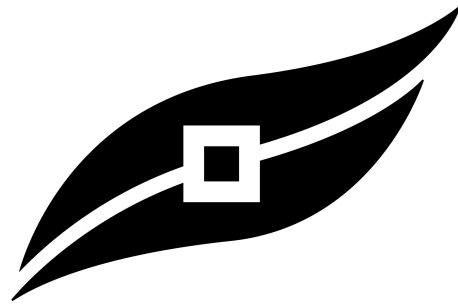


# Manningham Residential Character Guidelines



**MANNINGHAM**  
BALANCE OF CITY AND COUNTRY

Prepared by  
Manningham City Council  
& MGS Architects



22 March 2005 – (Revised 5 July 2012)

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# PART A: Strategic Approach and Context

## INTRODUCTION

Manningham is located 12 kilometres east of the Melbourne CBD and covers 114 square kilometres.

The municipality has natural boundaries with the Yarra River to the north and Koonung Creek to the south. It is divided by the Mullum Mullum Creek into two distinct topographic and land-use areas. The western half is urban with the area to the east being rural-residential and more environmental in character. The area has many natural attributes, including diverse topography, substantial tree cover and a wide range of open space networks.

Manningham's Municipal Strategic Statement (MSS) identifies that dwellings in the established urban areas are characterised by a range of single and double-storey detached houses. Higher density housing is generally located near to Activity Centres and adjoining Doncaster Road.

However, recently, the municipality has been faced with increasing development pressure. It is expected that this will become even more apparent as a result of the implementation of the State Government's Metropolitan Strategy - *Melbourne 2030*.

In response, Council has prepared the Manningham Residential Character Guidelines (2007) to ensure that development is of a scale and form that is appropriate in its surrounding context and meets the changing needs of the community. The Guidelines aim to protect the features and characteristics that are unique to Manningham, but are also consistent with State Planning Policies.

The main elements of the Character Guidelines (2005) have been translated into the Design and Development Overlay - Schedule 8 (DDO8), through Amendment C50. This Amendment was approved to form part of the Manningham Planning Scheme on 8 March 2007. Its purpose was to increase housing densities in areas that are well serviced by shopping facilities and public transport networks.

The controls have been in place for over five years and have shown that they do not always provide sufficient decision criteria to effectively guide future development. The modifications to the existing Character Guidelines 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.

Whilst neighbourhood character issues are still important factors, they are now addressed in the context of how Manningham will accommodate, direct and manage future growth in line with Council's priorities and within the context of State Planning Policy.

The Guidelines apply to the development of single and multi-unit dwellings in the areas within the Residential 1 and Residential 3 Zones located west of Mullum Mullum Creek (refer to Map 1). They apply to the development of one dwelling on a lot less than 500m<sup>2</sup> and to, two or more dwellings proposed on a lot. The Guidelines are to be used in conjunction with Res Code, the Victorian Government's single dwellings and multi-unit Code. The guidelines however, provide variations to certain criteria, to assist in achieving the future vision identified for Manningham's urban residential areas.

Areas around Templestowe, Donvale and Doncaster East have been included in a residential area entitled 'recent housing – since 1975'. No guidelines have been prepared for this area because the housing stock is relatively new, and the area is not under the same level of developmental pressure compared to other parts of the municipality. If development is to occur in this area the provisions of Res Code continue to apply. The Doncaster Hill Activity Centre has also been excluded from these Guidelines because the Doncaster Hill Strategy (October 2004) applies to this area.

It is noted that some properties within the Study Area are affected by restrictive covenants. These Guidelines do not affect these private law arrangements.

The Guidelines do not apply to areas east of Mullum Mullum Creek. An assessment of the area concluded that the existing neighbourhood character of these environmental areas should be retained. It is considered that the existing characteristics can be reinforced through the current planning controls and Council policies that apply within this area.

The report is divided into two parts:

- **Part A: Strategic Context**

This section outlines the strategic policy context and approach to the Residential Character Guidelines, having regard to State and local planning policies.

- **Part B Framework for the Residential Character Guidelines**

This section outlines the preferred objectives and strategies for managing the level of change that could occur in Manningham's urban residential areas.

# 1 PART A: STRATEGIC APPROACH AND CONTEXT

This section addresses the policy direction for residential development, housing and urban design contained in the State and Local Planning Policy Framework.

## STATE PLANNING POLICY FRAMEWORK

The SPPF identifies principles for land use and development planning. In relation to residential development, it encourages the consolidation of existing urban areas, whilst having regard to neighbourhood character.

The SPPF also seeks to promote high quality urban design and architecture that enhances liveability, diversity, amenity and safety of the public realm. To ensure integrated decision-making, planning authorities and responsible authorities must take account of and give effect to the general principles and the specific policies within the SPPF.

