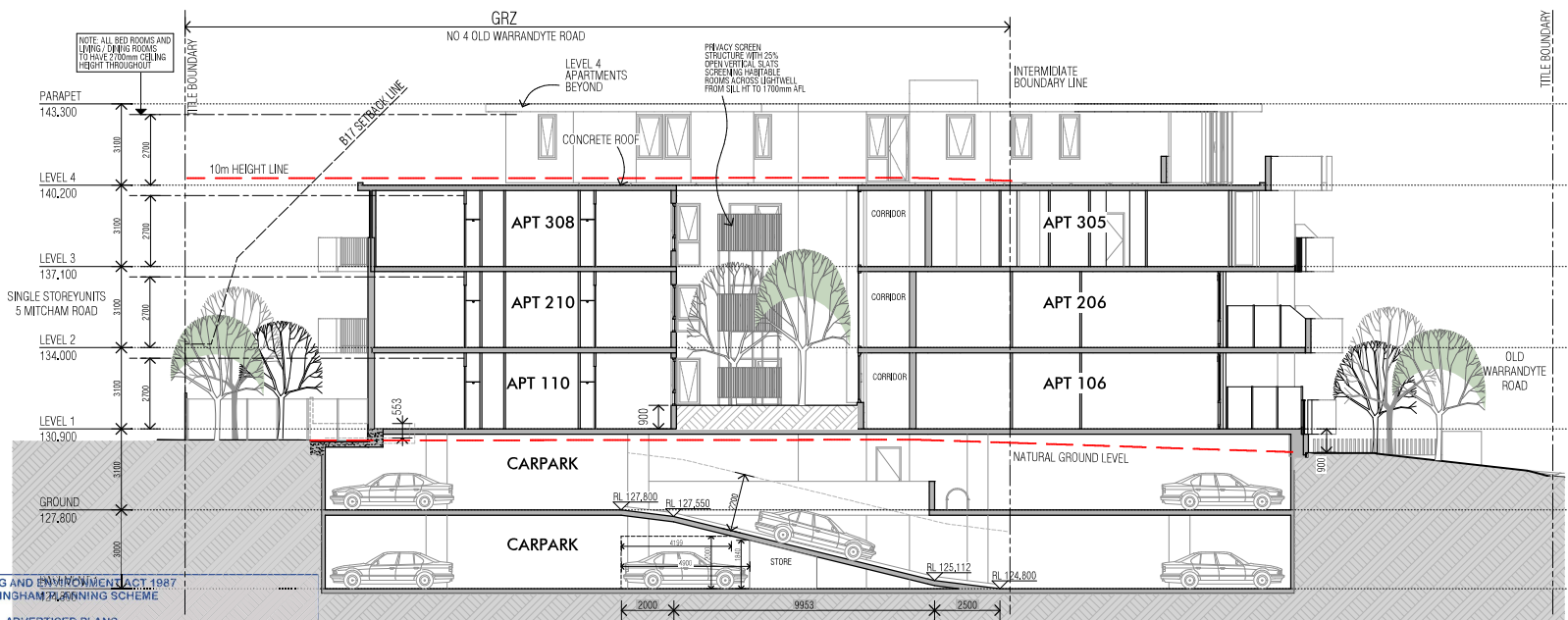
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SECTION A



SECTION B

B	TOWN PLANNING - ISSUE IN RESPONSE TO B/L SETBACK	MS
A	TOWN PLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

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PROJECT  
**RESIDENTIAL DEVELOPMENT  
2-4 OLD WARRANDYTE ROAD  
DONVALE**

DRAWING  
**SECTIONS A & B**

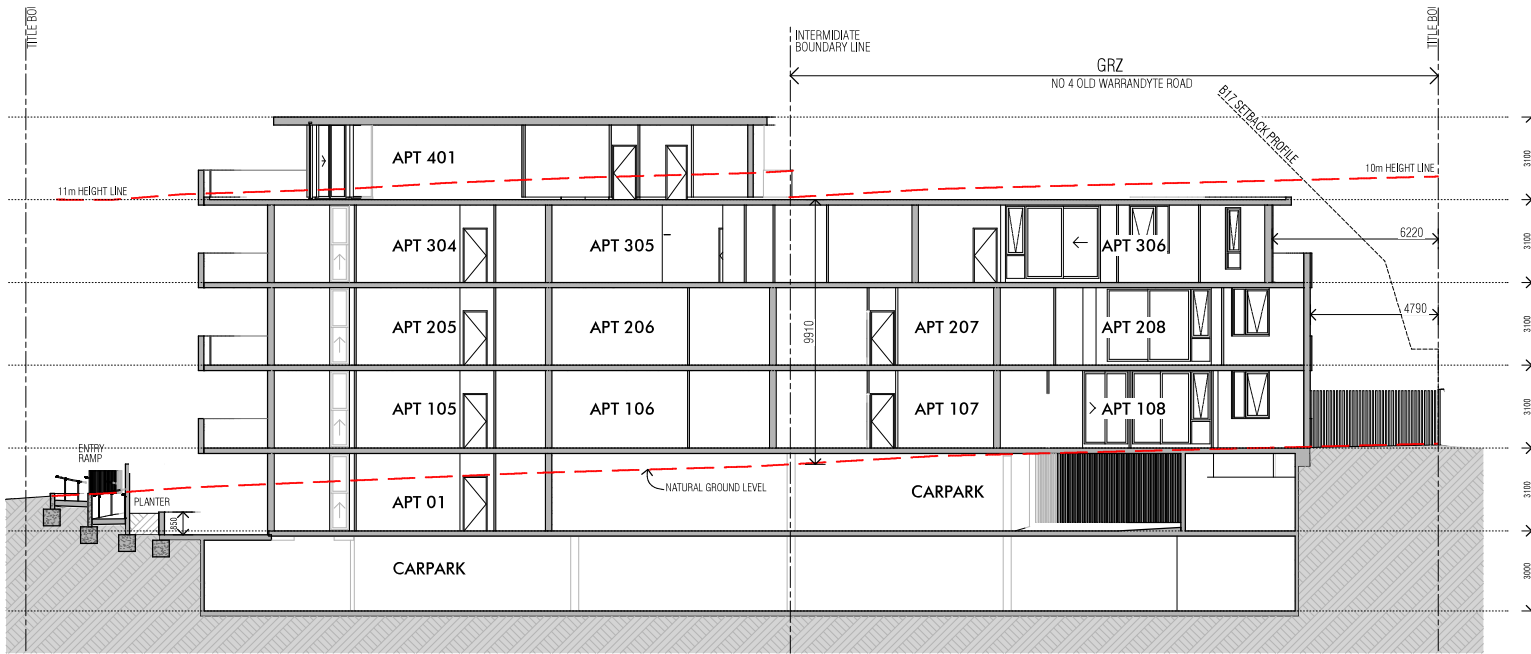
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TOWN PLANNING	TP-22	DRAWING No.	REV No.

