

26 April 2005

Dear Sir/Madam

### **MANNINGHAM PLANNING SCHEME – AMENDMENT C50**

As part of Council's commitment to protecting the valued characteristics and features of Manningham's residential areas, Council has prepared Amendment C50 to the Manningham Planning Scheme. This amendment also encourages a range of housing types to meet the changing and varied needs of the community.

As you may be affected or have an interest in the above amendment, I have enclosed a copy of the Notice of Preparation of Amendment C50 as required by Section 19(1) of the Planning and Environment Act, 1987. A notice will appear in the Manningham Leader on 27 April 2005 and the Government Gazette on 28 April 2005.

Amendment C50 is necessary to implement the recommendations of the Manningham Residential Character Guidelines (March 2005) through a variety of planning tools. The Guidelines were adopted by Council on 22 March 2005.

The Guidelines introduce four residential character precincts. These are:

- Areas removed from Activity Centres\* and Main Roads
- Areas surrounding Activity Centres\*
- Areas along Main Roads
- Areas with predominant landscape features

\*Activity Centres are places where people shop, work, meet and often live. They provide the focus for services, employment and social interaction.

A map showing the location of the precincts was printed in the April 2005 edition of Council's newsletter, Manningham Matters.

Amendment C50 will apply to planning applications for the following:

- two or more dwellings on a lot;
- development of a single dwelling on a lot less than 500m<sup>2</sup>; and
- land located in the areas of Hillcrest, in Donvale, Wembley Gardens, in Donvale and in the Templestowe Environmental Residential Area, as identified on the precinct map as 'Areas with predominant landscape features'.

Amendment C50 also proposes to change the existing planning controls in the Manningham Planning Scheme by changing some of the "ResCode" residential design standards found in clauses 54 and 55 of the planning scheme in order to give effect to the recommendations of the Guidelines.

Amendment C50 encourages increased residential densities around existing Activity Centres and along Main Roads, including Tram, Elgar and Manningham Roads, and sections of Doncaster, Thompsons, Blackburn and Mitcham Roads to make better use of existing shops and services.

In these areas, three-storey developments are encouraged on sites with a minimum area of 2,000m<sup>2</sup>, which generally equates to three residential lots. If a minimum area of 2,000m<sup>2</sup> cannot be achieved, Council would consider an application for a multi-unit development with a maximum of two storeys.

In areas removed from Activity Centres and Main Roads, a maximum of two dwellings (with a maximum building height of 9m) is encouraged on a lot. In these areas, there is a greater emphasis on reinforcing the generous front, side and rear setbacks to provide areas of open space so that, where appropriate, existing canopy trees can be retained, or new canopy trees can be planted. It should be noted that the new Residential 3 Zone proposed for 'Areas removed from Activity Centres and Main Roads' will result in modifications to certain standards of clauses 54 and 55 of the planning scheme that will also flow through to single dwellings via the Building Regulations.

The existing landscape and environmental characteristics of Templestowe, Wembley Gardens and Hillcrest are proposed to be retained. It is proposed that the area of Hillcrest in Donvale, retains the predominance of single detached dwellings by introducing a subdivision requirement that each lot be a minimum of 800m<sup>2</sup> and that only one dwelling can be developed on each lot.

## **FURTHER INFORMATION**

### ***Public Information Sessions***

Public information sessions will be held to explain Amendment C50 and respond to your questions.

**Where:** Manningham City Council Offices, 699 Doncaster Road, Doncaster

**When:** **Information session 1 – 7.30pm, Thursday, 12 May 2005; or**  
**Information session 2 – 7.30pm, Monday, 16 May 2005**

Bookings for these sessions are essential. If you would like to attend one of the above sessions, please contact the **Information Hotline on 9840 9183** by **Tuesday 10<sup>th</sup> May 2005**.

### ***Amendment Documentation***

A copy of the Amendment is available on the Manningham Council website, at [www.manningham.vic.gov.au](http://www.manningham.vic.gov.au).

Copies of the amendment documentation may also be obtained from:

- Manningham Municipal Offices, 699 Doncaster Road, Doncaster.

The amendment documentation, and an enlarged map showing the location of the proposed residential character precincts, may also be viewed at:

- Doncaster Shoppingtown Branch Library, Cnr Williamsons and Doncaster Roads, Doncaster;
- The Pines Branch Library, Cnr Blackburn and Reynolds Road, Doncaster East;
- The Bulleen Branch Library, Manningham Road, Bulleen;
- Box Hill Branch Library, 1040 Whitehorse Road, Box Hill;
- Park Orchards Community House, 572 Park Road, Park Orchards; and
- Warrandyte Community Centre, 176 – 178 Yarra Street, Warrandyte.

## **FREQUENTLY ASKED QUESTIONS**

Attached is a list of 'Frequently Asked Questions' to assist in clarifying issues.

### ***Submissions***

If you would like to make a written submission, please send it to:

Teresa Dominik  
Manager, Economic and Environmental Planning  
Manningham City Council  
P O Box 1  
DONCASTER VIC 3108

**before 24 June 2005.**

Please direct your queries, to the Economic and Environmental Planning Unit on 9840 9229.

Yours faithfully

A handwritten signature in dark ink that reads "Teresa Dominik". The signature is written in a cursive style and is positioned on a light yellow rectangular background.

**TERESA DOMINIK**  
**Manager**  
**Economic and Environmental Planning**

Encl. Amendment C50: Notice of Preparation of Amendment (*printed overleaf*)  
Amendment C50: Frequently asked Questions