## Melbourne's Metropolitan Strategy - Melbourne 2030

In October 2002, the State Government released Melbourne's Metropolitan Strategy, *Melbourne 2030 – Planning for Sustainable Growth*. It is a 30 year plan to manage growth and change across metropolitan Melbourne and the surrounding region. The State Government advocates urban consolidation in metropolitan areas to make use of existing infrastructure and services, and to minimise the encroachment of urban development into the non-urban areas. *Melbourne 2030* anticipates that Melbourne will grow substantially over the next 30 years. The Strategy states:

*'It is appropriate to plan for the capacity to comfortably absorb up to 620,000 extra households over that time while protecting and enhancing our existing suburbs.'*  
Pg 1

Whilst undeveloped land in growth corridors will accommodate some of the forecast growth, it is the established urban areas, with extensive infrastructure, which are earmarked to be the focus for a considerable amount of future development. The Draft Housing Implementation Plan associated with *Melbourne 2030* states:

*'A growing proportion of new households will be accommodated at activity centres and strategic redevelopment sites, but a substantial share of new dwellings will continue to be built in established residential areas. Within these areas, established character will be maintained and respected through the new residential development provisions (Res Code).'* Pg 6 *Melbourne 2030 Implementation 3 Housing October 2002.*

The urban residential areas of Manningham date back to the around the 1950's. Whilst many of these homes are quite sound, some are in need of substantial investment.

Homes are also getting larger. Whilst in the past homes were generally two, or three bedrooms, homes nowadays are substantially larger. Houses today can include four or more bedrooms, which are used as a home office, for hobbies, for friends or relations to stay over, or a combination of both. The presence of technology, which for many is an integral part of life, means that more space is required for computers and home entertainment systems.

The pressure for larger homes, together with the age of existing housing stock, and increased land values means that many of the homes are nearing the end of their lifecycle and are, or will be, subject to increased developmental pressure.

## LOCAL PLANNING FRAMEWORK

### Municipal Strategic Statement

The Municipal Strategic Statement (MSS) outlines the key strategic objectives within the municipality. It also provides the basis for the application of zones and overlays within Planning Schemes.

Manningham's MSS highlights that the municipality mainly consists of residential neighbourhoods, and identifies residential amenity and future housing needs as two critical land-use issues that are likely to challenge Manningham.

The MSS responds to these issues by identifying a range of objectives, strategies and implementation measures that aim to protect and enhance the landscape character, neighbourhood character and environmental values. It identifies the need for residential development to consolidate the role of established urban areas and reduce the pressure for development in more sensitive areas. Higher density housing in close proximity to activity centres and transport routes is encouraged, in addition to providing a range of housing options that meet the changing needs of the community.

### Local Policies

Clause 22.01 Design and Development Policy applies to the design of all development in Manningham, excluding proposals assessed under Clause 55 (which applies to Two or More Dwellings on a Lot and Residential Buildings). The policy aims to encourage development that is consistent with the State Planning Policy Framework and in particular addresses:

- Neighbourhood and streetscape character
- Urban design considerations
- Activity centres
- Main roads
- Gateways
- Energy efficiency
- Residential interface
- Car park and driveway construction
- Subdivisions

### Related Key Policy Documents

This section outlines other key policy documents that support the delivery of the Guidelines.

#### Manningham Residential Strategy (March 2012)

The Manningham Residential Strategy (2012) revises Council's original Residential Strategy (2002) and sets out Council's vision, objectives and action plan for growth management over the next 20 years. The Residential Strategy (2012) is a key Council document that underpins residential development in the municipality and complements a number of the other strategies, including the Doncaster Hill Strategy (2002, revised 2004), Green Wedge Action Plan (2011), Activity Centre Strategy (2005) and the Economic Development Strategy (November 2011). These strategies all have a direct relationship with the State and local planning policies of the Manningham Planning Scheme.

#### Doncaster Hill Strategy (October 2004)

The Doncaster Hill Strategy (October 2002 – revised 2004) was the first Activity Centre based strategy to be prepared within Manningham, since the release of *Melbourne 2030*.

The Doncaster Hill Activity Centre covers an area of 58 ha, encompassing the major corridors of Doncaster Road, Williamsons Road and Tram Road. It is the only Principal Activity Centre in Manningham. The current provisions in the Planning Scheme allow for the highest density developments in the municipality, with an aim of accommodating a total of 8000 residents by the

year 2020. The Doncaster Hill Strategy (October 2002) complements the principles of the Guidelines and plays an important role in achieving the overall housing targets for Manningham.