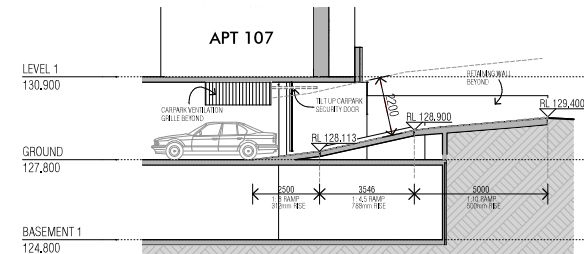
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MANNINGHAM ZONING SCHEME

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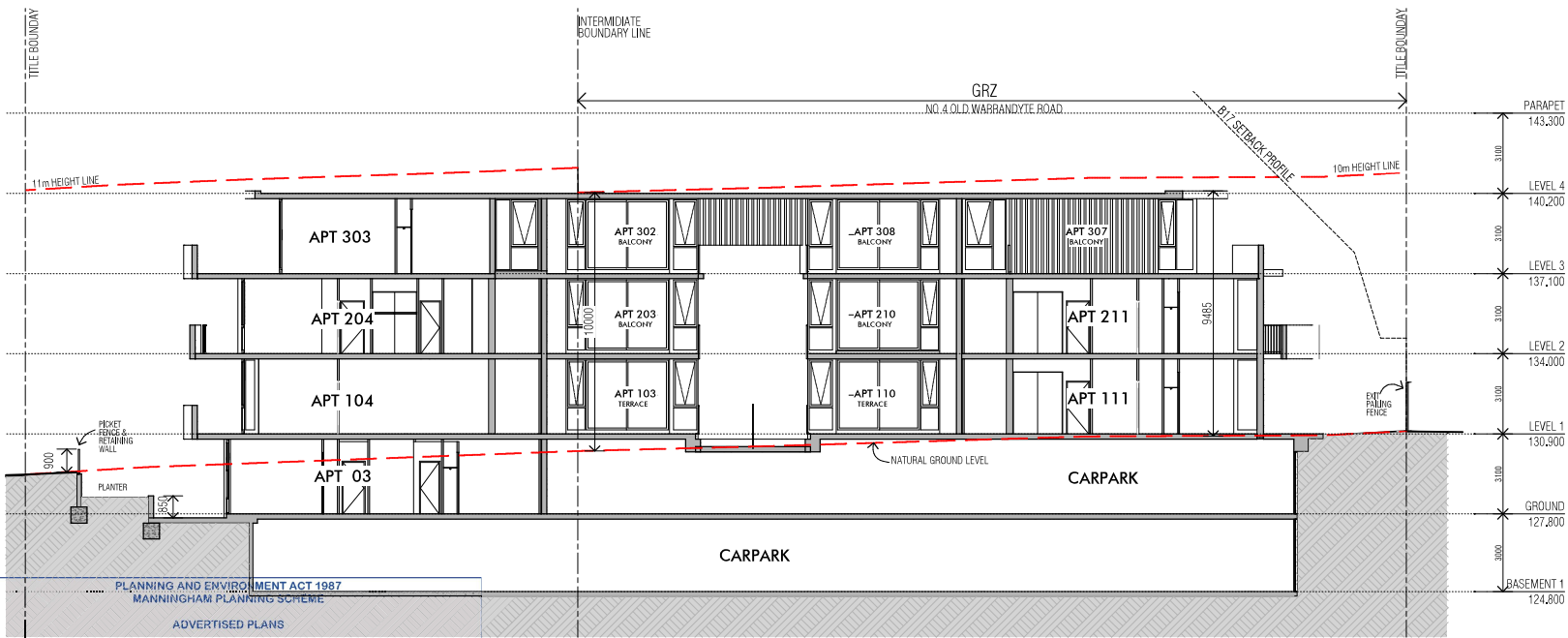
Planning Application Number: PLN18/0562  
Date: 27 November 2018  
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**SECTION D**



