Part B::

DONCASTER HILL DEVELOPMENT
APPLICATION REQUIREMENTS

Development Application Requirements

Part B – Development Application Requirements sets out the assessment process for consideration of planning permit applications within the Doncaster Hill Activity Centre. Part B includes the:

- → Assessment Process;
- → Integrated Design Team Approach;
- → Application Process (includes Application Process Flow Chart);
- → Sustainable Design Taskforce;
- → Planning Permit Submission Details; and
- → Doncaster Hill Application Checklist.

Assessment Process

Integrated Design Team Approach

Critical to the success of Doncaster Hill and the achievement of built-environment excellence is a comprehensive, consultative assessment process. In developments of this scale it is important to eliminate linear communication, which is counter productive to the realisation of sustainable development objectives and can result in key people, ESD and urban design principles being omitted from the development process or included too late. Manningham City Council recognises this fact, which is why Council strongly advises and encourages ongoing consultation between design/development teams and Council Officers, from the earliest pre-application and conceptual design stage.

Achieving design and built form excellence that is based on the integration of urban design and sustainable principles requires a collaborative, interactive approach right from the beginning of the design process. The design team approach for projects should reach beyond the traditional segregation of owner, designer/architect, builder and occupant into separate roles. It is strongly advised that cross-functional professionals form part of the design team to provide a more comprehensive and sustainable design and construction approach. This may include utilising architects and quantity surveyors that specialise in sustainable design, therefore building in, both literally and financially, ESD from the earliest concept due to their awareness and knowledge of ESD issues and design techniques.

The integrated design team approach encourages all team members – owners, architects/ESD specialists, interior designers, engineers, site planners, landscape architects, contractors, utilities etc. to communicate, collaborate, share decision making and problem solve. This approach ensures ESD is not an add-on to project design or scope and is seen to be as fundamental to the development as the roof and walls of the building are. Sustainability is the ultimate goal of an integrated design team approach.

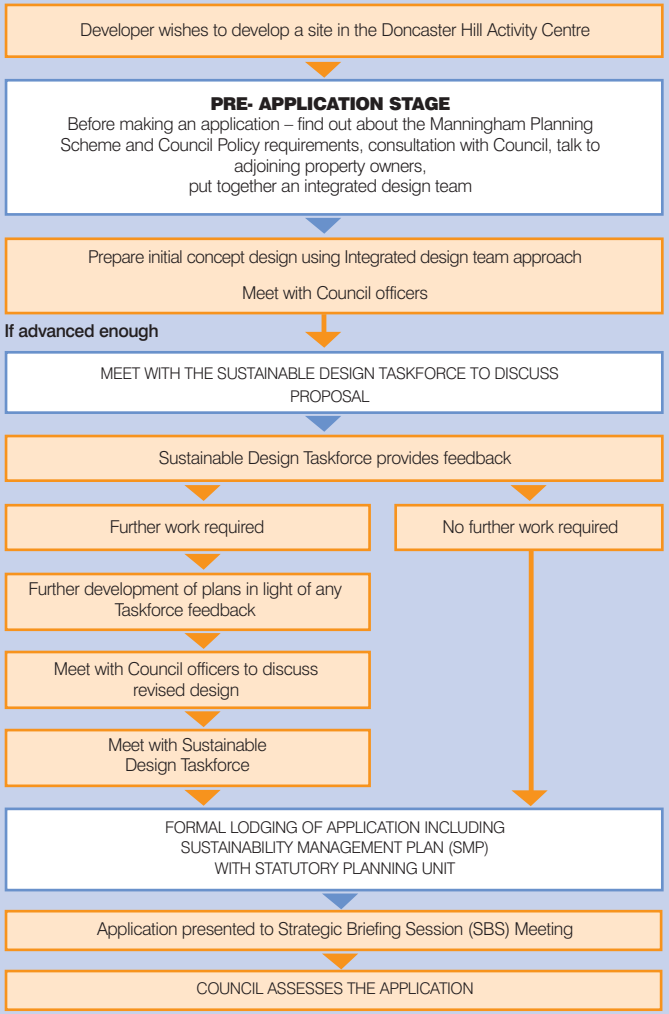
The integrated design team is a concept well worth investing in as it facilitates optimal outcomes including:

- → comprehensive analysis in the early stages of the design process, which may result in fewer changes and problems to be solved during the planning permit application process, construction and occupancy stages of developments;
- → increased capacity for innovation and development of ideas that push beyond the current boundaries;
- → more efficient utilisation of resources;
- → high standards of environmental and urban design; and
- → the creation of efficient, durable, resourceful, enjoyable and attractive buildings and developments.

Application Process

This section outlines the various stages of the planning permit process (e.g. pre-application, lodgement, assessment of the application etc.) for applications received within the Doncaster Hill Activity Centre. An integrated design team approach in conjunction with provision of appropriate information and consultation with Council throughout the process (including pre-design) may assist in eliminating delays in the consideration/processing of the application or the application not being supported by Council during the process.

