

# OUR HOMES ARE UNDER ATTACK. Sign & send Page2

Manningham's Residential Growth Strategy is DD08, amendment C96

## What you should know about our council's plan for our suburbs

Manningham council has an agenda to significantly increase housing density in many of our streets, not just along main roads. The **side street** precedent has already been set, some examples are:

- **Proposal for: 33-35 Queens Ave: 3 Storey, 26 Apartments, small 1400m2 site.**
- **Proposal for: Thiele St, 2- 6, 55 apartments, FOUR stories tall.**

Manningham council has now drafted a new set of planning guidelines and is seeking feedback from the community. NOW is your opportunity to help shape the future of Manningham and protect our streets from these inappropriate multi-storey apartments.

**Consider – you might be in these zones, next to, or behind one of these buildings.**

- **Sub-precinct – Main Road** is an area where three storey (11 metres) 'apartment style' developments are encouraged, provided the minimum lot size is 1800m2. If a smaller site, the maximum height is 9 metres, or 10 metres on a slope.
- **Sub-precinct A** is an area where two storey units (9 metres) and three storey (11 metres) 'apartment style' developments are encouraged. Sub-precinct A: 11 metres, three storeys, provided the minimum lot size is 1800m2. If a smaller site, the maximum height is 9 metres, or 10 metres on a slope.
- **Sub-precinct B** is an area where single storey and two storey dwellings multi-unit development up to two storeys is encouraged only will be considered. There is no minimum land area for such developments. The maximum height is 9 metres, or 10 metres on a slope.

...Higher developments on the perimeter of the Main Road sub-precinct should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement other adjoining zones....

- 9 meters can allow 3 Storeys, 11 meters can achieve 4 Storeys, with partially sunken levels.
- Some of these rules allow "discretion" – that is, they can be broken: **Demand absolute limits.**
- C96 has included some improvements, but still allows too much ambiguity, & uncertainty.

As you can see these guidelines promote very high density development in many of our side streets  
If you want to tell council that this is NOT what you want for Manningham then NOW is your chance to be heard. **Please sign page 2, and Fax / post / email, it to council before the 17th of August.**

## Council will not ignore an avalanche of public opinion against their plans!

This will be your last chance if YOU want council to listen to YOU instead of the developers. Put your details on page 2 and send to the council - they MUST acknowledge you - and lodge your submission. AND they have to advise you of any changes. You will then have the ability to submit further details in the future.

Prepared by RAIDID & Friends. This form <http://coherence.com.au/curlw/c96/> More Info [www.coherence.com.au](http://www.coherence.com.au)

Council info: [http://www.manningham.vic.gov.au/council/consultation/amendment\\_c96.html](http://www.manningham.vic.gov.au/council/consultation/amendment_c96.html)

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# My vision for Manningham is this. (Sign & send this page only)

I accept that our suburbs need to grow but I also demand that this must be done in a way that respects the current neighborhood character, and us, the existing residents.

The city of Manningham has stated its goal of housing 135,000 people by 2030. (+13% in 18yrs) However, a more balanced medium density planning strategy will easily house the future residents of Manningham without destroying our neighborhood.

Our future planning guidelines to be documented in the "C96" amendment must:

- Protect Neighborhood Character, by allowing only incremental change of areas.
- Restrict height & size to prevent overbearing impact on neighbors & over-developments.
- No more than 60% site coverage.
- Dwellings restricted to 2 Storeys in side Streets, Courts and cul-de-sacs
- Mandatory requirement that no living Spaces are below natural ground level.
- On sloping lots, residential buildings should be stepped to follow the contours.
- Precinct B: Mandatory Maximum Building Height Limit of 9 mtrs, – No extra for slope.
- Mandatory Maximum Building Height Limit of 9mtrs, & 2 storeys (including mezzanines,) for sites less than 1800m2.  
Table 1: Under Sub-precinct A, Max. bldg height, add "If the condition is not met, the maximum height is 9m, AND A MAX. OF 2 STOREYS"
- Precinct A: Mandatory Maximum Building Height Limit of 10mtrs, 3 storey, no additional height for slope. In side Streets, courts an cul-de-sacs 2 storeys maximum, including mezzanines etc.
- Main Road Precinct: Maximum Mandatory Building Height Limit of 10m, and 3 storey.
- Add DDO8 Schedule guideline (under Built Form): Architectural & roof style must respect adjoining and local built form character (ie, usually a hipped roof.)
- Mandatory limit of maximum one level (3 Meters) of sunken basement, and parking must comply with AS/NZS 2890.1:2004 except as varied by the Parking Overlay
- Traffic & Parking allowances need to consider all residents of street and share of future use.
- Maintain existing Sun Light for Neighbors.
- Sufficient space for effective screening trees, and their soil needs must be within site.
- Remove all ambiguity & discretionary terminology from regulations.

I \_\_\_\_\_, of Address

want Manningham council to take the above points as my submission to the C96 amendment.

Dated:     /     / 2012.    Signed:

**Return by 5pm, 17 August 2012** to: Manager Economic and Environmental Planning Unit, Manningham City Council, PO Box 1, Doncaster VIC 3108. email: [eepadmin@manningham.vic.gov.au](mailto:eepadmin@manningham.vic.gov.au),    **FAX: (03) 9848 3110**

Prepared by RAIDID & Friends, Residents Against Inappropriate Development In Doncaster.