

**21.12**08/03/2007  
C50**ESTABLISHED URBAN AREAS****21.12-1**08/03/2007  
C50**Overview**

The provision of housing in Manningham will be influenced by strategies that protect and enhance landscape character, neighbourhood character and environmental values whilst meeting projected future housing needs. Manningham's Residential Strategy (February 2002) promotes a range of sustainable housing choices and services to meet the needs of the community in a manner which contributes positively to neighbourhood character and 'sense of place'.

Residential development will be directed to areas with fewer constraints in terms of infrastructure provision, topography, landslip, bushfire, flooding and environmental or landscape significance. The amount of land available for residential development is also a constraint in itself, as is sewerage servicing, in parts of Manningham.

Residential development that consolidates the role of established urban areas and reduces pressure for development in more sensitive locations will be encouraged. Higher density housing in close proximity to activity centres and transport routes and housing development that reflects demographic changes that are occurring will be encouraged. Medium density developments are to be well designed, site responsive and not impact adversely on neighbours, the surrounding environment, streetscape and local neighbourhood character.

Residential development should provide a 'sense of place', with each unique area maintaining a sense of identity within the City as a whole. Manningham's housing style has a significant influence on the urban neighbourhood character, combined with cultural and social factors and local environmental features.

The key strategic directions for future residential development is illustrated in the Residential Character Precincts Map, included as Map 1 to this Clause.

Four precincts have been identified:

Precinct 1: Residential Areas Removed from Activity Centres and Main Roads

Precinct 2: Residential Areas Surrounding Activity Centres and along Main Roads

Precinct 3: Residential areas with Predominant Landscape Features

Precinct 4 – Post 1975 Residential Areas

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.

***Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads***

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

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 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.

***Precinct 2 – Residential Areas Surrounding Activity Centres and along Main Roads***

This precinct applies to the areas surrounding activity centres and the areas 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.

These areas are within close proximity to activity centres (local shopping centres) and community facilities. 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.

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 uses.

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.

In this precinct, a substantial level of change is anticipated. This area will be a focus for higher density developments. Three storey buildings, including ‘apartment-style’ developments, will be encouraged on larger lots.

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 two sub-precincts:

**Sub-precinct A** is an area where two storey buildings and three storey buildings, including ‘apartment style’ developments are encouraged. Three storey, contemporary developments are encouraged on consolidated sites with a minimum area of 1,800m<sup>2</sup>.

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.

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

### ***Precinct 3 – Residential areas with Predominant Landscape Features***

This precinct includes two separate areas including a part of Templestowe, and Wembley Gardens in Donvale. 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. Templestowe is in close proximity to the Yarra River. Development is required to be designed and sited to protect existing visual corridors that exist along the Yarra River and nearby parkland. The absence of front fences creates a sense of openness and reinforces the environmental character of the area.

In this precinct only minimal 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.

Dwellings need to provide generous front, side and rear setbacks to ensure spacing between dwellings when viewed from the street and to provide opportunities to conserve and enhance the existing pattern of vegetation and the existing landscape qualities of the precinct.

Buildings are to 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 is also promoted.

#### ***Precinct 4 – Post 1975 residential areas***

This precinct applies to areas that have been predominately developed since 1975 with a substantial amount of development occurring between late 1980s and the 1990's.

Although some of the housing built in the 1970's is single storey, housing built in the 1980s and 1990's is predominantly double storey and in some instances three storeys.

In this precinct there is minimal unit development.

In this precinct an incremental level of change is anticipated.

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### **Key issues, objectives, strategies and implementation**

The key issues relating to established urban areas together with the objectives, strategies and implementation measures are set out below.

#### **Key issues 1**

- Accommodating population growth outlined in *Melbourne 2030 Planning for sustainable Growth (2002)*.
- Providing a diversity of appropriate housing to meet changing lifestyles and housing needs.

#### **Objective**

- To accommodate Manningham's projected population growth.