The assessment process is set out in the following flow chart.


Developer wishes to develop a site in the Doncaster Hill Activity Centre
PRE- APPLICATION STAGE
Before making an application – find out about the Manningham Planning Scheme and Council Policy requirements, consultation with Council, talk to adjoining property owners,
put together an integrated design team
Prepare initial concept design using Integrated design team approach
Meet with Council officers
If advanced enough
MEET WITH THE SUSTAINABLE DESIGN TASKFORCE TO DISCUSS PROPOSAL
Sustainable Design Taskforce provides feedback
Further work required
No further work required
Further development of plans in light of any Taskforce feedback
Meet with Council officers to discuss revised design
Meet with Sustainable Design Taskforce
FORMAL LODGING OF APPLICATION INCLUDING SUSTAINABILITY MANAGEMENT PLAN (SMP) WITH STATUTORY PLANNING UNIT
Application presented to Strategic Briefing Session (SBS) Meeting
COUNCIL ASSESSES THE APPLICATION

Sustainable Design Taskforce

To facilitate and promote the concept of 'open' and innovative planning and design and to ensure that the Doncaster Hill sustainability and urban design objectives are met, Manningham City Council has established the Sustainable Design Taskforce. The Sustainable Design Taskforce provides a centralised forum for Council and developers to work together towards achieving the sustainable and urban design principles of the Doncaster Hill Strategy, whilst adhering to the statutory planning framework objectives.

Via its interactive, round table discussions the Taskforce promotes close collaboration between multi-disciplinary teams from beginning of conceptual design, throughout detailed design and into construction. The Taskforce also plays an important advisory role, providing assessment and feedback to both the Council and the developer as well as helping to disseminate information, knowledge and experience in the fields of sustainability and urban design.

SUSTAINABLE DESIGN TASKFORCE MEMBERS

The Taskforce consists of Council appointed members, comprising Council representatives and external, independent advisors including Architecture, Urban Design and ESD advisors.

Function and Authority of the Sustainable Design Taskforce

The terms of reference for the Sustainable Design Taskforce include the following:

- To provide guidance to prospective developers and design teams about what can be done with a site in which they are interested.
- To advise on the consideration of development proposals through the statutory planning process.
- To advise on and ensure the implementation of ecologically sustainable building design and construction practices.
- To provide expert views on urban design, sustainability, accessibility and other related issues.

The Taskforce is an advisory body authorised only to make recommendations to Manningham City Council. It does not have the authority to approve or refuse projects or make policy decisions.

Meetings

Taskforce meetings are held once to twice a month throughout the year with special meetings convened when necessary. Two weeks notice is always given prior to meetings to enable the necessary scheduling to occur and distribution of reports and plans.

Planning Permit Submission Details

The following checklist outlines the submission details required to accompany a Planning Permit Application for the Doncaster Hill Activity Centre. Specific submission details pertaining to an applicant's response to the ESD Guidelines and Urban Design Guidelines are outlined later, in the relevant sections. A completed copy of the Application Checklist should be provided with the submission to verify all of the information presented and to help minimise delays associated with further information requests.

Doncaster Hill Application Checklist

- Completed Doncaster Hill Application Checklist;
- Completed Town Planning Application Form;
- Relevant Town Planning Application Fee;
- Certificate of Title and details of any Covenants or Section 173 Agreements (title search to be no more than 2 months old);
- Three copies of scaled and fully dimensioned plans;
- Full set of plans reduced to A3 size; and
- Feature survey plan.

Planning Policy Response

- Written statement that describes how the development is consistent with the:
  - Doncaster Hill Strategy Objectives,
  - State Planning Policy Framework (SPPF);
  - Local Planning Policy Framework (LPPF), including the Municipal Strategic Statement;
  - Zones;
  - Overlays;
  - Particular Provisions;
  - General Provisions; and
  - Reference and Incorporated Documents.

ESD Response

- Three copies of a Sustainability Management Plan (as specified in Part C of this Strategy) in accordance with Clause 22.13 of the scheme, incorporating written responses and technical details/illustrations with regard to:
- Building Energy Management;
- Water Sensitive Urban Design;

- → Construction Materials;
- → Indoor Environment Quality;
- → Waste Management;
- → Quality of Public and Private Realm;
- → Transport; and
- → Demolition and Construction.

The Sustainability Management Plan should also:

- → identify how the development will achieve the sustainability objectives of the Municipal Strategic Statement, Clause 21.21 Doncaster Hill Activity Centre;
- → identify statutory obligations and documented sustainability performance standards; and
- → specify key performance indicators, to an agreed level, to measure the achievement of objectives and initiatives identified in the Sustainability Management Plan.

Demonstrate:

- → the application of current best practice principles;
- → the use of emerging technology; and
- → A commitment to "beyond compliance" throughout the construction period and subsequent operation of the building.
- → Identify responsibilities and the schedule for implementation and monitoring.
- → Demonstrate that the design elements, technologies and operational practices that comprise the Sustainability Management Plan can be maintained over time.

