



MANNINGHAM

DEVELOPMENT GUIDE

Outbuildings
in the Low
Density
Residential
Zone



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PURPOSE OF THE GUIDE

Background

Approximately 18.8% of the Manningham municipality is included in the Low Density Residential Zone (LDRZ).

The areas affected by the LDRZ play a key role in the residential character of Manningham and in particular have been identified as:

- Providing an alternative lifestyle choice for existing and future residents seeking a more spacious and attractive environment;
- A transitional residential area between the urban and non-urban areas; and
- Providing a key landscape and environmental contribution.

Whilst an outbuilding is not defined within the planning scheme (Victoria Planning Provisions), it is generally understood that outbuildings that are 'normal to a dwelling' will be considered as part of the broader concept of a dwelling. Outbuildings can include, but are not limited to, garages, sheds, hobby rooms, studios and greenhouses.

Within the Low Density Residential Zone (LDRZ), an outbuilding only requires a planning permit if it exceeds a dimension specified in a schedule to the Zone or Overlay. The schedule to the LDRZ in the Manningham Planning Scheme specifies that an outbuilding requires a planning permit if it exceeds 80sqm in size. The majority of the properties within the LDRZ are also affected by Overlay provisions i.e. the Environmental Significance Overlays (ESO) and Significant Landscape Overlays (SLO) which include tighter planning permit triggers for an outbuilding.

Manningham's Low Density Residential Zone is characterised by undulating land form, with prominent ridgelines, dissected by creeks and drainage lines and contain

vegetation of landscape and environmental significance.

The areas offer a unique lifestyle choice for people looking for a more spacious and attractive environmental and landscape setting and there is a need to ensure that building structures such as outbuildings do not negatively impact on the character of the area.

Manningham City Council aims to conserve and manage these areas of environmental and landscape significance so that the total quality of life that is enjoyed now can be maintained in the future.

This means making sure the size, design, siting and function of ancillary structures such as outbuildings are responsive to the environment and the landscape. In this way, Council aims (through its local policy on outbuildings and this guide) to ensure that the development of such structures is controlled.

What Does The Guide Do?

This guide applies to the development of all outbuildings within the Low Density Residential Zone in the City of Manningham that require a planning permit.

It is recommended that in cases where a planning permit is not required for an outbuilding, that land owners still give careful consideration to the Guide prior to commencing a development. This will ensure a site responsive design that respects the character of the area and the amenity of adjacent and surrounding neighbours.

This guide gives existing and potential property land owners a clear understanding, of what Council expects and what information is required for planning permit applications for Outbuildings in Low Density Residential Zone areas.

It provides information on how property owners could develop an outbuilding on their property in response to the characteristics of the site.

In particular, the Guide requires and encourages:

- Co-ordinated site planning for all outbuildings to achieve an integrated outcome for a site.
- Avoiding and minimising the removal of, or adverse impacts upon, native vegetation.
- Minimise the need for and extent of earthworks so as to preserve and

enhance natural drainage lines and waterways.

- The size, design and siting of outbuildings to respect and be responsive to the character of the area, its landscape qualities, pattern of vegetation and environmental values.

How to Use the Guidelines

The *Development Guide for Outbuildings in the Low Density Residential Zone* should be read in conjunction with the Manningham Planning Scheme. In particular, Council will use the Guide in conjunction with application of the local policy at Clause 22.19 of the Manningham Planning Scheme which will be used in consideration of any application for a planning permit for an outbuilding in the Low Density Residential Zone.

The local policy at Clause 22.19 “*Outbuildings in the Low Density Residential Zone*” is a statutory document contained within the Manningham Planning Scheme and must be considered in the determination of a planning application.

This guide is a Reference Document within the Planning Scheme and has been developed to help articulate the intent of and give effect to Clause 22.19 local policy.

The Development Guide includes illustrations which assist in describing the outcomes to be achieved in a development application.