## Draft Dwelling Opportunities Analysis (February 2005)

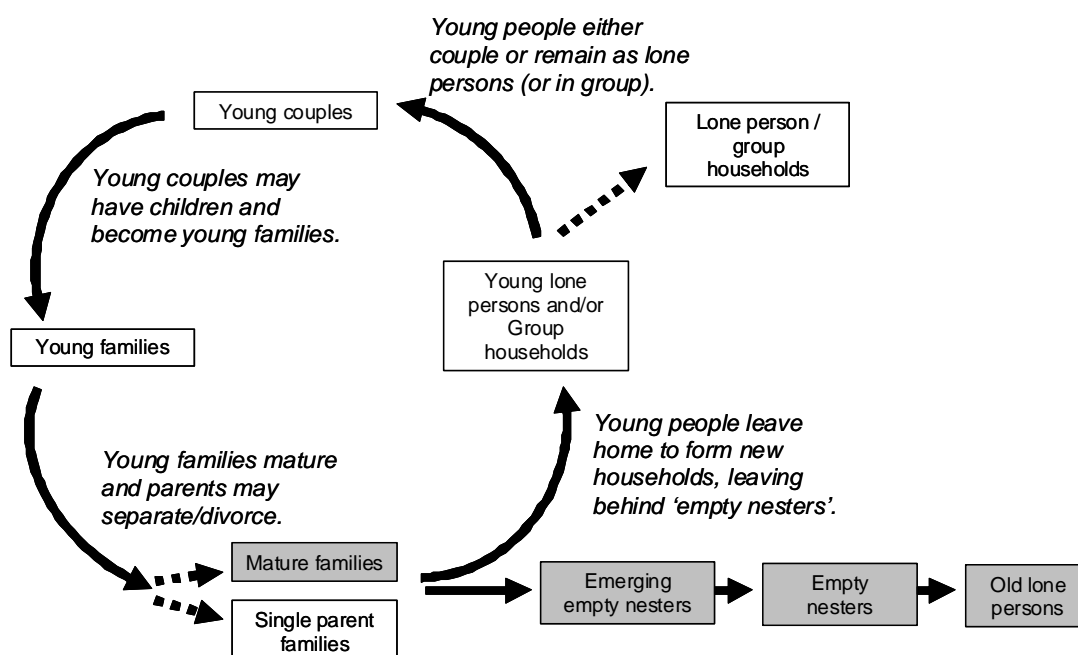
This is a technical support document that provides an important input into Council’s assessment of dwelling opportunities in the City of Manningham. It takes account of recent and likely future trends in the demand for and supply of dwellings in Manningham, within the policy context set by the State Government.

### Manningham’s Future Residential Needs

Along with State and Local planning policies, Manningham’s demographic profile and projected housing needs have been a significant factor influencing the Manningham Residential Character Guidelines.

Generally, Manningham is at the point in the suburb lifecycle where mature family households, emerging empty nesters, empty nesters and old lone person households will continue to increase in numbers. This is depicted in the suburb lifecycle diagram (Figure 1) with Manningham’s key emerging household types in the darker shaded boxes. There has however been an increase in young lone persons and young couples without children which is indicative of an emerging trend where Manningham is providing some housing opportunity for young couples.

Figure 1 - Suburb Lifecycle Diagram<sup>1</sup>



Traditionally, Manningham has provided housing for predominantly family households. As the population has aged, the key emerging household types reflect this ageing process whereby Manningham’s housing role is based on housing older types of households. This is unlikely to be uniform across the municipality as different suburbs fulfil different roles and functions. However, it is apparent that Manningham’s key emerging household types (which are the smaller older household types depicted in the dark grey boxes in Figure 1) have taken Manningham into a phase of ‘ageing in place’.

<sup>1</sup> Dwelling Opportunities Analysis for the City of Manningham (Draft) – February 2005 prepared by id. (informed decisions) in conjunction with Manningham City Council



1. Gradually, Manningham will enter into a phase of regeneration whereby additional dwellings will become available, either by redevelopment or by households moving out, or by death. Such circumstances create housing opportunities. This offers a variety of scenarios. For example, housing may be developed for the ageing household types, e.g. retirement village accommodation; the larger family houses attract family households; or providing housing options for young lone persons, young couples and young families in Manningham.

In summary, Manningham has an ageing population; household sizes are decreasing; and there is an increase in lone person households, and yet there is a predominance of larger, detached houses. As a result, there will be a need to offer a greater diversity of housing types to meet the changing needs of the community. Without alternative housing options being offered to the ageing population, people will continue to live in detached homes that may not be suitable for their health or well being. Furthermore, not 'freeing up' the single detached homes is likely to impede new family households being attracted to the area. It is important to provide a diversity of housing to meet housing choice, otherwise Manningham may have negative population growth. It is important to assist in maintaining the population at a level where there is sufficient 'critical mass' to sustain, or improve the range of services and facilities available to the population.

Whilst family homes will continue to be very popular with members of the community, there will need to be a greater mix of housing offered in the urban areas. The Residential Character Guidelines provide a framework to manage this anticipated developmental change and to ensure that the form of development is consistent with the future vision for each precinct.

## **THE MANNINGHAM RESIDENTIAL CHARACTER GUIDELINES**

The Manningham Residential Character Guidelines provide a framework to manage change in the urban residential areas west of Mullum Mullum Creek in a manner that will best serve the interests of the municipality in terms of accommodation needs, built form and environmental outcomes.

### **Objectives**

The objectives of the Guidelines are:

1. To provide a framework in which to manage developmental change;
2. To provide a diversity of housing types to meet the varied needs of the community;
3. To ensure that built form and scale are consistent with the identified vision for each precinct; and
4. To facilitate development that incorporates environmentally sustainable design.
5. Managing the level of change involves balancing at times competing interests. They include providing:
  - a diversity of housing types to meet the changing and varied needs of the community;
  - providing sufficient development opportunities to meet future project population growth; whilst
  - providing design direction to ensure that future development is of a high standard that complements either the existing, or preferred residential character of a particular area; and
  - improving the visual qualities of our suburban areas and promoting social interaction.

