

Doncaster Hill Facilitated Planning Process

Fact Sheet



Manningham City Council has an integrated planning process to deal with planning applications in an efficient manner. All the planning provisions that developers and project architects require are contained in the Manningham Planning Scheme, which is available at www.planningschemes.dpcd.vic.gov.au

Doncaster Hill planning provisions include maximum building heights, front, side and rear setbacks, giving designers and developers a clear indication of what can be achieved. Developers are encouraged to approach Council's Statutory Planning Unit at the initial design stage.

Applicants also have an opportunity to present a schematic proposal to Council's Sustainable Design Taskforce (SDT) before lodging an application. Council established the SDT advisory group to provide advice on urban design and landscaping, architecture and energy efficiency at the pre-application stage of a development.

SDT comprises Council appointed members, ie. planners, urban designers and environmental consultants, Council representatives and external, independent advisors including architects and a representative from Yarra Valley Water. The Taskforce is not a planning approval body.

Proponents for planning permit applications within Doncaster Hill are also required to brief Councillors regarding their proposal at a Strategic Briefing Session. This is a closed forum with Councillors and senior Council officers.

Doncaster Hill Planning Scheme Provisions

The Doncaster Hill Strategy 2002 outlines the vision for Doncaster Hill. The major components of the Strategy are contained in the Manningham Planning Scheme through a range of planning controls. They are:

Clause 37.08 Activity Centre Zone - Schedule 1 Doncaster Hill Principal Activity Centre (ACZ1)
In September 2009, ACZ1 was introduced into the Manningham Planning Scheme. ACZ1 applies to all the land within the boundary of the Doncaster Hill Activity Centre with the exception of the Doncaster Primary School site which remains in a Public Use Zone (PUZ2).

The purpose of the ACZ is to facilitate development by ensuring that the planning and management of growth is simpler and more effective. ACZ1 incorporates a Development Framework Plan identifying a planning framework for the entire centre and also outlines the purpose and vision of what is encouraged in each precinct of Doncaster Hill. ACZ1 outlines design objectives, maximum building heights, front, side and rear setback requirements and outcomes to be achieved.

ACZ1 also incorporates the requirements of the former Clause 22.13, outlining the information that needs to be included in a Sustainability Management Plan (SMP).

More particularly, the SMP should address:

- Demolition and construction procedures
- Building energy management
- Water sensitive urban design
- Indoor environment quality
- Waste management
- Quality of public and private realm
- Transport.

Clause 52.06 Car Parking Requirements

This Clause specifies car parking rates for various uses in Doncaster Hill. The Doncaster Hill Parking Precinct Plan details the most efficient way for future expected car parking demands to be accommodated within the Doncaster Hill area, including the stipulation of suitable car parking requirements for key land uses within the Hill.

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Clause 45.06 Development Contributions Plan Overlay - Schedule 1 Doncaster Hill Development Contributions Plan

The Doncaster Hill Development Contributions Plan (February 2005) is an incorporated document in the Manningham Planning Scheme.

The Development Contributions Plan Overlay in Clause 45.06 identifies the levies payable for residential and non-residential uses. The overlay details whether the development levy will contribute to development and/or community Infrastructure.

A copy of the Development Contributions Plan and current levies can be found at

www.doncasterhill.com