1. Development Guidelines for Outbuilding IN LDRZ

Any outbuilding that requires a planning permit, will be assessed against the following siting and design guidelines.

1.1 Siting

Outbuildings should be set back from the boundary of the neighbouring properties to ensure that the use or development does not have an adverse impact upon the amenity of adjoining residents.

Side and rear setbacks must be of a sufficient distance to provide appropriate landscape buffers between the proposed outbuilding and neighbouring property, as demonstrated in *Figure 1*.

The proposed side and rear setbacks should also minimise the opportunity for the proposal to overshadow the existing buildings on adjoining properties or impact on the potential for adjoining properties to have solar access.

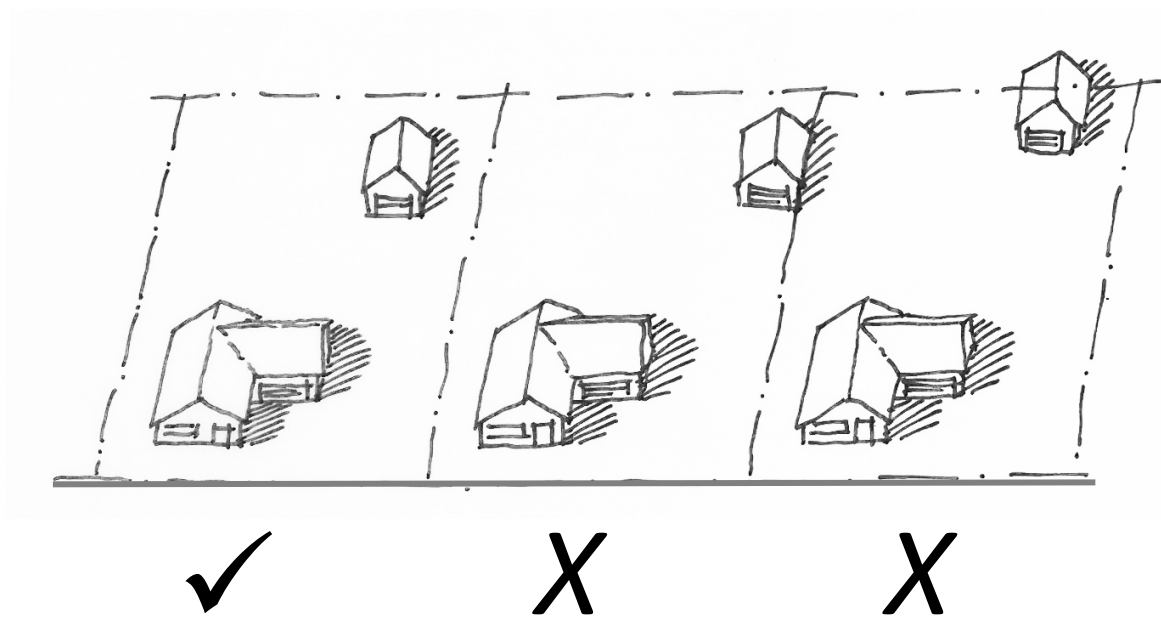


Figure 1 - Outbuildings should not be built on the side boundary if there is a existing dwelling on the adjacent side boundary. This creates unnecessary visual intrusion at the side setback and may impact on the amenity of neighbouring dwellings

Outbuildings should not normally be sited any closer to a road than the front elevation of an existing dwelling. (Refer *Figure 2 below*).



Figure 2- Outbuildings should not be sited any closer to the front boundary than the existing dwelling

Many properties in Manningham within the LDRZ include native vegetation of high conservation or landscape value. Outbuildings and sheds should be sited so as to minimise the need for vegetation clearance and be respectful of the landscape and environmental character of the site and its surrounds.