URBAN DESIGN RESPONSE

Neighbourhood Details

- → Full extent of properties located within a 100-metre radius of the subject site
- → In relation to the neighbourhood, where appropriate:
  - → The pattern of development of the neighbourhood;
  - → The built form, scale and character of surrounding development including architectural styles, front fencing and garden styles/landscape design;
- → Identification of significant trees on surrounding properties, including species, height, spread and health of any trees that could be affected as a result of the proposed development;
- → Front and side setbacks of surrounding buildings;
- → The impact of the proposed development on the amenity of the adjoining and near-by properties;
- → Location of secluded private open space and habitable room windows of surrounding properties that have an outlook to the site;
- → Solar access to surrounding properties; and
- → Any other notable features or characteristics of the neighbourhood.

An urban design response that identifies and assesses how the proposed development derives from and responds to the neighbourhood and site description and the various outcomes for the land sought by the scheme.

Site Details

- → In relation to the site, where appropriate:
- → Site shape, size, orientation and easements;
- → Access points, fences, boundaries, drainage and services;
- → Levels of the site and the difference in levels between the site and surrounding properties;
- → Existing buildings;
- → Solar access to the site;
- → Location of vegetation existing on site and details of species, height, spread and health;
- → Any contaminated soils and filled areas, where known;
- → Views to and from the site;
- → Street frontage features such as poles, street trees and kerb crossovers;
- → Location and direction of local shops, public transport services and public open spaces within walking distance; and
- → Any other notable features or characteristics of the site.

Design Details

- → Written response to the general and precinct specific objectives and guidelines of the Doncaster Hill Strategy to explain how the proposed development derives from and responds to the neighbourhood and site description with regard to:
  - Building form;
  - Height;
  - Setbacks;
  - Massing;
  - Materials;
  - Boulevard Character;
  - Activated Street Frontage;
  - Heritage;
  - Pedestrian Links;
  - Vistas;
  - Access and Car Parking;
  - Open Space;
  - Landscape;
  - Safety.
- → Written response to identify opportunities and constraints on site;
  - → Shadow diagrams for the September equinox and June solstice in accordance with the Doncaster Hill Urban Design Requirements (Part D of this Strategy);
  - → Wind Tunnel Assessment in accordance with the Doncaster Hill Urban Design Requirements;
  - → Noise attenuation details;
  - → Correctly proportioned Street Elevations showing the development in the context of adjacent buildings;
  - → Three-dimensional coloured Artists Impression of the proposed development in context of surrounding development;
  - → Sections of the proposed buildings at appropriate intervals;
  - → Sight lines from balcony edges;
  - → Details and plans of any signage where applicable;

- Landscape Concept Plan drawn to scale and indicating planting schedules, layouts and provisions for tree root guards, irrigation, drainage and other relevant landscape design features;
- Landscape Concept Plan should detail all landscaping treatments for each stage of development and permanent management and upkeep of landscape areas/treatments; and
- Arborist's Report with regards to the removal of any significant vegetation on site and the impact of the proposed development on vegetation on adjoining properties.

Traffic Impact Response

- The developer is to provide a traffic impact study for the proposed development showing the following information:
  - Number of car parking spaces including disabled spaces and parking allocation;
  - Traffic generation and distribution detail for morning and evening peak hours based on the proposed development;
  - Existing traffic details;
  - Traffic management during the development construction phase;
  - The impact of generated traffic on the existing road network; and
  - Parking generation rates and the estimation of demand and supply of parking facilities from development construction onwards.

Smart Building Response

- Management Plan that details the technical measures to incorporate 'e-wiring' – broadband provisions into the building design.

Plan Details

- Site area and number of dwellings;
- Floor area of dwellings and other components of the building;
- Building site coverage;
- Area and dimensions of private open space for each dwelling;
- Any area of public open space;
- Site/floor plan to a scale of 1:100 to include:
  - Boundaries and dimensions of the site;
  - Location and use of proposed buildings;
  - Mature trees to be retained or removed;
  - Location and setback of adjoining buildings;
  - Location and dimension of landscape areas;
  - Location of plant and other equipment;
  - Location of waste collection and other storage / delivery areas;
  - Proposed streets, access ways, car parking areas and footpaths within the site;
  - Existing contours;
  - Finished floor levels;
  - Spot ground levels at each corner of proposed buildings;
  - Entries and internal layout of proposed uses;
  - Area of private open space for each dwelling where applicable;
  - External storage space for each dwelling;
  - Car parking allotted to each dwelling;
  - Proposed treatments of exposed roof spaces.
- Elevations to include:
  - North, south, east and west elevations of each proposed building;
  - Overall building heights;
  - Wall heights;
  - Dimensions between natural ground level and proposed finished floor levels;
  - Details of any proposed cut or fill and methods of retaining any cut or fill;
  - Proposed fencing details, including elevations of any proposed front fence; and
  - Schedule of finishes, detailing materials and colours of main external surfaces including roofs, walls, fences and car park entrances/garages.