### **Strategic Approach**

Consistent with directions of the State Planning Policy Framework and the Manningham Residential Strategy (February 2012), the Residential Character Guidelines seek to channel increased housing densities around activity centres and Main Roads, where facilities and services are available. In areas, which are removed from these facilities a lower residential

density is encouraged. A low residential density is also encouraged in areas that have environmental or landscape features.

## Residential Character Precincts

In defining residential character in Manningham it is the landscape qualities, continuity of landscapes and topography rather than the housing design that contribute to the residential 'character'.

The Guidelines apply to four different residential character precincts. They include:

1. Residential Areas Removed from Activity Centres and Main Roads .
2. Residential Areas surrounding Activity Centres and along Main Roads
3. Residential areas with Predominant Landscape Features
4. Residential Areas post 1975

The location of these precincts is shown in the Residential Character map included in Appendix 1 of this document.

Council officers and the consultants based the identification of the various precincts identified in the Guidelines on extensive fieldwork. Factors influencing precinct boundaries include:

- Topography
- Street layout
- Road widths
- Distance from activity centres, public transport networks, open space, community facilities and related services and facilities
- Existing planning controls
- Scale, form and age of existing housing

When determining character precinct boundaries, whilst the character of a residential area was taken into consideration, this was balanced against the ability of an area to accommodate future residential development in line with Council's policies and within the context of Melbourne 2030.

Clause 55 of the Manningham Planning Scheme includes the provision for developing a site with two or more dwellings on a site (Res Code). Importantly, one of the purposes of the Clause is:

*'To achieve residential development that respects the existing neighbourhood character or which contributes to a preferred neighbourhood character.'*

The approach adopted when preparing the Guidelines has been to retain the existing character of the environmental areas, and to create a preferred character in the remaining precincts, whilst reinforcing the important elements that presently exist in an area.

During the preparation of the Guidelines, it was concluded that in the areas where there were existing planning controls to protect existing environmental features or characteristics, the existing neighbourhood character should be retained. That is, the design of future dwellings in these areas needs to be similar to the style and form of the existing housing.

In the remaining areas, whilst the housing stock is reasonably sound, the design of the dwellings are not of outstanding quality, when compared to other residential areas in Victoria. In areas close to existing activity centres, it is considered appropriate for applicants to have the opportunity to introduce a new style or, contemporary form of development, whilst ensuring that the design is of a high standard.

In areas removed from activity centres, the characteristics which are considered important to retain are its landscape qualities, the presence of vegetation, substantial front and rear setbacks,

the presence of side setbacks to create spacing between buildings, the absence of fencing or the presence of low fences.

The areas around Templestowe and Wembley Gardens have been identified as having a special environmental character where the built form is subservient to the landscape. It is proposed that these areas should have minimal change, where the low site coverage, generous building setbacks and the dominance of the landscape should be reinforced and enhanced.

Part B sets out the future development vision, objectives and design and siting elements of most precincts. Issues addressed are:

- Siting;
- Form;
- Car parking and access;
- Landscaping; and
- Fencing.

Precinct 3 'Residential areas with Predominant Landscape Features' includes a future development vision but does not include the design and siting elements as these are addressed in the range of overlays that currently exist in the relevant part of Templestowe and Wembley Gardens in Donvale.

Precinct 4 'Residential Areas Post 1975' do not have any design and siting elements as it is not under the same level of developmental pressure, therefore the existing Residential 1 Zone controls will continue to apply.

# **PART B: Residential Character Guidelines**

## 2 PART B: RESIDENTIAL CHARACTER GUIDELINES

The Guidelines apply to four (4) different residential character precincts. They are:

1. Residential areas removed from Activity Centres and Main Roads.
2. Residential areas surrounding Activity Centres and Along Main Roads.
3. Residential areas with predominant landscape features.
4. Residential areas post 1975

The precincts seek to channel increased housing densities around activity centres and main roads, where facilities and services are available. In areas which are removed from these facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have environmental or landscape features.

In many residential areas identified as being post 1975 there has been considerable investment in the housing stock. It is expected that whilst some change will occur, this area is not subject to the same developmental pressure compared to areas surrounding and those removed from activity centres and along Main Roads.

### **PRECINCT 1:**

#### **RESIDENTIAL AREAS REMOVED FROM ACTIVITY CENTRES AND MAIN ROADS**

### **Existing Characteristics**

This precinct applies to the areas removed from activity centres (shopping centres) and main roads.

The predominant characteristics of this precinct are that sites are developed with one dwelling and a garage, and / or carport, amidst substantial garden and / or lawn areas at the front and the rear. The houses are setback generally between 7 – 9 metres from the front boundary, and off-set from the side boundaries, so that when viewed from the street, there is spacing between houses. The houses are predominantly designed to have a low, horizontal form, with many of the houses having a hip or gable roof.

