

Frequently Asked Questions Proposed changes to planning controls Amendment C96

Council has prepared Amendment C96 to the Manningham Planning Scheme. It applies to all land currently affected by the Planning Scheme overlay DDO8 (Schedule 8 to the Design and Development Overlay). Amendment C96 seeks to provide clearer guidance regarding the form and scale of development that is encouraged within DDO8.

1. Why was DDO8 originally introduced in 2007?

Prior to the DDO8 controls, the residential areas of Manningham were covered by the Residential 1 Zone that had no height controls. The result was that townhouse, and to a lesser extent apartment development, was occurring across the urban areas of the municipality in an ad hoc manner and changing the character of our suburbs.

Amendment C50 (March 2007) introduced the DDO8 overlay to focus increased housing in areas that are well serviced by shopping facilities and public transport networks. The DDO8 areas cover around 3.5 per cent of the entire municipality.

2. Why Should Manningham have units, townhouses and apartments?

Manningham has grown and changed considerably since the 1940s and will continue to change and evolve in response to people's changing household size, preferences and expectations. Importantly, unit, townhouse and apartment development is not only occurring in Manningham but across metropolitan Melbourne and Australia wide. This increased residential density will continue to occur. Council's Residential Strategy (2012) and Amendment C96 provide a way to proactively manage this change to ensure that increased residential densities:

- occur in locations that are well serviced by facilities and public transport, and
- are of a high design standard.

Council's own local surveys show that there is an interest from some of our residents for more housing choice in the form of smaller houses, units, townhouses and apartments. Council has a responsibility to provide opportunities for a diverse range of housing to meet the changing needs of residents.

3. Why does the Amendment stipulate a building height rather than number of storeys?

It is hard to determine what constitutes a 'storey' when a design includes a split level design, mezzanines or part basement etc. The height of a storey can vary greatly with some dwellings having higher ceilings than others. Given Manningham's sloping topography, many dwellings incorporate such design elements. Specifying a maximum building height in metres reduces ambiguity.

4. Why is the minimum land area in sub-precinct A 1,800m² rather than 2,000m², as advertised in Amendment C50 in April 2005?

When Council exhibited Amendment C50 in April 2005, the DDO8 provisions stipulated a minimum area of 2,000m² and a maximum building height of 11 metres. Both the building height and site area requirements were compulsory (mandatory). Following the exhibition period, Council officers identified that it was more likely for three consecutive lots to equate to 1,800m², rather than 2,000m² as the average lot sizes in the municipality are less than 667m². Council agreed to change the minimum lot size (decreasing it from 2,000m² to 1,800m²) at a Council meeting on 27 September 2005.

It is considered that the consolidation of three residential lots, which equates to around 1,800m² will provide sufficient opportunities for an apartment development to provide on-site car parking, for example a basement car park, while providing reasonable setbacks that can allow for landscaping that incorporates canopy trees.

5. Could apartments still be built on a lot smaller than 1,800m² in sub-precinct A?

Yes, but not at the same scale. In sub-precinct A, if a lot is less than 1,800m², the building can not be higher than 9 metres (or 10 metres on a sloping site).

6. What is the process for a planning scheme amendment?

A planning scheme amendment process takes around 18 months to complete. While Council prepares and processes an amendment, the Minister for Planning in the State Government makes the final decision about the amendment and all its details (i.e. the specific planning controls).



Important Note: To be kept informed throughout the whole Amendment process you **MUST** make a submission at the Exhibition Stage. This is the only opportunity to be fully involved in this Amendment.

7. Why should I make a submission?

Council values the input provided by residents and other stakeholders. By having your say during the exhibition period, Council can consider any issues you may have about the proposed planning controls.

8. How are issues outside the scope of Amendment C96 considered?

This amendment can only deal with specific planning issues and Council can only consider matters requesting specific changes to the controls proposed as part of the amendment. However, Council responds to all matters raised in submissions and, where applicable, may refer the issue to another department or process.

Translation Services

An interpreting service is available if required by contacting Manningham City Council on 9840 9333.

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4 July 2012