**SECTION C**



**SECTION E**

1	TOWN PLANNING - ISSUE RESPONSE TO R17 SEP 2018	MS
2	TOWN PLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

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## PROJECT RESIDENTIAL DEVELOPMENT 2-4 OLD WARRANDYTE ROAD DONVALE

### DRAWING SECTIONS C D & E

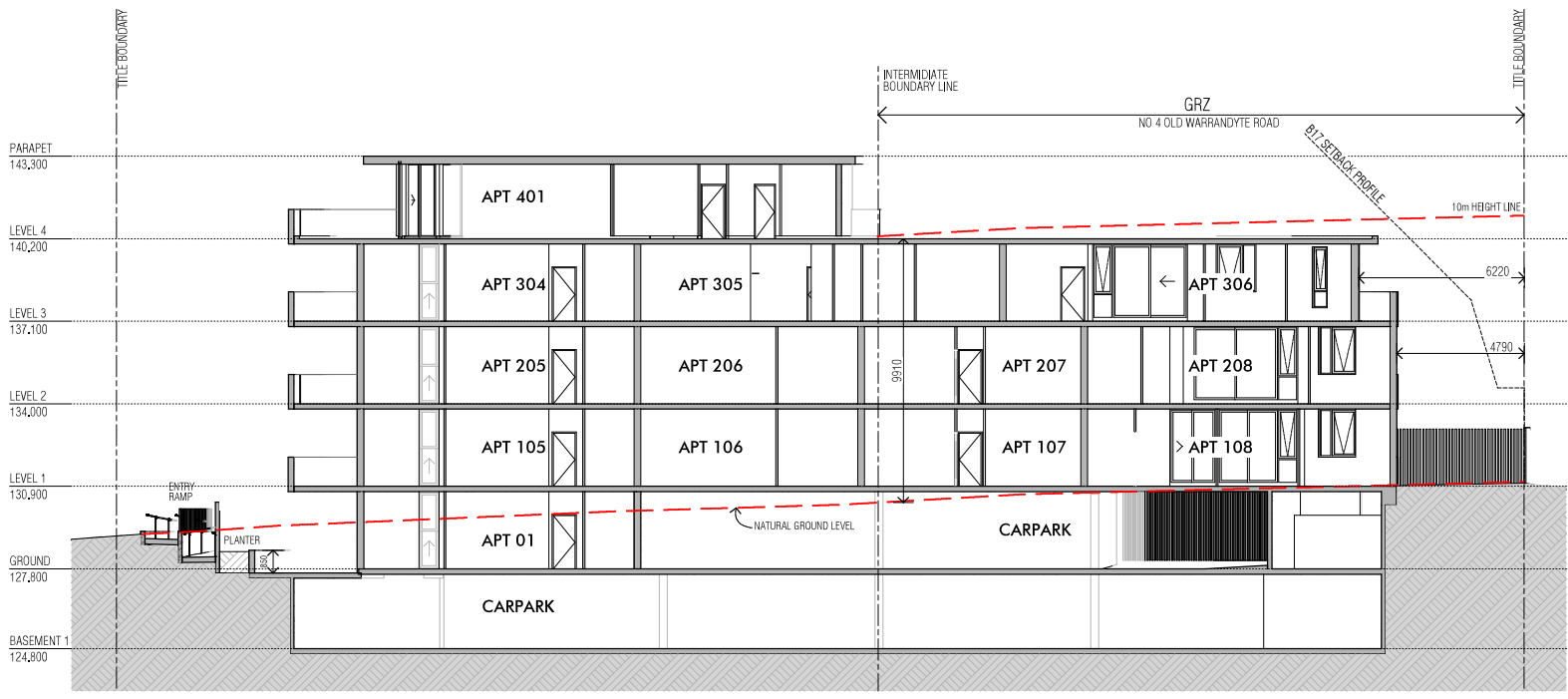
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ISS		DRAWING No.	TP-23
TOWN PLANNING		REV No.	B

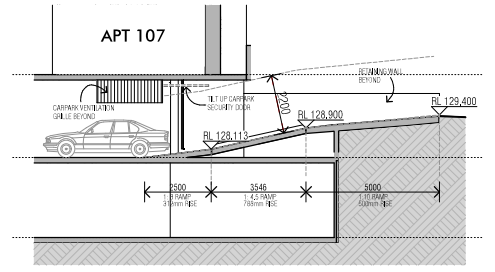
PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