The level of tree canopy varies significantly, however the extent to which garden or lawn characterises this area is important. The presence of low front fences, retaining walls, or the absence of fences contributes to an open streetscape character, and reinforces the landscape and garden qualities of this precinct.

### **Future Development Vision**

In this precinct an incremental level of change is anticipated. The future development vision is to encourage development that reinforces the existing front and rear setbacks and site coverage to provide opportunities for landscaping and retain areas of open space. Accordingly this precinct will encourage a less intense urban form.

Whilst the design of future dwellings may vary from the existing built form, dwellings in this area will need to provide increased open space for the planting or retention of trees and associated landscaping. The prevailing character of low front fences, retaining walls, or the absence of front fences will also be encouraged.

## Objectives

- To reinforce the existing garden character of the area by ensuring open space allows for the retention and planting of canopy trees.
- To ensure that the natural landscape and topography are identified as principal elements of neighbourhood character.
- To reinforce the open streetscape character by having no, or low fencing to allow views to the front gardens.
- To encourage a lesser intensity of development which provides a range of single and double storey dwellings and provides for a diversity of housing types for the community.
- To ensure that new development is well articulated and that two storey elements are not unduly bulky or visually intrusive.
- To encourage roof styles that reflect those in the existing streetscape.
- To encourage spacing between dwellings to reinforce the pattern of development of the street.

## Siting

- Ensure that the rear setback that is of a sufficient width to allow for the retention or planting of canopy trees and to allow for recreational opportunities.
- Minimise buildings on boundaries to create spacing between dwellings to reinforce the pattern of the street. If any adjoining property has no existing boundary walls, the total length of walls should be limited to that generally required for the provision of a garage

## Form

- Encourage upper levels to be stepped in from the ground floor to avoid sheer walls and achieve articulation and visual interest. Preferably, upper levels should not exceed 75% of the ground floor area (excluding verandahs and balconies).
- Promote building materials that reflect the prevailing materials of the surrounding residential area.
- Ensure porticos and other design features that integrate with the overall design of the building and not include imposing design features such as double storey porticos.

## Car Parking and Access

- Ensure garages are setback a greater distance than the front wall of the building.
- Design developments with a maximum of two crossovers. Where possible retain existing vehicle crossovers to minimise the removal of street tree(s). Driveways should be generally setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.
- Incorporate a landscape strip on either side on either side of a driveway capable of supporting a variety of shrubs and small trees, with preferably a minimum width of 0.5 metres adjacent to the fence line and a one metre width adjacent to the dwelling.

## Landscaping

- Ensure the provision of pervious surfaces in the front and rear setbacks to enable the provision or retention of canopy trees.
- Require the private open space area and the front setback of dwellings to have a minimum of one canopy tree with a spreading crown, capable of growing to a height of 8.0m or more at maturity.

## Fencing

- Ensure that the front fence is at least 50 per cent transparent.
- Encourage fences that adjoin public open spaces to be no higher than 1.8 metres and are at least 50 per cent transparent, where appropriate.

## **PRECINCT 2:**

### **RESIDENTIAL AREAS SURROUNDING FROM ACTIVITY CENTRES AND ALONG MAIN ROADS**

The activity centres included in this precinct are: Bulleen Plaza, Tunstall Square, Macedon Square, Jackson Court, Donburn, Devon Plaza, Templestowe Village, The Pines and Doncaster Hill).

#### **Existing Characteristics**

These areas are within close proximity to activity centres (local shopping centres) and community facilities. The extent to which the precinct applies around activity centres varies for each centre. The location of the precinct boundaries is influenced by factors including: proximity to facilities and services; the role of the centre, for example, if it serves the local neighbourhood, or has a broader catchment; street pattern; public transport; schools; topography, particularly if it is within walking distance.. This precinct generally is generally located between 150m – 400m of an activity centre.

The main roads identified in this precinct are Doncaster, Tram and Elgar Roads, Manningham and part of Thompsons, Blackburn and Mitcham Roads. These areas are developed with a range of commercial and residential areas. Whilst landscaping exists along the main roads, there are opportunities to introduce better landscaping standards to improve the appearance of the main roads in the municipality.

Many of these areas were developed between the 1950's and 1960's, with some development occurring around the 1970's. Whilst areas within the precinct remain intact, with very little redevelopment occurring, other areas have experienced a significant level of change, where the original house has been demolished and replaced with a unit development.

The Doncaster Hill Activity Centre is regarded as the prime location for redevelopment for residential, commercial and community uses and is identified as the only Principal Activity Centre in the municipality.

A substantial level of change is anticipated in Precinct 2. This area will be the focus for higher density developments. Three storey buildings, including 'apartment-style' developments will be encouraged on larger lots.

#### **Future Development Vision**

The future development vision is to encourage development that contributes to a preferred neighbourhood character.

