

RESIDENTIAL DEVELOPMENT WITHIN PRECINCT 3 – RESIDENTIAL AREAS WITH PREDOMINANT LANDSCAPE FEATURES

Residential development can include a range of different houses including:

- One house on one block of land
- Two or more houses on one block of land

Character Precinct 3 – Residential areas with Predominate Landscape Features

Neighbourhood character (or residential character as it is sometimes known) may be defined as the interplay of natural, built, social and cultural elements that make one place different from another. Importantly, the area in which we live is changing as the needs and characteristics of our community vary over time, therefore neighbourhood character is something that is gradually changing and evolving.

Manningham City Council is committed to the protection of existing neighbourhood character outside its activity centres and has established four character precincts to guide the assessment of multi-unit development within the municipality.

The four precincts have been identified:

- Precinct 1: Residential Areas Removed from Activity Centres and Main Roads
- Precinct 2: Residential Areas Surrounding Activity Centres and along Main Roads
- **Precinct 3: Residential Areas with Predominant Landscape Features**
- Precinct 4: Post 1975 Residential Areas

This precinct includes two separate areas including Wembley Gardens in Donvale and a part of Templestowe. The built form and characteristics of these areas is varied. The common feature is the vegetation, particularly the presence of large trees. The presence of the native and exotic vegetation in Templestowe and in Wembley Gardens gives these areas a distinctive environmental feel. Templestowe is in close proximity to the Yarra River.

Development is required to be designed and sited to protect existing visual corridors that exist along the Yarra River and nearby parkland. The absence of front fences creates a sense of openness and reinforces the environmental character of the area.

Statutory Planning Information Sheet

In this precinct only minimal change is anticipated. Due to the importance of retaining and enhancing the existing vegetation, this precinct will encourage a low residential density in order to retain the existing native and / or exotic vegetation.

Dwellings need to provide generous front, side and rear setbacks to ensure spacing between dwellings when viewed from the street and to provide opportunities to conserve and enhance the existing pattern of vegetation and the existing landscape qualities of the precinct.

Buildings are to be designed to have regard to the natural landscape and topographic features of the site. On sites with a slope, methods to minimise height of floor level above natural ground level would be encouraged. Building height, design and materials should be designed to enable the dwelling to integrate with the surrounding area. The prevailing character of low front fences, retaining walls, or the absence of front fences is also promoted.

The precinct is identified in the Map 1 on page 6.

Applying for a Planning Permit for Residential Development

This information sheet includes an application checklist detailing the information that is required to be submitted with any application for residential development.

All development applications are assessed under the relevant policies, zone and overlays of the Manningham Planning Scheme. A planning application for development must be accompanied by a written statement that describes how the development is consistent with the relevant policy for residential development in the State and Local Planning Policy Framework of the Planning Scheme, including the Municipal Strategic Statement (MSS) and local policies. The following is a list of policies, beyond those associated with Precinct 3, that need to be considered:

State Policy on Development

15.01-1 Urban design

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

15.01-4 Design for safety

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

15.01-5 Cultural identity and neighbourhood character

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

15.02-1 Energy and resource efficiency

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

16.01-1 Integrated housing

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

16.01-2 Location of residential development

Objective - 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.

16.01-4 Housing diversity

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

Municipal Strategic Statement

Clause 21.05 – Residential.

Objectives – Residential developments must be well designed, site responsive and not adversely impact on neighbours, the surrounding environment, streetscape and existing or preferred neighbourhood character.

Clause 21.05-2 Housing

Objectives – To ensure that higher density housing is located close to activity centres and along main roads in accordance with the relevant strategies. To ensure that areas removed from activity centres and main roads as well as areas with predominant landscape features are protected from higher density development.

Clause 21.05-4 Built Form and Neighbourhood Character

Objective – To encourage residential development that enhances the existing or preferred neighbourhood character precincts as shown on Map 1 to this Clause.

Clause 21.05-5 Environmental and Landscape Issues

Objectives – To ensure that land is developed in a way that is compatible with, and protects and enhances the character of the area, its landscape qualities, pattern of vegetation and environmental values. To ensure that the environmental significance, visual and landscape character of environmental residential areas, including parts of Templestowe and Wembley Gardens are maintained and enhanced. To ensure that existing vegetation is retained where appropriate and that replacement planting complements the character of the area.

Clause 21.10 – Ecologically Sustainable Development.

Objectives – To encourage appropriate siting and design, to minimize non-renewable energy consumption and greenhouse gas emissions. To minimise water use, and encourage the capture and re-use of water. To encourage the provision of recycling facilities on site and in public spaces.

