

MULTI-UNIT DEVELOPMENT WITHIN PRECINCT 4 – POST 1975 RESIDENTIAL AREAS

Multi Unit Development can include a range of different houses including:

- Two or more houses on one block of land
- Apartment buildings of no more than three storeys

All multi-unit developments require planning permission and applications are assessed under Clause 55 (ResCode) of the Manningham Planning Scheme, as well as relevant planning policy including policy relating to residential character.

Character Precinct 4 – Post 1975 Residential Areas

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**

In Precinct 4, an incremental level of change is anticipated. The precinct covers residential areas that have been predominately developed since 1975, with a substantial amount of development occurring between the late 1980's and the 1990's. There is a considerable range of housing styles throughout this precinct, with a predominance of two storey dwellings, particularly over areas of sloping topography.

Some older areas of the precinct are characterized by single storey dwellings. The houses are generally a more dominant feature than landscaping, with some established native and exotic garden vegetation in this precinct.

The precinct has minimal multi-unit developments. In this precinct Multi-unit applications will be assessed under the provisions of Clause 55 of the Manningham Planning Scheme and the Residential 1 Zone which applies to the land.

The precinct is identified in the Map 1 on page 5.

The relevant objectives for Precinct 4 are:

- To accommodate Manningham's projected population growth.
- To ensure that medium density developments are designed and landscaped to make a positive contribution to the local area.
- 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 support appropriate developments which do not compromise neighbourhood character and provide accessibility and affordability to enable residents to stay within their local neighbourhood or municipality.
- To recognise that opportunities for residential development are limited in the municipality.
- To encourage subdivision and development which responds positively to site features, integrates well with the neighbourhood, provides a functional environment and achieves energy efficient and environmentally sensitive layouts.
- To encourage residential development that enhances the existing or preferred neighbourhood character of the residential character Precinct 4.

Applying for a Planning Permit for Multi-unit Development

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

Included in this material is a written statement that describes how the development is consistent with the relevant policy for multi-unit 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 1, that need to be considered:

State Policy on Multi-Unit 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.

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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 21.10 – 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.

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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

<http://planningschemes.dpcd.vic.gov.au/manningham/home.html>

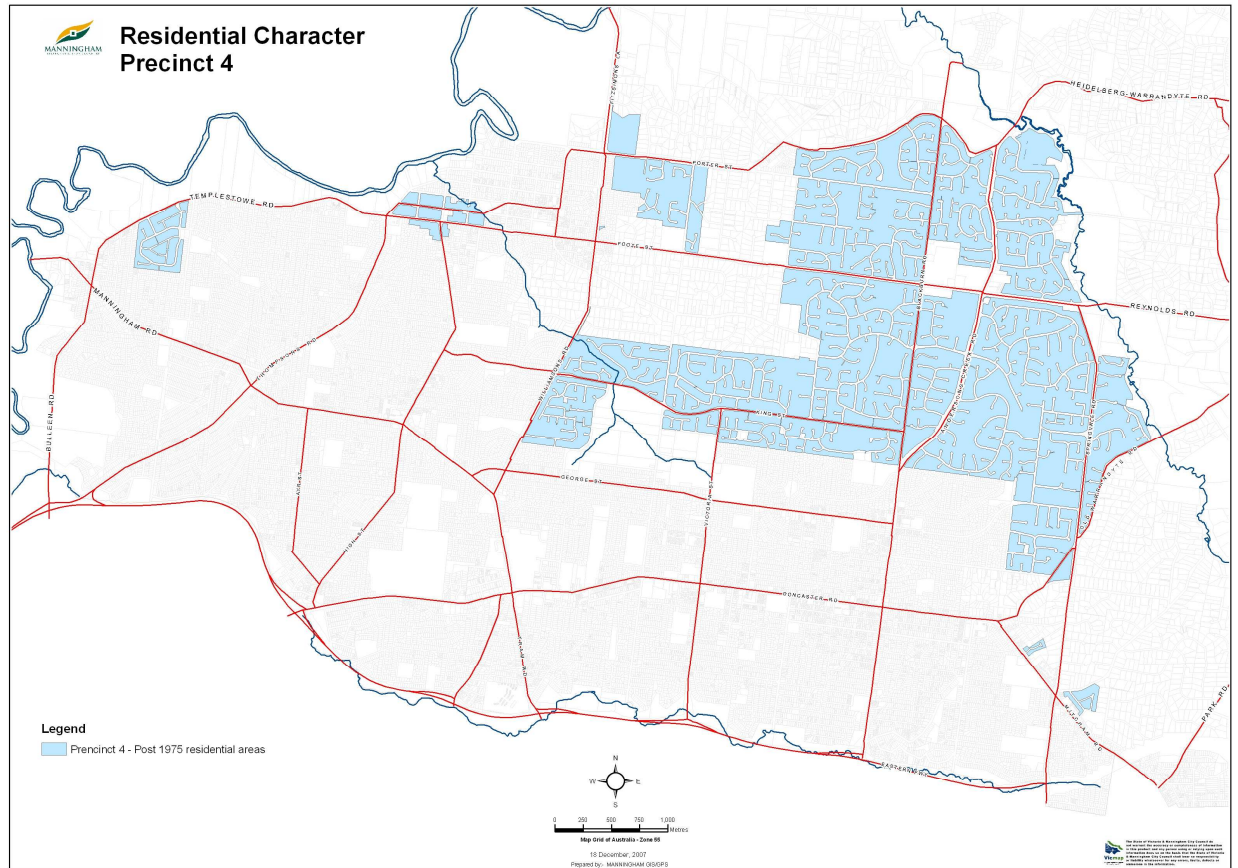
Other Useful Documents

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

Map of Precinct 4

Relevant map shown below.



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Photos of Example Developments in Precinct 4



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CHECKLIST FOR MULTI-UNIT DEVELOPMENTS WITHIN PRECINCT 4 – POST 1974 RESIDENTIAL AREAS

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

The following information is required by Council to assess your application in Precinct 1 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

Site Description:

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- 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 crossings
- 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 Precinct 1 of Clause 21.05
- Meets the objectives of the Schedule to the R3Z and Clause 22.15
- 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 (See Council's Information Sheet)
- 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

SITE PLAN (SCALE 1:100):

- Boundaries and dimensions of the site
- Setbacks

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- 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