Future development in this precinct is encouraged to:

- Provide for contemporary architecture
- Achieve high design standards
- Provide visual interest and make a positive contribution to the streetscape
- Provide a graduated building line from side and rear boundaries
- Minimise adverse amenity impacts on adjoining properties
- Use varied and durable building materials
- Incorporate a landscape treatment that enhances the overall appearance of the development.

Within this precinct, there are three sub-precincts comprising:

**Sub-precinct - Main Road** is an area where three storey (11 metres) 'apartment style' developments are encouraged on consolidated lots with a minimum area of 1800m<sup>2</sup>. 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 the interface of sub-precinct A or B, or other adjoining zone.

**Sub-precinct A** is an area where two storey units (9 metres) and three storey (11 metres) 'apartment style' development are encouraged. Three storey, contemporary developments may only occur on consolidated sites with a minimum area of 1800m<sup>2</sup>. The area of 1800m<sup>2</sup> must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m<sup>2</sup>, a multi-unit development proposal can still be considered, but development should be a maximum of two storeys and have a maximum site coverage of 60%.

Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.

**Sub-precinct B** is an area where multi-unit development up to two storeys only will be considered. There is no minimum land area for such developments.

## Objectives

- To increase residential densities and provide a range of housing types around activity centres and along main roads.
- To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.
- To support three storey, 'apartment style', developments within the Main Road sub-precinct and on larger lots in sub-precinct A.
- To support two storey townhouse style dwellings with a higher yield within sub-precinct B and sub-precinct A, where the minimum lot size cannot be achieved.
- To ensure three storey developments are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone, as identified on Map 1 to this Schedule.
- Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone, as identified on Map 1 to this Schedule.
- To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.
- To encourage spacing between developments to minimise a continuous building line when viewed from a street.
- To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.
- To ensure three storey developments are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone, as identified on Map 1 to this Schedule.
- Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone, as identified on Map 1 to this Schedule.
- To ensure overlooking into adjoining properties is minimised.
- To ensure the design of carports and garages complement the design of the building.



- To ensure the design of basement car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.
- To create a boulevard effect along Doncaster Road and Manningham Road by planting canopy trees within the front setback that are consistent with the street trees.
- To encourage landscaping around buildings to enhance separation between buildings and soften built form.

## STRATEGIES

### Siting

Sub-Precinct	Maximum Building Height	Condition regarding minimum lot size.	Street Setback
Main Road	11 metres provided the condition regarding minimum lot size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum building must not exceed 10 metres.	1800 square metres or greater.	For one dwelling on a lot: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 54.03-1 or 6* metres, whichever is the lesser.</li> <li>• Minimum side street setback is the distance specified in Clause 54.03-1.</li> </ul> For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 55.03-1 or 6* metres, whichever is the lesser.</li> </ul> Minimum side street setback is the distance specified in Clause 55.03-1.

\* Balconies, terraces, and verandahs may encroach within this setback by a maximum of 2.0m, but must not extend along the width of the building.

Sub-Precinct	Maximum Building Height	Condition regarding minimum lot size.	Street Setback
A	11 metres provided the condition regarding minimum lot size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum building must not exceed 10 metres.	1800 square metres or greater.	For one dwelling on a lot: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 54.03-1 or 6* metres, whichever is the lesser.</li> <li>• Minimum side street setback is the distance specified in Clause 54.03-1.</li> </ul> For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 55.03-1 or 6* metres, whichever is the lesser.</li> <li>• Minimum side street setback is the distance specified in Clause 55.03-1.</li> </ul>
B	9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum building must not exceed 10 metres.		For one dwelling on a lot: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 54.03-1 or 6* metres, whichever is the lesser.</li> <li>• Minimum side street setback is the distance specified in Clause 54.03-1.</li> </ul> For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 55.03-1 or 6* metres, whichever is the lesser.</li> <li>• Minimum side street setback is the distance specified in Clause 55.03-1.</li> </ul>

\* Balconies, terraces, and verandahs may encroach within this setback by a maximum of 2.0m, but must not extend along the width of the building.

## Form

1. Developments should be contemporary in design incorporating visually interesting design features. Minimise buildings on boundaries to create spacing between developments.
2. Ensure the upper level of a three storey building does not exceed 75% of the lower levels, unless it can be demonstrated that there is sufficient architectural interest to reduce the appearance of visual bulk and minimise continuous sheer wall presentation.
3. Integrate porticos and other design features with the overall design of the building and not imposing double storey porticos. Be designed and sited to minimise the need for earthworks by either siting the building on the flattest part of the site or by designing the building to step with the land.
4. Minimise overlooking and avoid the excessive application of screen devices.

## Car Parking and Access

5. Developments should be designed to include only one vehicular crossover, wherever possible, to maximise availability of on street parking and to minimise disruption to pedestrian movement. Where possible, retain existing crossovers to minimise the removal of street tree(s). Driveways should be generally setback a minimum of 1.5m from any street tree, except in cases where a larger tree requires an increased setback.
6. The setback of the basement car park should be consistent with the front building setback, and should be setback a minimum of 4.0m from the rear boundary, to enable effective landscaping to be established.
7. Where garages are located in the street elevation, ensure that they are set back a minimum of 1.0m from the front setback of the dwelling.
8. Basement car parks should not be visually obtrusive when viewed from the front of the site.
9. Site basement car parks a sufficient distance from site boundaries to enable the planting of effective screen planting, including canopy trees.
10. Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimise the use of open car park/half basement/ground storey car parks at the street frontage.