#### **Strategies**

- To encourage and guide higher density residential development close to activity centres and along main roads identified as Precinct 2 on the Residential Living Framework Plan 3 and Map 1 to this clause.
- To allow housing development that respects existing neighbourhood character and supports incremental level of change in areas removed from activity centres and main roads identified as Precinct 1 on the Residential Living Framework Plan 3 and Map 1 to this clause.
- To maintain a low housing density in areas with predominate landscape features identified as Precinct 3 on the Residential Living Framework Plan 3 and Map 1 to this clause.
- To support an incremental level of change that respects existing neighbourhood character in residential areas developed post 1975 identified as Precinct 4 on the Residential Living Framework Plan 3 and Map 1 to this clause.

## **Implementation**

These strategies will be implemented by:

### **Policy and exercise of discretion**

- Using Clause 22.15 to ensure new development in residential areas removed from activity centres and main roads identified as Precinct 1 on the Residential Living Framework Plan 3 and Map 1 to this clause respects neighbourhood character and provides for an incremental level of change.

### **Zones and overlays**

- Applying the Design and Development Overlay 8 to residential areas close to activity centres and along main roads (identified as Precinct 2 on the Residential Living Framework Plan 3 and Map 1 to this clause) to identify the location and guide the design of higher density residential development.
- Applying the Residential 3 Zone to residential areas removed from activity centres and main roads (identified as Precinct 1 on the Residential Living Framework Plan 3 and Map 1 to this clause) to ensure new development respects neighbourhood character and provides for an incremental level of change.
- Applying the Significant Landscape Overlay and the Design and Development Overlay to residential areas with predominate landscape features (identified as Precinct 3 on the Residential Living Framework Plan 3 and Map 1 to this clause) to ensure that the density, design and siting of residential development is appropriate to its landscape and the low housing density character of the area.
- Applying the Residential 1 Zone to residential areas developed since 1975 (identified as Precinct 4 on the Residential Living Framework Plan 3 and Map 1 to this clause) to provide opportunity for new development that respects neighbourhood character and for an incremental level of change.

### **Key issue 2**

- The impact of medium density housing, including the redevelopment of ageing housing stock and impact on the character and quality of urban environments.

### **Objective**

- To ensure that medium density developments are designed and landscaped to make a positive contribution to the local area.

### **Strategies**

Strategies to achieve this objective include:

- Provide clear guidance about the desired future character for different areas of Manningham, including appropriate design techniques and suggestions.
- Encourage higher density residential development in locations close to activity centres and major public transport routes to promote access to services and job opportunities.
- Promote the consolidation of lots to increase design options.
- Ensure subdivision and building design is site responsive.

## **Implementation**

These strategies will be implemented by:

### **Policy and exercise of discretion**

- Encouraging higher density residential development in locations close to activity centres and public transport identified on the Residential Living Framework Plan 3 and Map 1 to this Clause.
- Supporting, in principle, the consolidation of lots where it can be demonstrated that a better design can be achieved.
- Using Clause 22.01 and Clause 22.15 to ensure that development is responsive to the scale and preferred character of the local neighbourhood.

### **Zones and overlays**

- Applying the Residential 1 Zone and the Residential 3 Zone generally to the residential areas throughout Manningham.
- Applying the Design and Development Overlay Schedule 2, Manningham Centre Structure Plan to require site consolidation.
- Applying the Design and Development Overlay to ensure that the design and siting of residential development is appropriate.

### **Further strategic work**

- Completing the Building Bulk Guidelines (1999) and identifying implementation opportunities through the planning scheme.

### **Key issue 3**

- The provision of housing to cater for all stages of the lifecycle and changing family structure.

### **Objectives**

- To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.
- To support appropriate developments, which do not compromise neighbourhood character and provide accessibility and affordability to enable residents to stay within their local neighbourhood or municipality.

### **Strategies**

Strategies to achieve these objectives include:

- Encourage the development of housing that responds to demographic change and which respects the residential amenity of existing residents.
- Encourage a variety of dwelling types to better meet the needs of the local community, which may, for example, provide opportunities for affordable housing, crisis and youth accommodation.
- Facilitate increased housing opportunities for older people, smaller households and group housing in appropriate locations that are well serviced by public transport, community and retail facilities.
- Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.

- Identify key development sites and encourage residential development that responds to demographic trends, and the surrounding pattern of development.