Outbuildings should not be visually obtrusive and should not adversely impact upon sightlines to hills. (See *Figure 3*). In this context, outbuildings should be encouraged to be located wholly below the alignment of ridgelines to ensure silhouetting against the skyline does not occur and to allow outbuildings to blend into the natural landscape with the elevated ridgelines providing the appropriate backdrop.

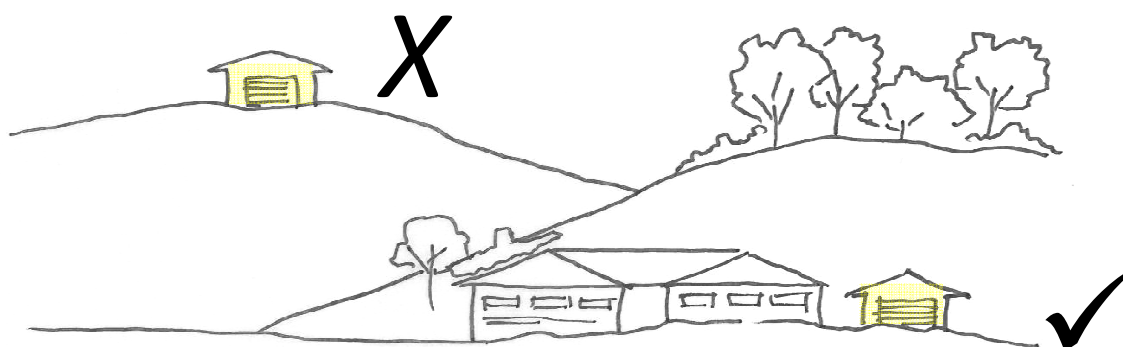


Figure 3 - Outbuildings should not be visually obtrusive from road frontages and should not adversely impact upon sightlines to hills

Isolated and dispersed outbuildings can lead to development that is visually conspicuous and intrusive into the landscape. – refer *Figure 4 and 5*. Outbuildings should be sited so as to minimise their visual impact and should normally be located in proximity to dwellings and other structures.

Numbers of outbuilding should also be limited and the co-location of buildings including outbuildings will be supported in order to reduce the visual impact of buildings on the landscape.

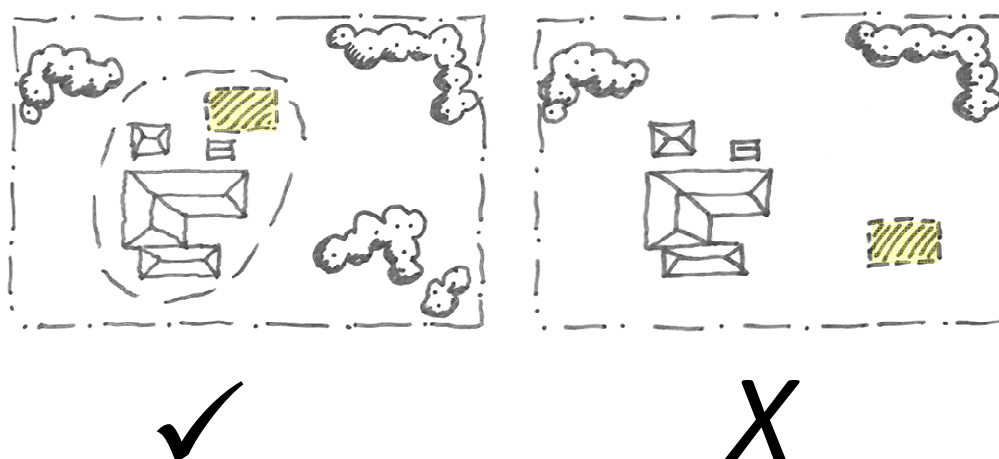


Figure 4- Outbuildings should be located near existing structures

Outbuildings should not be located over any easements without gaining approval from either Council or the relevant responsible authority that benefits from the easement.

1.2 Design/Visual Amenity

The design and external colour and finishes of outbuildings should respect the character of the existing dwelling on the same property and the surrounding area.

