

What matters Manningham?

Have Your Say on the planning controls that are proposed for your property



Manningham Council has prepared Amendment C96 to the Manningham Planning Scheme and is seeking feedback on proposed changes to planning controls affecting your property and neighbourhood.

The amendment affects you, and applies to all land currently affected by the planning overlay DDO8 (Schedule 8 to the Design and Development Overlay).

Your property is located in sub-precinct A.

The surrounding properties may be in a different sub-precinct or even a different zone to your property. It is best to check with Council so that you have an understanding regarding how your neighbourhood may develop in the future.

There are maps on the Council website that shows individual properties and the respective sub-precincts. These maps may be viewed on www.manningham.vic.gov.au/consultation

Why is Amendment C96 required?

The purpose of Amendment C96 is to **tighten the existing DDO8 controls** to provide clearer guidance on the form and scale of development that is encouraged along designated Main Roads and around existing shopping centres.

Use of the current controls has shown that they do not always provide sufficient decision criteria to effectively guide future development, and at times result in a form of development that is greater in scale than what was originally anticipated or intended by Council.

Amendment C96 is also in response to community submissions to the recently adopted Manningham Residential Strategy (2012) that outlined concerns about the scale and design of residential buildings being built in DDO8 areas.

Amendment C96 will:

- Focus apartment style development along main roads through the introduction of a new sub-precinct, referred to as the 'Main Road sub-precinct' over part of the land presently in sub-precinct A;
- Provide a stronger impetus for developers to consolidate land in sub-precinct A that will allow greater side setbacks, more open space and landscaping to minimise negative impacts on the neighbourhood; and
- Provide greater clarity and certainty for residents, designers and decision-makers.

For more information please call Council's Strategic Planning Unit on 9840 9467.

Proposed Key Changes

Main Road sub-precinct

This is an area where three storey (up to 11 metres) 'apartment style' development is encouraged on consolidated lots with a minimum area of 1800m². The requirements will not be mandatory, allowing applications to be considered on their merits. This may result in 'apartment style' developments with a height that exceeds 11 metres, where the other design objectives have been met. The planning controls in this sub-precinct have the greatest flexibility of all the sub-precincts and are similar to the current controls.

Sub-precinct A

This is an area where two storey dwellings (9 metres) and three storey (11 metres) 'apartment style' development are encouraged. C96 **introduces two mandatory (compulsory) controls**. This will mean that a building can only be built to 11 metres in height if it is on a lot of 1,800m² or more. These mandated requirements will allow for greater side setbacks, more open space and landscaping and provide a more attractive appearance in the streetscape.

If the site is less than 1,800m², a building can be no higher than 9 metres, or 10 metres if on sloping land. Whilst Council's policy encourages two storey dwellings within 9 metres, (or 10 metres on sloping land) it should be noted that a three storey building could still be achieved within the specified height limit, but would be at a smaller scale.

Sub-precinct B

This is an area where only single storey and two storey 'townhouse style' development will be considered. Amendment C96 **introduces a mandatory (compulsory) requirement for maximum building height of 9 metres or 10 metres if the site is on a slope**. No minimum lot size is specified. While Council's policy encourages two storey dwellings within 9 metres, (or 10 metres on sloping land) a three storey building could still be designed within the specified height limit, but the objectives of the overlay and Council policy would discourage this.

How to find out more information

For more information about how Amendment C96 may affect you, please call:

Council's Economic and Environmental Planning Unit on 9840 9133 or 9840 9467,

visit the Manningham Civic Centre at 699 Doncaster Road, Doncaster, Manningham libraries,

or visit the Manningham website www.manningham.vic.gov.au/consultation

Alternatively, you may wish to book an appointment to attend a 'face to face session' (20 minute sessions), where Council officers can spend more time with you discussing the amendment and clarify any other related matters.

'Face to Face' Session will be held on:

24 July 2012	9.00 am – 4.00 pm
25 July 2012	5.00 am – 9.00 pm
7 August 2012	9.00 am – 4.00 pm
9 August 2012	5.00 am – 9.00 pm

in the Heide Room, Manningham Civic Centre, 699 Doncaster Road, Doncaster.

Please call 9840 9129 to book to attend a session.

How to tell us what matters to you

Any submission you wish to make about this amendment should be in writing and must be sent to:

Vivien Williamson
Manager Economic and Environmental Planning
Manningham City Council
PO Box 1
Doncaster Vic 3108

or emailed to
eepadmin@manningham.vic.gov.au

Submissions must be received by 5.00 pm, 17 August 2012

Translation Services

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

Arabic / عربي
خدمة الترجمة متاحة إذا لزم الأمر عن طريق الاتصال بمجلس بلدية مانيנגهام على هاتف رقم 9840 9333.

Chinese / 中文
需要的话可以提供翻译服务。联系 Manningham 市政厅电话 9840 9333。

Greek / Ελληνικά
Υπηρεσία διερμηνείας είναι διαθέσιμη, αν απαιτείται, επικοινωνώντας με το Δημοτικό Συμβούλιο του Manningham στο 9840 9333.

Italian / Italiano
È possibile utilizzare il servizio d'interpretariato se necessario telefonando al comune di Manningham, al 9840 9333.

Korean / 한국어
통역 서비스를 원하시면 매닝햄 시의회에 9840 9333으로 연락하셔서 요청하시면 됩니다.

Macedonian / Македонски
Ако ви треба преведувачка услуга јавете се на Општина Манингхам на 9840 9333.

Persian / فارسی
خدمات ترجمه شفاهی موجود است. در صورت نیاز می توانید با شهرداری مانینگهام به شماره تلفن 9840 9333 تماس بگیرید.

4 July 2012