### **Implementation**

These strategies will be implemented by:

### **Policy and exercise of discretion**

- Using a local policy to guide the location, design and management of accommodation premises (Accommodation premises Policy, Clause 22.04).
- Ensuring that development is designed to provide a high level of internal amenity for residents.
- Ensuring access is provided at ground level to people with limited mobility, or ensuring that buildings can be easily converted.
- Encouraging the provision of ramps and wide entrances to optimise accessibility within and around the home.
- Encouraging higher density residential development in locations close to activity centres and public transport identified on the Residential Living Framework Plan 3 and Map 1 to this Clause.

### **Key issue 4**

- Dwindling residential land stock for extension of residential areas.

### **Objectives**

- To recognise that opportunities for residential development are limited in the municipality.
- To recognise that environmental constraints and values, servicing constraints and land capability, particularly in areas east of the Mullum Mullum Creek and north towards the Yarra River, limit opportunities for residential development.

### **Strategies**

Strategies to achieve these objectives include:

- Consolidate new housing in existing urban residential areas in locations that are well serviced by public transport, community and retail facilities.

### **Implementation**

This strategy will be implemented by:

### **Policy and exercise of discretion**

- Encouraging higher density residential development in locations close to activity centres and public transport identified on the Residential Living Framework Plan 3 and Map 1 to this Clause.

### **Zones and overlays**

- Applying the Residential 1 Zone generally to the residential areas throughout the City of Manningham.

### **Further strategic work**

### **Other actions**

- Implementing the Urban Village Project – Encouraging Sustainable Urban Form Summary Report (1996) and promote urban form which improves the energy efficiency of transport and residential development as well as the liveability of our suburbs.

### **Key issue 5**

- Maintaining population levels sufficient to sustain adequate, high quality physical and community infrastructure.

### **Objectives**

- To encourage higher housing densities which achieve a more efficient use of urban infrastructure in locations close to activity centres and major public transport routes and which stabilises population levels in the municipality.

### **Strategies**

Strategies to achieve this objective include:

- Encourage the establishment of higher density residential development in close proximity to activity centres, main public transport routes and the land identified on the Residential Living Framework Plan 3 and Map 1 to this Clause.
- Encourage the provision of housing stock which responds to the needs of the municipality's ageing population.

### **Implementation**

This strategy will be implemented by:

### **Policy and exercise of discretion**

- Encouraging higher density residential development in locations close to activity centres and public transport identified on the Residential Living Framework Plan 3 and Map 1 to this Clause.

### **Key issue 6**

- Site responsive subdivision and development.

### **Objectives**

- To encourage subdivision and development which responds positively to site features, integrates well with the neighbourhood, provides a functional environment and achieves energy efficient and environmentally sensitive layouts.

### **Strategies**

Strategies to achieve this objective include:

- Encourage subdivision and development to be designed to provide adequate vehicle, pedestrian and bicycle links.
- Encourage subdivision layouts to respond to neighbouring uses and buildings.
- Encourage subdivision layouts to provide for the safety and security of residents and property.

### **Implementation**

These strategy will be implemented by:

### **Policy and exercise of discretion**

- Using local policy to guide subdivision design that is responsive to the environmental and visual characteristics of the streetscape (Battle axe blocks policy, Clause 22.11 and Design and development policy, Clause 22.01).

### **Zones and overlays**

- Applying the Development Plan Overlay to large potential redevelopment sites.

### **Key issue 7**

- Improving residential design standards.

### **Objectives**

- To encourage residential development that enhances the existing or preferred neighbourhood character of the residential character precincts as shown on Map 1 to this Clause.

### **Strategies**

Strategies to achieve this objective include:

- Require residential development to include stepped heights, articulation, and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.