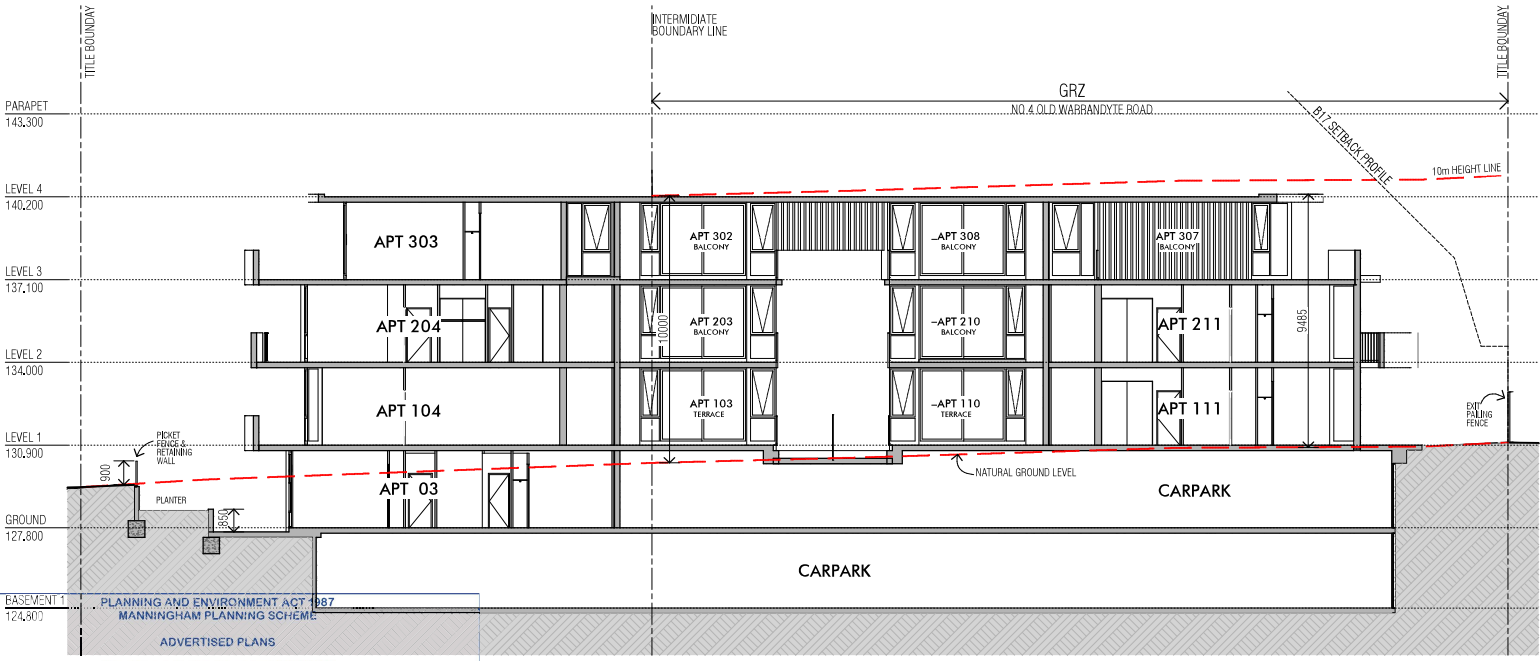
Planning Application Number: PLN18/0562  
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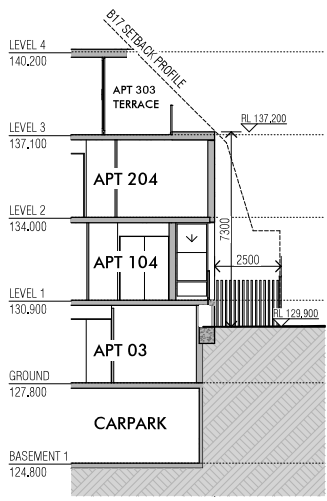
SECTION D



SECTION C



SECTION E



SECTION F

1	TOWN PLANNING - ISSUE IN RESPONSE TO B17 SETBACKS	MS
2	TOWN PLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

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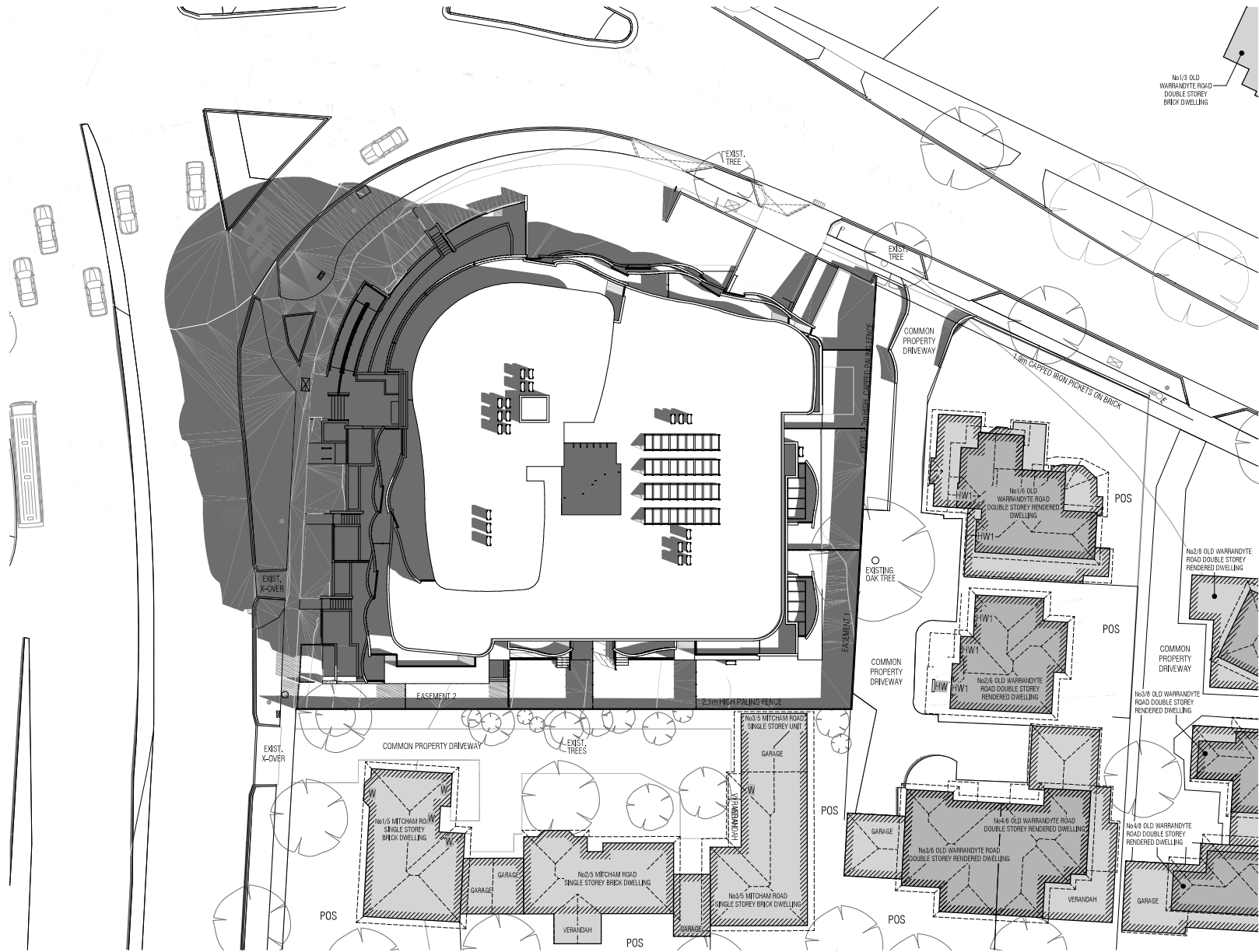
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TOWN PLANNING	TP-23	DRAWN No.	MS
		REV No.	B

PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME  
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11	TOWN PLANNING - ISSUE IN RESPONSE TO R11/2 SEP 2018	MS
A	TOWN PLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

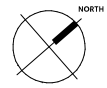
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## PROJECT RESIDENTIAL DEVELOPMENT 2-4 OLD WARRANDYTE ROAD DONVALE

### DRAWING 9am SHADOWS



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MS		DRAWING No.	
		REV No.	

TOWN PLANNING TP-30 B

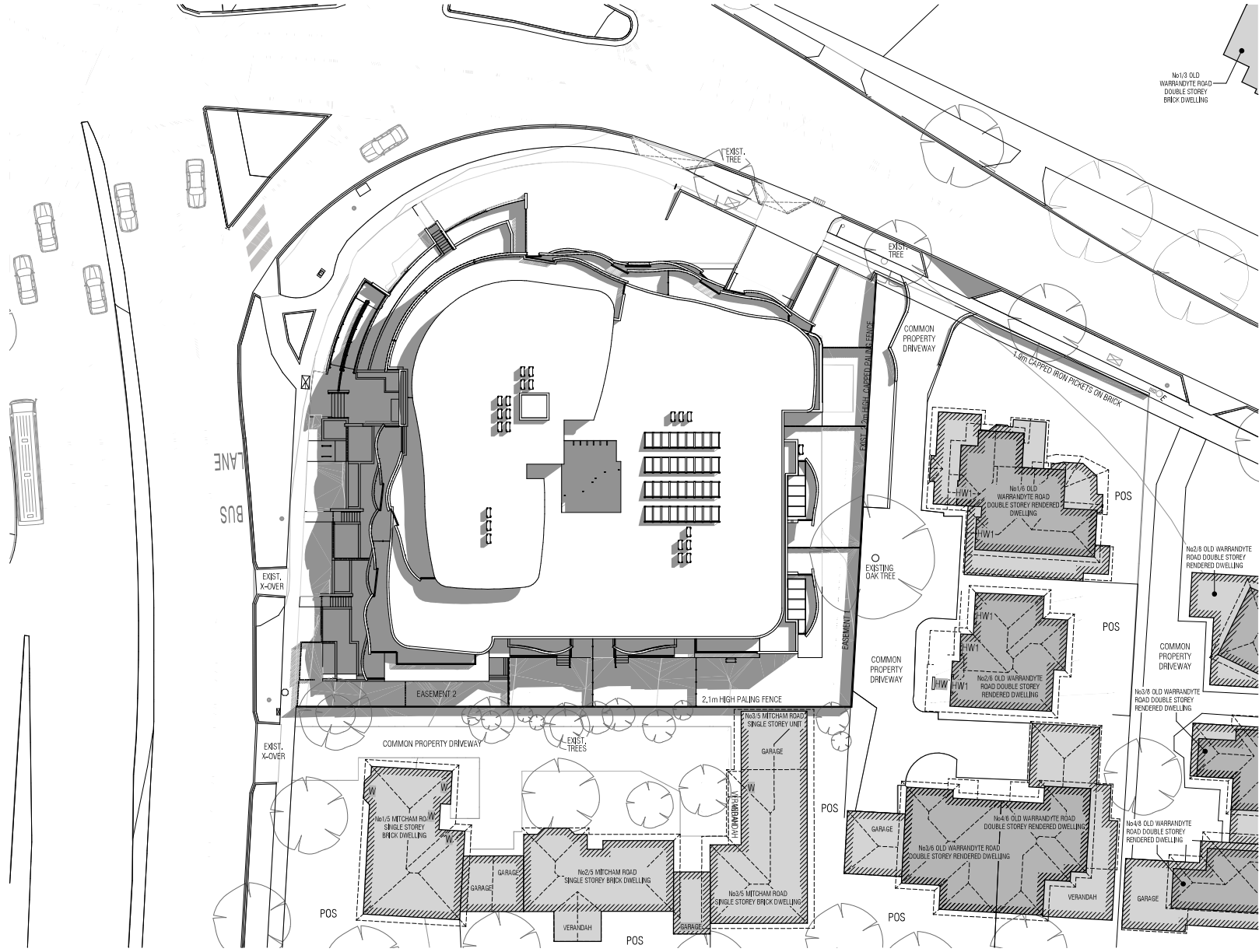
PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PLN18/0562  
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B	TOWN PLANNING - RESUBMISSION RESPONSE TO R117 SEP 2018	MS
A	TOWN PLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

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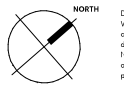
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### PROJECT

## RESIDENTIAL DEVELOPMENT 2-4 OLD WARRANDYTE ROAD DONVALE

### DRAWING

## 12pm SHADOWS



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MS		DRAWING No.	
		REV No.	