There are also planning overlays that cover land within Precinct 3, that need to be considered:

Design and Development Overlay Schedule 4 (DDO4)

Schedule 4 of the Design and Development Overlay is applicable and identifies the Yarra River part of Templestowe area of the precinct as a special residential area of low density character and existing vegetation which is to be protected and enhanced, with specific requirements to guide the design and built form of new development. In particular, the DDO4 has the following design objectives to provide direction for low density residential development:

- *To maintain and enhance the special bushland and low-density character of the Templestowe environmental residential area.*
- *To ensure that development responds to the area's environmental characteristics, including topography, soils and vegetation, and is sympathetic to the existing built form and style.*
- *To maintain the vegetation dominated vistas and bushland character.*
- *To protect and enhance the pattern of vegetation, landscape quality and ecosystems.*
- *To ensure that development recognises the existing infrastructure capacities and does not generate demand for extensive upgrades of infrastructure, including the standard of roads and drainage.*
- *To maintain consistency, where present, of current front setbacks.*
- *To retain the predominance of single detached housing and discourage other forms of development.*
- *To ensure that land retains areas of pervious surfaces and a low site coverage to enable the retention and establishment of vegetation, particularly that which is indigenous to the area.*

The DDO4 also lists requirements for development and subdivision in this area of this precinct. These requirements are listed in the Attachment at the end of this Information Sheet.

Design and Development Overlay Schedule 5 (DDO5)

Schedule 5 of the Design and Development Overlay is applicable and identifies the Wembley Gardens area of the precinct as a special residential area of low density character and existing vegetation which is to be protected and enhanced, with specific requirements to

Statutory Planning Information Sheet

guide the design and built form of new development. In particular, the DDO5 has the following design objectives to provide direction for low density residential development:

- *To maintain and enhance the special pine-tree and low-density character of the Donvale/Doncaster East environmental residential area.*
- *To ensure that development responds to the area's environmental characteristics, including topography and vegetation, and is sympathetic to the existing built form and style.*
- *To protect and enhance the pattern of vegetation and landscape quality.*
- *To ensure that development recognises the existing infrastructure capacities and does not generate demand for extensive upgrades of infrastructure, including the standard of roads and drainage.*
- *To maintain consistency, where present, of current front setbacks.*
- *To retain the predominance of single detached housing and discourage other forms of development.*
- *To ensure that land retains areas of pervious surfaces and a low site coverage to enable the retention and establishment of vegetation, particularly that which is indigenous to the area.*

The DDO5 also lists requirements for development and subdivision in this area of this precinct. These requirements are listed in the Attachment at the end of this Information Sheet.

Where can I find these policies and planning controls?

These policies and planning controls are contained within the Manningham Planning Scheme which can be found online at www.dpcd.vic.gov.au/planningschemes/manningham.