### **Implementation**

This strategy will be implemented by:

### **Policy and exercise of discretion**

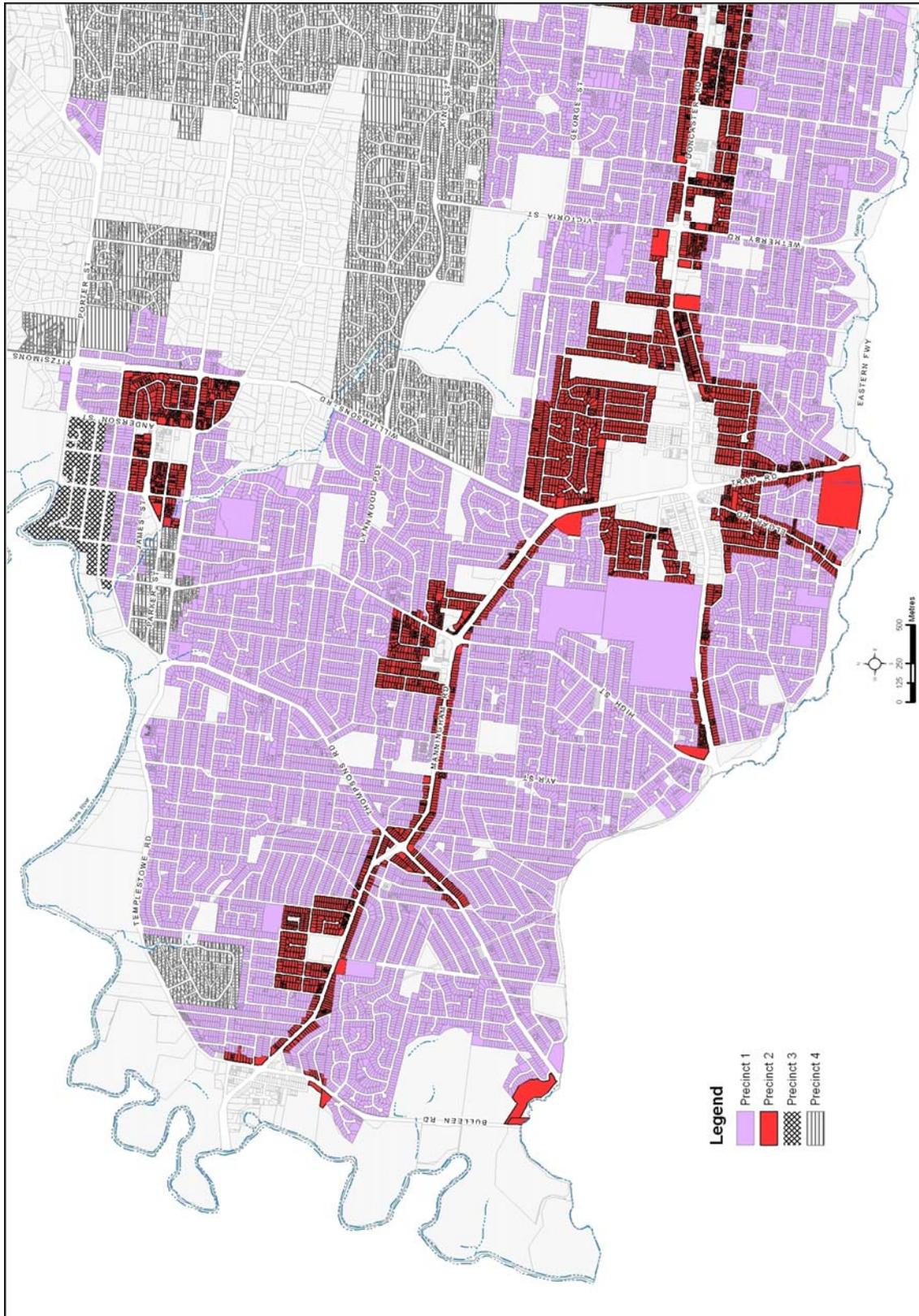
- Using Clause 22.01 and Clause 22.15 to ensure that development is responsive to the scale and preferred character of the local neighbourhood.

### **Zones and overlays**

- Applying the Residential 1 Zone to residential areas developed since 1975 to provide opportunity for new development that respects neighbourhood character and for an incremental level of change.
- Apply the Residential 3 Zone to areas removed from activity centres and main roads to ensure new development respects neighbourhood character and provides for an incremental level of change.

- Applying the Design and Development Overlay to ensure that the design and siting of residential development is appropriate.

**Map 1 (Part 1) – Residential Character Precincts**



Map 1 (Part 2) – Residential Character Precincts

