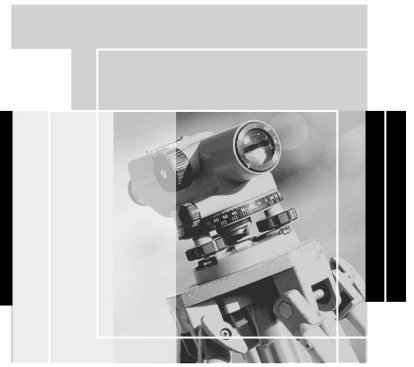


INFORMATION SHEET



MEDIUM DENSITY HOUSING APPLICATIONS – CHECKLIST CLAUSE 55

Planning Advice Notes

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

The following information is required by Council to assess the application against the objectives, standards and decision guidelines of Clause 55. An application must be accompanied by a neighbourhood and site description and a design response. The applicant must be able to provide rationale for why the development was designed the way it is.

A development **must** meet all the objectives of Clause 55 and **should** meet all of the standards. There may be an alternative design solution that meets the objective without meeting the standard.

STANDARD 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 (available at www.land.vic.gov.au.)
- Three copies of scaled and fully dimensioned plans
- Full set of plans reduced to A3 size
- Feature survey Plan
- Shadow diagrams for the September equinox indicating shadow casts at 9am and 3pm.

NEIGHBOURHOOD AND SITE DESCRIPTION (SITE ANALYSIS):

- A minimum of two sites either side of the subject site, opposite and to the rear. The extent of the description will depend on the size of the proposal and issues raised by the design.

The neighbourhood and site description may use a site plan, photographs or other techniques and must accurately describe:

Neighbourhood Description:

- The pattern of development of the neighbourhood
- Significant trees on surrounding properties
- Front and side setbacks of surrounding development
- Location of car parking and private open spaces
- Any other notable features or characteristics of the neighbourhood

For further information, please contact **Manningham City Council's Statutory Planning Department** on 9840 9495 or visit Council's website at www.manningham.vic.gov.au

INFORMATION SHEET



Site Description:

- Site shape, size, orientation and easements
- Access points, fences, boundaries and drainage and services
- Levels of the site and the difference in levels between the site and surrounding properties
- Existing buildings on site
- Location and height of walls built to the boundary of the site
- The location and use of surrounding buildings
- The location of secluded private open space and habitable room windows of surrounding properties which have an outlook to the site within 9 metres
- Solar access to the site and to surrounding properties
- Location of significant trees existing on site and any significant trees removed from the site 12 months prior to the application being lodged, where known
- Any contaminated soils and filled areas, where known
- Views to and from the site
- Street frontage features such as poles, street trees and kerb crossovers
- Location and direction of local shops, public transport services and public open spaces within walking distance
- Any other notable features or characteristics of the site

DESIGN RESPONSE:

The design response must explain how the proposed design:

- Derives from and responds to the neighbourhood and site description (the opportunities and constraints of the land)
- Meets the objectives of the relevant precinct of Clause 21.05
- Meets the objectives of the Schedule to the R3Z and Clause 22.15, if applicable
- Meets the objectives of the Design and Development Overlay 8 or 9, if applicable
- Meets each objective of Clause 55
- Written statement that describes how the development is consistent with any relevant policy for housing in the State Planning Policy Framework, Local Planning Policy Framework, Municipal Strategic Statement
- Correctly proportioned street elevations or photographs showing the development in the context of adjacent buildings
- 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.

DEVELOPMENT SUMMARY:

- Site area and number of dwellings
- Number of car parking spaces
- Building site coverage
- Impervious site coverage
- Percentage of each floor in relation to the floor above
- Area of private open space for each dwelling
- Any area of public open space

For further information, please contact **Manningham City Council's Statutory Planning Department** on 9840 9495 or visit Council's website at www.manningham.vic.gov.au



INFORMATION SHEET



SITE PLAN (SCALE 1:100):

- Boundaries and dimensions of the site
- Setbacks
- Location and use of proposed buildings
- Vegetation to be retained or removed including details of species, height, spread and health
- Proposed streets, accessways, car parking areas and footpaths within the site
- Driveway grades
- Finished floor levels
- Orientation and contours
- Spot ground levels at each corner of proposed buildings
- Entries and internal layout of existing and proposed dwellings
- Area of private open space for each dwelling
- External storage space for each dwelling (may be within a garage in the form of cupboards on wall – 6 cubic metres per dwelling)
- Car parking allotted to each dwelling
- Location of buildings, windows and private open space immediately adjoining the subject land

ELEVATION PLANS:

- North, south, east and west elevation of each of the proposed dwellings
- Overall building heights
- Wall heights
- The dimension from natural ground level to the proposed finished floor levels
- Details of any proposed cut or fill and methods of retaining any cut or fill
- Proposed fencing details, including elevations of any proposed front fence
- Schedule of finishes, detailing materials and colours of main external surfaces including roofs, walls, fences and garages

OTHER REQUIREMENTS:

- Shadow diagrams for the September equinox indicating shadow casts at 9am and 3pm.
- Proposed method of drainage