The external finish of outbuildings should be of materials and colours that are consistent and complementary to the existing dwelling and the surrounding area. The use of muted tones on external surfaces will be supported, while the use of bright or contrasting colours will not be supported in areas that are clearly visible from surrounding properties or roads.

The use of reflective building materials such as zincalume will not be supported, particularly where a building would be clearly visible from surrounding properties or roads. In appropriate situations, landscaping and screen planting should be utilised to ameliorate the visual impact of outbuildings and sheds. Planting should make use of species indigenous to the area and must be semi-mature – see *Figure 5*.

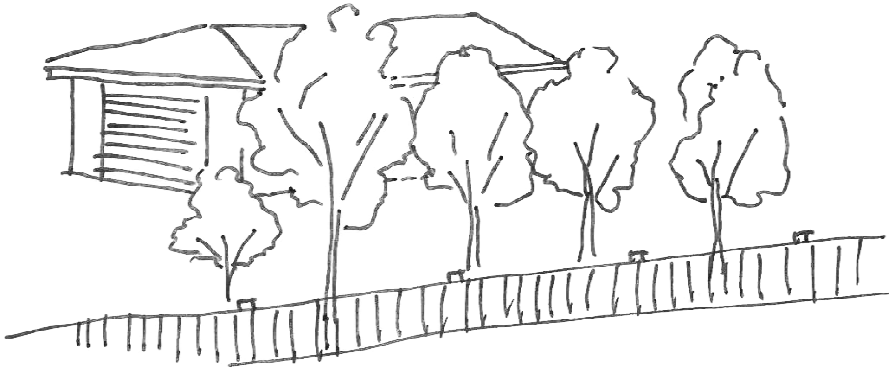


Figure 5 - Appropriate mature screen planting to reduce the visual impact of the outbuilding from neighbouring properties and the street.

1.3 Scale

Outbuildings should be of a size, scale and height that is consistent with the existing buildings on the site and should not have a greater floor space or height than the existing dwelling.

The height that is considered appropriate for outbuildings will depend on shielding features (trees and other buildings etc) the proposed use, the perceived impact of the outbuilding on neighbouring properties (bulk, height, visual intrusion etc) and the height of existing outbuildings in the neighbourhood - refer *Figure 7 and 8*.