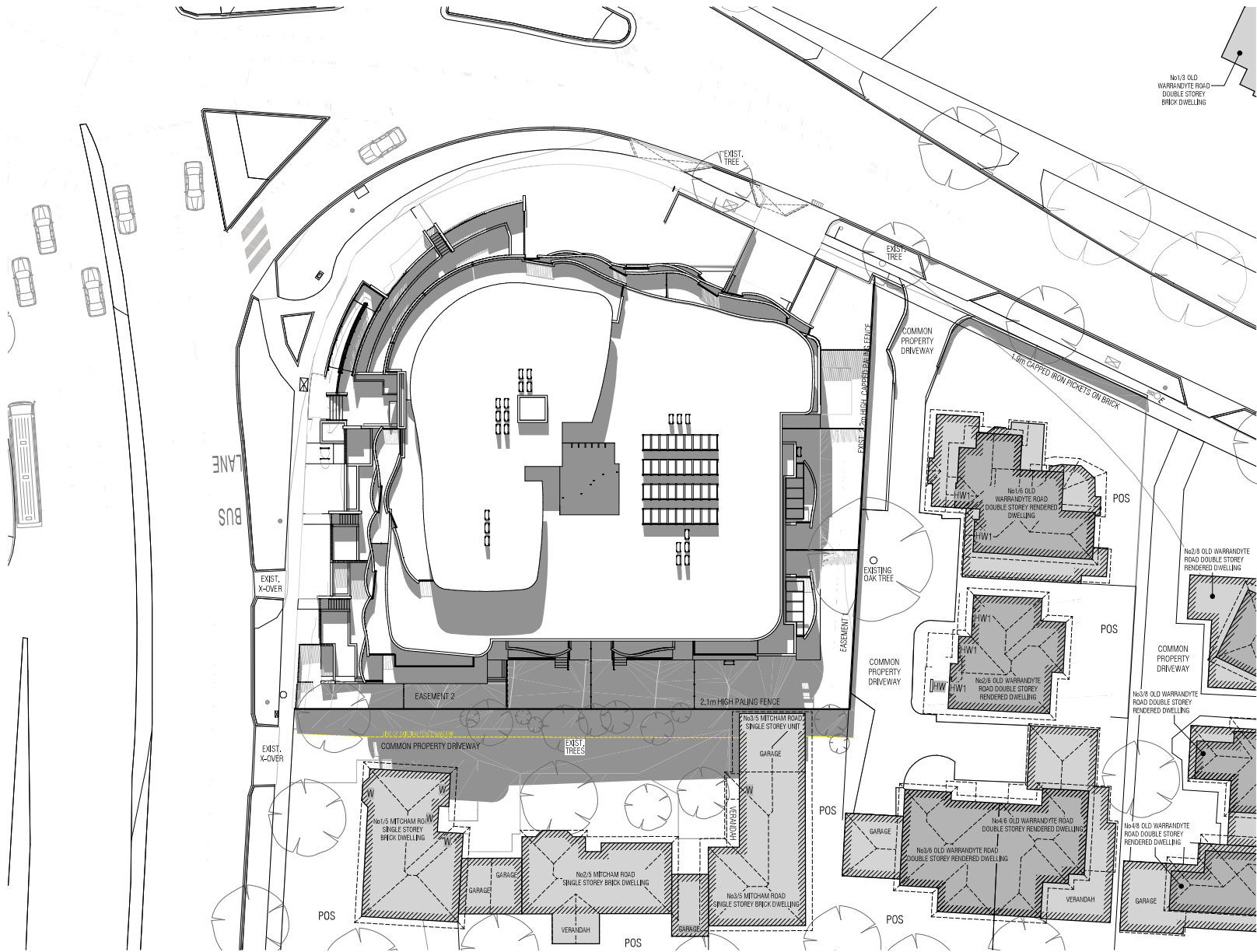
## TOWN PLANNING TP-31 B

PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME

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Sheet 32 of 34

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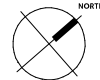
B	TOWN PLANNING - RESUBMIT RESPONSE TO R17 SEP 2018	MS
A	TOWN PLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

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## PROJECT RESIDENTIAL DEVELOPMENT 2-4 OLD WARRANDYTE ROAD DONVALE

DRAWING  
 3pm SHADOWS



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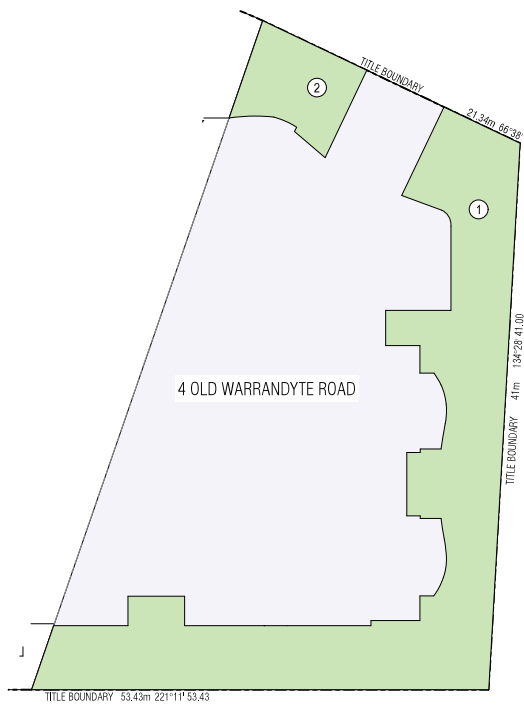
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DRAWING No.		REV No.	
TOWN PLANNING	TP-32		B