## Landscaping

11. On sites where a three storey development is proposed, at least 3 canopy trees need to be provided within the front setback, which have a spreading crown and are capable of growing to a height of 8.0m or more at maturity.
12. On sites, other than where a one or two storey development is proposed, at least 1 canopy tree needs to be provided within the front setback, which has a spreading crown, and is capable of growing to a height of 8.0m or more at maturity.

## Fencing

13. Solid, high front fences are discouraged. A fence must be at least 50 per cent transparent.
14. On Doncaster, Tram, Elgar, Manningham, Thompsons, Blackburn and Mitcham roads a fence should:
  15. Not exceed a maximum height of 1.8m
  16. Be setback a minimum of 1.0m from the front title boundary and include a continuous landscaping treatment within the 1.0m setback.

## **PRECINCT 3:**

### **AREAS WITH PREDOMINANT LANDSCAPE FEATURES**

#### **Existing Characteristics**

This precinct includes two separate areas including a part of Templestowe and Wembley Gardens. The built form and characteristics of these areas is varied, yet the common feature is the vegetation, particularly the presence of large trees. The presence of the native and exotic vegetation in Templestowe, and in Wembley Gardens gives these areas a distinctive environmental feel. The absence of front fences creates a sense of openness and reinforces the environmental character of the area.

Wembley Gardens has a different character compared to Templestowe. The lot sizes are around 2,000m<sup>2</sup>, whereby substantial homes are set within a landscape setting. The large trees provide a backdrop, which help integrate the houses into the streetscape.

Templestowe has a more rustic feel as the streets are less engineered and the prevailing vegetation is a mix of native trees and under-storey plants. The housing in this area is subservient to the surrounding vegetation. Templestowe has experienced some recent development, including multi-unit developments.

In all of these areas, many of the houses are setback a substantial distance from the front boundary, and off-set from the side boundaries, so that when viewed from the street, there is spacing between houses.

Each area is affected by a range of overlay controls. Whilst the controls for each area are varied, the common objective is to conserve and enhance the environmental qualities of these areas. Wembley Gardens and Templestowe both are affected by a Design and Development Overlay where one of the objectives is to retain the predominance of single detached housing and discourage other forms of development. Importantly, Templestowe is in close proximity to the Yarra River.

Existing planning controls require that development is designed and sited to protect existing visual corridors that exist along the Yarra River and nearby parkland.

#### **Future Development Vision**

The future development vision is to encourage development that respects the existing neighbourhood character, and which achieves the objectives and controls of the relevant overlay controls. In this precinct a minimal level of change is anticipated. Due to the importance of retaining and enhancing the existing vegetation, this precinct will encourage a low residential density in order to retain the existing native and / or exotic vegetation.

Whilst the design of future dwellings may vary from the existing built form, dwellings need to provide generous front, side and rear setbacks to ensure spacing between dwellings when viewed from the street and provide opportunities to conserve and enhance the existing pattern of vegetation and the existing landscape qualities of the precinct.

Buildings will be designed to have regard to the natural landscape and topographic features of the site. On sites with a slope, methods to minimise height of floor level above natural ground level would be encouraged. Building height, design and materials should be designed to enable the dwelling to integrate with the surrounding area.