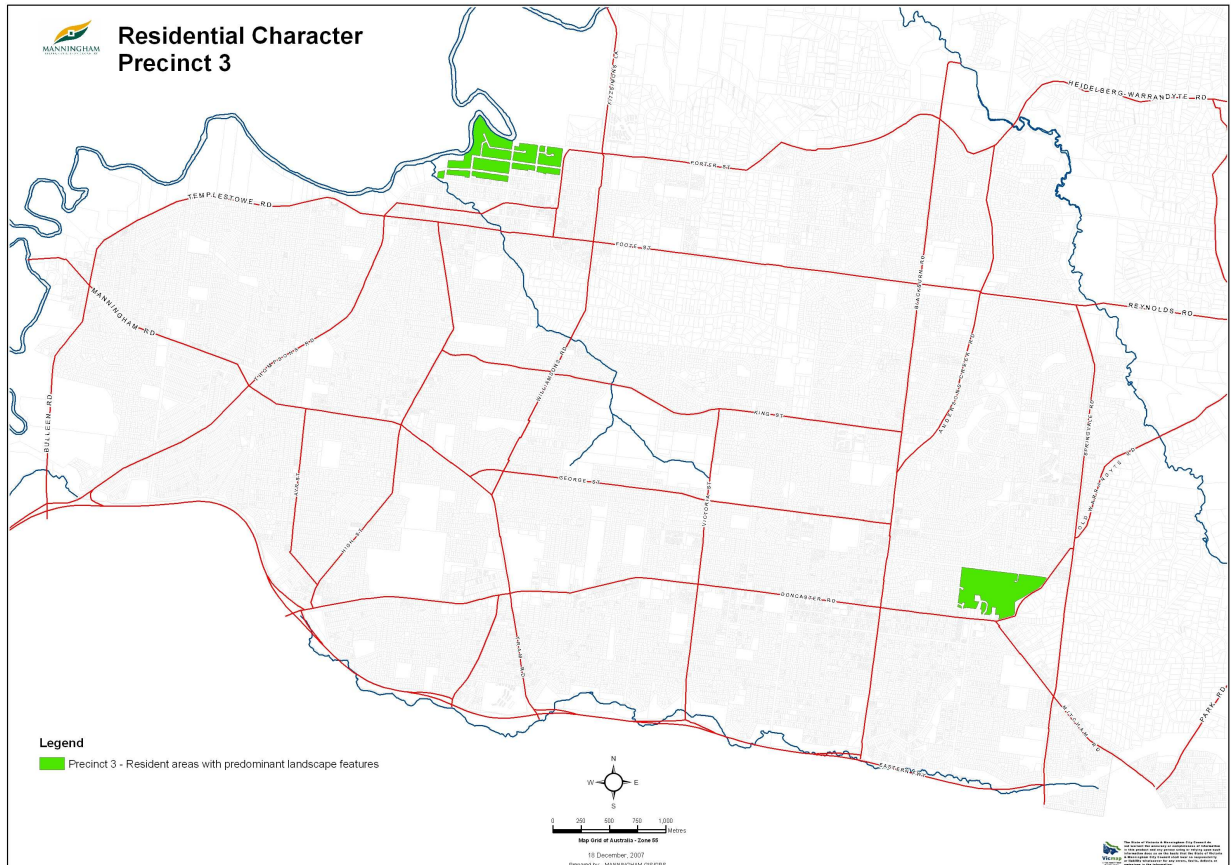
Other Useful Documents

The following documents do not form part of the Manningham Planning Scheme but may be useful in preparing a multi-unit development application:

- Manningham Residential Character Guidelines (March 2005)
- Manningham Sustainability Guidelines – Medium Density Development, Manningham City Council - June 2006.
- Building Bulk Guidelines, Manningham City Council.
- Landscape Plan Guidelines, Manningham City Council
- Native Splendour Publication.

Map of Precinct 3

Relevant map shown below.



Statutory Planning Information Sheet

Photos of Example Developments in Precinct 3



CHECKLIST FOR RESIDENTIAL APPLICATIONS – PRECINCT 3

APPLICANT: _____
APPLICATION NO.: _____
ADDRESS: _____
PROPOSAL: _____

The following information is required by Council to assess your application in Precinct 3 against the objectives and design criteria of the relevant zones, overlays and planning policies for this precinct.

REQUIREMENTS:

- Application Form (available at the Council Offices or online at www.manningham.vic.gov.au.)
- Relevant Town Planning Application Fee (schedule of fees are available at the Council Offices or online at www.manningham.vic.gov.au.)
- Certificate of Title and copies of any relevant Section 173 Agreements or Covenants
- Three copies of scaled and fully dimensioned plans
- Full set of plans reduced to A3 size
- Survey Plan (if necessary)

SITE PLAN (SCALE 1:100):

- Boundaries and dimensions of the site
- The location of any easements
- Location (including setbacks) and use of proposed buildings, earthworks and driveway
- Accurate location of any vegetation in the vicinity of buildings and works
- Finished floor levels
- Orientation and contours
- Spot ground levels at each corner of proposed building/extension
- Gradient and location of the top and toe of any fill batters
- Entries and internal layout of the proposed dwelling/extension

ELEVATION PLANS:

- Overall building heights
- North, south, east and west elevation of each of the proposed dwellings
- Height from natural ground level to the finished floor level
- Floor to ceiling heights

Statutory Planning Information Sheet

- ❑ Schedule of finishes, detailing materials and colours of main external surfaces including roofs, walls, fences and garages
- ❑ Cross section of proposed earthworks

EARTHWORKS:

- ❑ Existing contours
- ❑ Setback of works
- ❑ Depth or height of cut and fill
- ❑ Gradient and location of the top and toe of cut and fill batters
- ❑ The details of retaining walls and other measures to stabilised cut and fill batters
- ❑ Cross section of earthworks
- ❑ Details of drainage proposed

VEGETATION REMOVAL:

- ❑ The purpose of the vegetation removal
- ❑ An accurate site plan showing the position, height, and species of the vegetation to be removed
- ❑ The extent of vegetation on the property
- ❑ An Arborist Report, prepared by a suitably qualified person, may be required to assess the species, height, health and useful life expectancy of trees on site, and those on adjoining properties within 5 metres of the boundary
- ❑ Proposed replanting

SWIMMING POOLS: (Refer to Swimming Pool Information Sheet)

- ❑ Location and setbacks of the swimming pool from building and boundaries of the site
- ❑ Details of vegetation removal and associated replanting (species and location)
- ❑ Cross section of the swimming pool showing the excavation and/or fill required
- ❑ Plan details of retaining walls and other measures to stabilise cut and fill batters
- ❑ Details and the location of the existing (or proposed) method of effluent disposal