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME

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Planning Application Number: PLN18/0562  
 Date: 27 November 2018  
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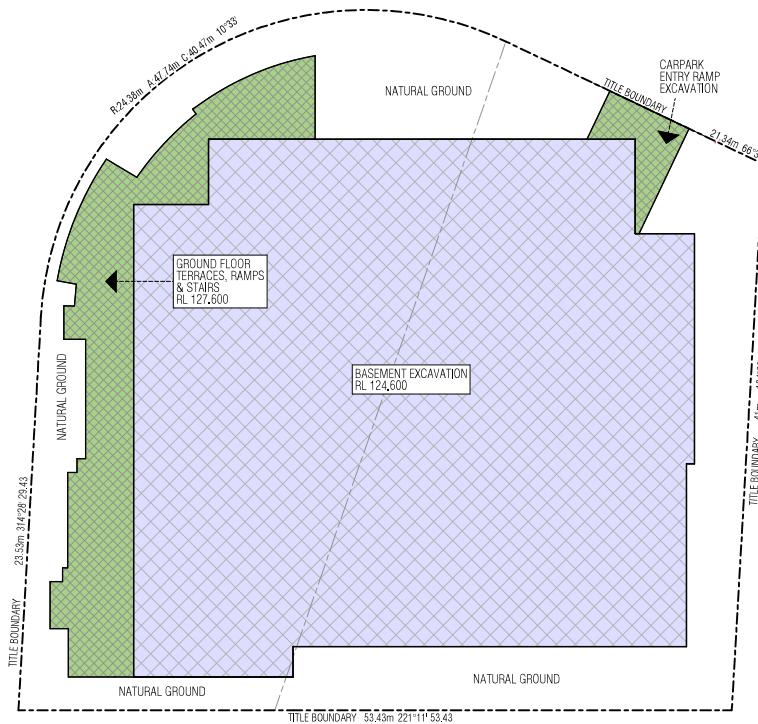
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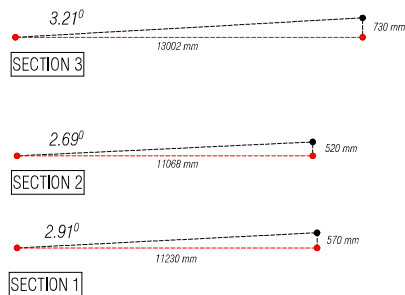
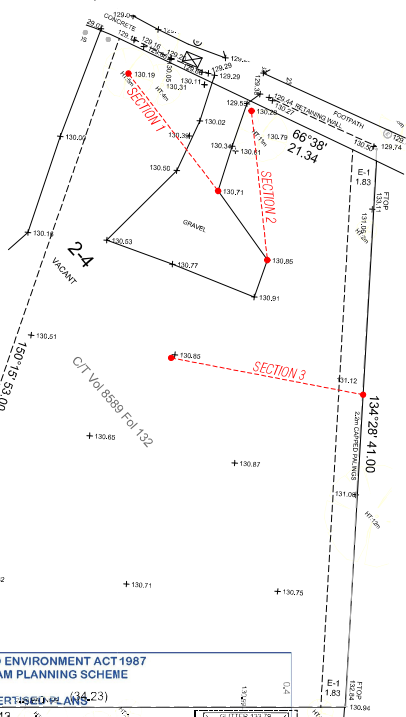
GRZ SITE AREA  
 4 OLD WARRANDYTE ROAD 1262 m<sup>2</sup>  
 35% GRZ 445 m<sup>2</sup>

AREA ① 390 m<sup>2</sup>  
 AREA ② 55 m<sup>2</sup>  
 TOTAL GARDEN AREA 445 m<sup>2</sup>

SCALE 1:200  
**GARDEN AREA**



**SITE EXCAVATION PLAN**



B	TOWN PLANNING - ISSUE IN RESPONSE TO R112 SEP 2018	MS
A	TOWN PLANNING APPLICATION	MS
REV No.	ISSUE / AMENDMENT	DRAWN

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PROJECT  
**RESIDENTIAL DEVELOPMENT  
 2-4 OLD WARRANDYTE ROAD  
 DONVALE**

DRAWING  
**GARDEN AREA CALCULATION**



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DRAWN MS	JOB No. 1553
TOWN PLANNING	DRAWING No. TP-33
	REV No. B

PLANNING AND ENVIRONMENT ACT 1987  
 MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS (S.23)

221°11'53.43  
 Planning Application Number: PLN18/0562

Date: 27 November 2018

**SLOPE OF NATURAL GROUND**

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## 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 32.07 Residential Growth Zone, Schedule 2
- Clause 32.08 General Residential Zone, Schedule 1
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
- Clause 52.34 Bicycle Facilities
- Clause 58 Apartment Developments
- Clause 65 Decision Guidelines

#### Zones

##### 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 apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

A building must not be constructed for use as a dwelling or a residential building that exceeds the maximum building height specified in a schedule to this zone.

Schedule 2 to the Residential Growth Zone does not specify a maximum building height requirement for a dwelling or residential building.

If no maximum building height is specified in a schedule to this zone, the building height should not exceed 13.5 metres.

A building may exceed the maximum building height by up to 1 metre if the slope of the natural ground level, measured at any cross section of the site of the building wider than 8 metres, is greater than 2.5 degrees.

Any buildings or works constructed on a lot that abuts land which is in a General Residential Zone, Neighbourhood Residential Zone, or Township Zone must meet the requirements of Clauses 55.03-5, 55.04-1, 55.04-2, 55.04-3, 55.04-5 and 55.04-6 along that boundary.

#### Clause 32.08 General Residential Zone, Schedule 1

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.

An apartment development of five or more storeys, excluding a basement, must meet the requirements of Clause 58.

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area of 35% for lots above 650 square metres.

This does not apply to an application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.08-4 on the approval date of Amendment VC110.