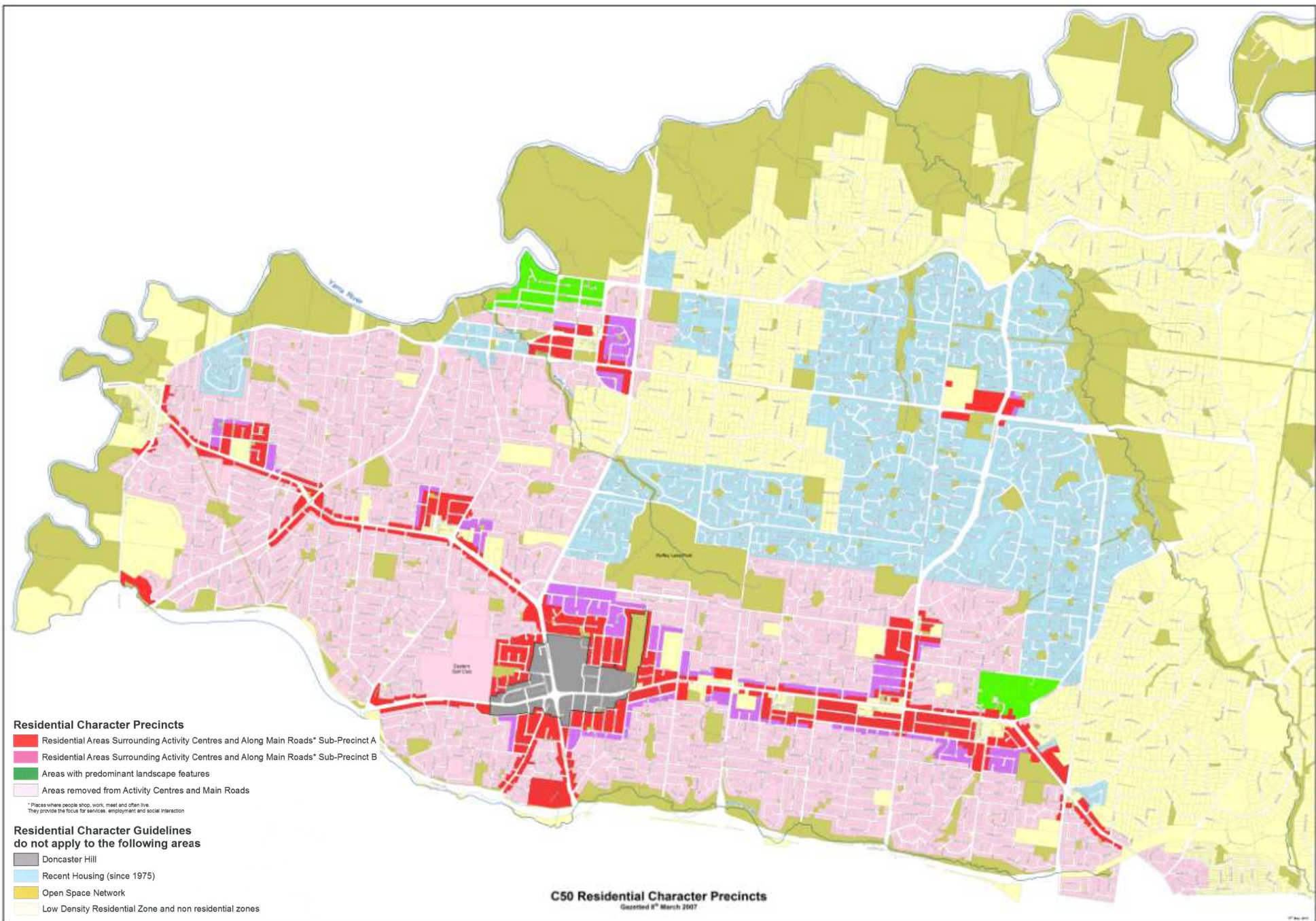
The prevailing character of low front fences, retaining walls, or the absence of front fences will also be promoted.

**PRECINCT 4:****RESIDENTIAL AREAS POST 1975**

This precinct includes areas that have been predominately developed since 1975 with a substantial amount of development occurring between late 1980s and the 1990s. Although some of the housing built in the 1970s is single storey, housing built in the 1980s and 1990s is predominantly double storey and in some instances three storeys. In this precinct there is minimal unit development. An incremental level of change is anticipated.

## DEFINITIONS

Term	Definition
Basement	A storey below ground level or that projects no more than 1.2 metres above ground level.
Building height	The distance between natural surface level of the ground and the apex of a building's roof, but not including any antennae, chimneys or flues.
Contemporary design	The best of current architectural design practice.
Ecologically sustainable development	Development that improves the total quality of life, now and in the future, in a way that maintains the ecological processes on which life depends.
Frontage	The road alignment at the front of a lot.
Ground level	The natural level of a site at any point.
Higher density housing	Housing units on a given area of land that are more numerous than the average in the surrounding locality.
Metropolitan Melbourne	The 31 metropolitan municipalities that make up the metropolitan region. They include Banyule, Bayside, Boroondara, Brimbank, Cardinia, Casey, Darebin, Frankston, Glen Eira, Greater Dandenong, Hobsons Bay, Hume, Kingston, Knox, Manningham, Maribyrnong, Maroondah, Melbourne Melton, Monash, Moonee Valley, Moreland, Mornington Peninsula, Nillumbik, Port Phillip, Stonnington, Whitehorse, Whittlesea, Wyndham, Yarra and Yarra Ranges.
Neighbourhood activity centre	Dominated by small businesses and shops meeting local convenience needs, with a retail floorspace generally less than 10,000m <sup>2</sup> .
Private open space	The outdoor area of a dwelling or land for the exclusive use of occupants of the dwelling.
Res Code	A package of provisions for residential development that was introduced in Victoria in August 2001, and incorporated into planning schemes and the Building Regulations.
Setback	The minimum distance from any allotment boundary to a building.
Site coverage	The proportion of a site covered by buildings.
Site	The land on which a building(s) stands or is to be erected.
Storey	The part of a building between floor levels. If there is no floor above, it is the part between the floor level and ceiling. It may include an attic, basement, built over car parking area, and mezzanine.
Stormwater	Rainwater that runs off streets and gutters, enters drains and waterways and is eventually discharged to the sea.
Street frontage	Any site boundary abutting a street.
Sustainable development	Development which meets the needs of the present without compromising the ability of future generations to meet their own needs.



8 March 2007 – revised July 2012 incorporating changes proposed in Amendment C86