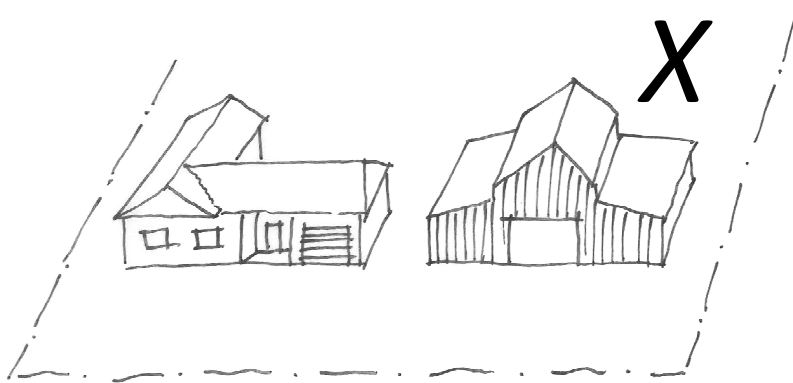


Figure 7- **Inappropriate** bulk and height of the outbuilding

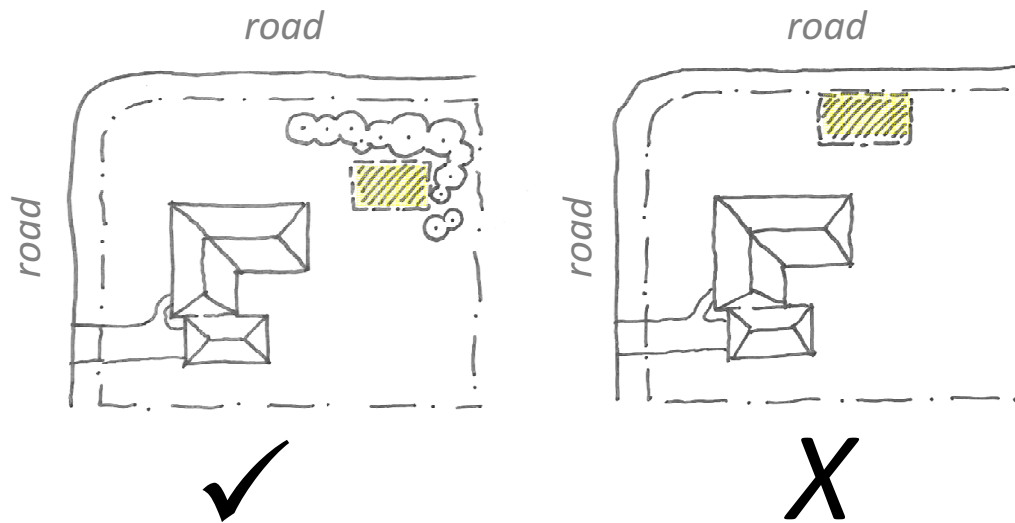


Figure 8- **Appropriate** front setback, height and bulk of the outbuilding

1.4 Siting of outbuildings on properties with more than one road frontage

For corner sites within the Low Density Residential Zone areas, outbuildings must not become the dominant feature from any street frontage. Council will not support the development of outbuildings that directly front onto a different street frontage than the dwelling. Council encourages the construction of fencing with landscaping treatments along side road frontages.

Figure 9- In corner locations, outbuildings must not directly front onto the side street. Fencing and landscape treatments are required



1.5 Use

Outbuildings should be used for purposes that are associated with the domestic use of the dwelling or the residential activities conducted on the property and are sited in close proximity to a dwelling. Outbuildings are not considered habitable.

Council will not support the use of converted shipping containers for use as outbuildings.

1.6 Application Requirements

The *Development Guide for Outbuildings in the Low Density Residential Zone areas* is used in conjunction with the requirements of the Manningham Planning Scheme. This document assists Council and applicants when deciding what is an appropriate outbuilding development.

When assessing an application for a shed or outbuilding Council will consider the following:

- Zone and Overlay provisions.
- State and Local Planning Policy Framework including the Clause 22.19 policy.
- Other Manningham Planning Scheme provisions.
- Development Guidelines for Outbuildings and Sheds in the Low Density Residential Zone.
- Site and development plans.
- Location of any easements or restrictions on the plan of subdivision and any restrictive covenants or planning agreements registered on the certificate of title for the subject site.
- The effect on the amenity of the surrounding residents, including consistency with the existing neighbourhood character.

All applications for planning permits for outbuildings, which are submitted to Council for assessment must include the following:

- Completed application form
- Payment of fee
- Certificate of title including any registered covenants or planning agreements
- Written description detailing what the shed will be used for, if the shed is to be used for storage, and details on what is to be stored is required.
- Site analysis plan showing all existing structures, access provisions for the site and the outbuilding, proposed building and any existing vegetation. The site plan must show lot and building dimensions and all setbacks.
- Existing land uses.
- Topography, existing vegetation and details of any proposed earthworks.
- Location plan showing the existing outbuildings and significant on site features of the adjoining properties and the location of the proposed outbuilding on the subject site.
- Elevation plans detailing the building materials, wall and total height and the width and length of the proposal.
- Colour and materials schedule for the proposal.

If the development is going to impact on a significant view line, then a viewline plan may be required to be submitted with the application. The plan must show all the viewlines from the position of the proposal.

Additional information may be required, depending on the nature of the proposal and any site specific requirements. Further information can be requested in accordance with the *Planning and Environment Act, 1987*.