A building must not be constructed for use as a dwelling or a residential building that:

- *exceeds the maximum building height specified in a schedule to this zone; or*
- *contains more than the maximum number of storeys specified in a schedule to this zone.*

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- *the building height must not exceed 11 metres; and*

- *the building must contain no more than 3 storeys at any point.*

Schedule 1 to the General Residential Zone does specify a maximum building height requirement for a dwelling or residential building. A building used as a dwelling or residential building must not exceed a height of 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 must not exceed 10 metres.

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

## **Overlays**

### 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 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.*
- *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 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.
- 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	For two or more dwellings on a lot or a residential building: <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 is the distance specified in Clause 55.03-1</li> </ul>

## Planning Policy Framework

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

Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Strategies towards achieving this are identified as follows:

- *Promote good urban design to make the environment more liveable and attractive.*
- *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.*
- *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
- *Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.*
- *Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.*

Clause 15.01-2 (Urban Design Principle) policy objective 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.*

The strategy to achieve this is to apply the listed strategies to development proposals for non-residential development or residential development not covered by Clause 54, Clause 55 or Clause 56.



Responsible Authorities are also required to have regard to the State's *Design Guidelines for Higher Density Housing*, which is referenced at Clause 15.01 of the Scheme.

The strategies include the application of design principles to the proposed development relating to context, public realm, safety, pedestrian spaces, energy and resource efficiency, architectural quality and landscape quality.

Clause 15.01-4 (Design for Safety) policy objective is:

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

The policy seeks to improve community safety and encourage neighbourhood design that makes people feel safe. The strategy identified to achieve this objective is to ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.

Clause 15.01-5 (Cultural Identity and Neighbourhood Character) policy objective is:

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

The clause includes several strategies to achieve this objective, including to:

- *Ensure development responds and contributes to existing sense of place and cultural identity.*
- *Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.*
- *Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:*
- *The underlying natural landscape character.*
- *The heritage values and built form that reflect community identity.*
- *The values, needs and aspirations of the community.*

Clause 15.02-1 Sustainable development: Energy and resource efficiency

The policy objective is:

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

The clause has the following strategies:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*

Clause 16.01-1 Residential development: Integrated housing

The policy objective is:

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

The clause has the following strategies:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*
- *Encourage housing that is both water efficient and energy efficient.*

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

The policy objective 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.*

The clause includes several strategies to achieve this objective, they include:

- *Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*

#### Clause 16.01-4 Housing diversity

The policy objective is:

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

#### Clause 18.01-1 integrated Transport: Land use and transport planning

The policy objective is:

- *To create a safe and sustainable transport system by integrating land-use and transport.*

#### Clause 18.02-1 Movement networks: Sustainable personal transport

The policy objective is:

- *To promote the use of sustainable personal transport.*

#### Clause 18.02-2 Cycling

The policy objective is:

- *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

The clause includes several strategies to achieve this objective including to:

Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals.

#### Clause 18.02-4 Management of the road system

The policy objective is:

- *To manage the road system to achieve integration, choice and balance by developing and efficient and safe network and making the most of existing infrastructure.*

#### Clause 18.02-5 Car parking

The policy objective is:

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

The policy is relevant to the proposal because the application seeks a reduction in the standard car parking requirement of the Scheme. The objective is to ensure an adequate supply of car parking that is appropriately designed and located. It is also required to allocate or require land to be set aside for car parking subject to the existing and potential modes of

access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking. Proposals are also encouraged to facilitate the use of public transport.

## **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.

### **Part of the site is within Precinct 1 - Residential Areas Removed from Activity Centres and Main Roads**

This precinct applies to the areas that are removed from activity centres (shopping centres) and main roads.

An incremental level of change is anticipated in Precinct 1. The future development vision is to encourage development that reinforces existing front and rear setbacks and site coverage to provide opportunities for landscaping and retain areas of open space. Accordingly, this precinct will encourage a less intense urban form.

Whilst the design of future dwellings may vary from the existing built form, dwellings in this area will need to provide increased open space for the planting or retention of trees and associated landscaping. The prevailing character of low front fences, retaining walls or the absence of front fences will also be encouraged.

### **Part of 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.*

#### 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.

#### 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.

#### Clause 22.15 Dwellings in the General Residential Zone, Schedule 1

This policy applies to an application to construct or extend one dwelling on a lot less than 500 square metres and the construction and extension of two or more dwellings on a lot, a dwelling on common property and a residential building on land in the General Residential Zone, Schedule 1.

This policy implements the objectives for the 'Residential Areas Removed from Activity Centres and Main Roads' identified in Clause 21.05 Residential which seek to ensure that residential development contributes to a preferred neighbourhood character and provides for an incremental level of change.

The design objectives are as follows:

- *To reinforce the existing garden character of the area by ensuring open space allows for the retention and planting of canopy trees.*
- *To ensure that the natural landscape and topography are identified as principal elements of neighbourhood character.*

- *To reinforce the open streetscape character by having no, or low fencing to allow views to the front gardens.*
- *To encourage a lesser intensity of development which provides a range of single and double storey dwellings and provides for a diversity of housing types for the community.*
- *To ensure that new development is well articulated and that two storey elements are not unduly bulky or visually intrusive.*
- *To encourage roof styles that reflect those in the existing streetscape.*
- *To encourage spacing between dwellings to reinforce the pattern of development of the street.*

## **Particular Provisions**

### Clause 52.06 Car Parking

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

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

No residential visitor car parking spaces are required for any part of the land identified as being within the Principal Public Transport Network Area.

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, or a Public Acquisition Overlay for a Category 1 Road

The purpose of this clause 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 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required in development of four or more storeys:

- *1 space for every 5 dwellings for residents.*
- *1 space for every 10 dwellings for visitors.*

### Clause 58 Apartment Developments

A development:

- Must meet all of the objectives of this clause
- Should meet all of the standards of this clause.

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

## **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.*