

A. List of Written Submissions

SUBMISSIONS TO MANNINGHAM C33

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Submitted By:			On Behalf Of:
Sub No	Name	Organisation	Name
1	Virginia Martin	Maribyrnong City Council	
2	Mal Baker	City of Greater Dandenong	
3	Magdi Khallil		
4	Kenneth E T Cleverdon		
5	G W Andrews		
6	J H Andrews		
7	C C Than		
8	I S K Chin		
9	Matt Ryan	Urban Planning Mediation	Victor Kamal
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11	Robert Puggioni		
12	Brian C Pierson		
13	Timothy Wescott	Banyule City Council	
14	Jeff Breen	Westfield	
15	D & B Mackrill		
16	Amanda Ring	SJB Planning	Edgardon Pty Ltd

17	Amanda Ring	SJB Planning	The Darnley Group
18	J & B Richardson		
19	R Hamilton		
20	E & A Zafir		
21	R & K Sheedy		
22	Robert Enker	Building Commission	
23	Ingrid Twining	Melbourne Water	
24	Bruce Rush	Melbourne Water	
25	S & M O'Shea		
26	Harry Magaris		
27	Joyce Berdy		
28	Charles Brincat	SPI Powernet	
29	Christopher Trikillis		
30	Johanna Lane		
31	Edwin O'Flynn		
32	Graham Whitt	Shire of Yarra Ranges	
33	Trent Robinson	VicRoads	
34	Andrew Wall	VicRoads	

35	Gerry Mulcair	Department of Primary Industries	
36	David Hansen	Ratio Consultants Pty Ltd	Sue Nominees Pty Ltd
37	Doug Irvine	EPA	
38	Basile Sepsakos		
39	Ray Sheedy		
40	Kate Emerson	SKM	Burton Ridge Pty Ltd
41	Kate Emerson	SKM	682 Doncaster Road
42	Trevor Pearson	Yarra Valley Water	

B. Council Schedule of Recommended Changes

SCHEDULE OF RECOMMENDED CHANGES

CHANGES RECOMMENDED AT AND FURTHER TO COUNCIL RESOLUTION 20 MAY 2003

1. **Remove precinct 2G from the Doncaster Hill area**

The following changes are required:

- Amend Map 1 to DDO-6 to delete the four properties on the south side of Hepburn Road between Walker Street and Gifford Road.
- Delete the row dealing with Precinct 2G from Table 1 to Schedule 6 of the DDO.
- Amend Map 1 at clause 22.13 to delete the four properties on the south side of Hepburn Road between Walker Street and Gifford Road.

2. **Improve legibility of maps**

Note: New maps have been created which are clearer.

3. **Amend DD06 to clarify that tower setbacks are only for developments fronting Doncaster Road, Williamsons Road and Tram Road**

This change is no longer considered necessary.

No changes are proposed to be made as the provision is clear enough. See page 2 of 12 under the heading "Setbacks".

4. **Amend DD0-6 to be consistent with IP01**

Table 1 to Schedule 6 should be amended so that in precincts 4A, 4C and 4E the following entries appear in the table:

DDO6-4A	<u>none specified</u>	<u>none specified</u>	<u>none specified</u>	<p>High quality built form and higher scaled development that takes advantage of the large consolidated site but steps down to compliment the topography and achieves the outcomes promoted by the Scheme for the land.</p> <p>High quality built edge treatments, landscaped and tree lined setbacks are an important feature of the boulevard frontage.</p> <p>A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.</p>
DDO6-4C	<u>none specified</u>	<u>none specified</u>	<u>none specified</u>	<p>A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas.</p>
DDO6-4E	<u>none specified</u>	<u>none specified</u>	<u>none specified</u>	<p>A high quality built form that provides a transition in scale between the higher intensity of development in Doncaster Hill and the lower scale development of adjoining existing residential areas.</p>

5. **Delete height maximum from Shramms Reserve recognising its role as an open space asset.**

The following change should be made to Table 1 to Schedule 6:

DDO6-1C	<u>none specified</u>	<u>none specified</u>	<p>4.5 metres from side boundaries.</p> <p>8 metres from rear boundary.</p>	<p>Precinct 1 C has a low built form scale which complements the recreational/open space setting and low rise residential scale of the surrounding neighbourhood.</p>
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6. **Review 11 metre height maximum in relevant precincts with consideration to marginal increases**

Alter the 11 metre height limit in precinct 3A which is presently 11 metres to 12.5 metres. This will require the following change to Table 1 to Schedule 6:

DDO6-3A	<u>12.5 metres</u>	This is not within a Design Element Area	5 metres from front site boundary. 4.1 metres from the side boundaries. 4.5 metres from rear boundary.	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas north of Goodson Street.
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7. **Review and clarify reference to frontage and where it is applied in DD06**

No change is required upon further consideration.

8. **Review implementation section in clause 21.05 – Key Issue 5 to make reference to B2Z and the existing DDO schedules**

In Key Issue 5 at clause 21.05 of the MSS, under the heading **Zones and Overlays**, the only reference as proposed by Amendment C33 is to DDO 6. It is proposed to amend this to include reference to the Business 1 and 2 zones and DDO 2 which also applies in this area. The additional bullet points required will be as follows:

- Applying the Design and Development Overlay (DD)2) to provide for site consolidation in areas where smaller lots are common.
- Apply the Business 1 and 2 zones until a more appropriate zone is incorporated into the VPPs.

9. **Consider adding an objective in DD06 under section 1.0 to deal with neighbourhood amenity in relation to noise and other pollution; (requested by EPA)**

Upon further consideration, this amendment would not be consistent with the purpose for the Design and Development Overlay. It is not proposed to be made.

10. **Review height limit in Precinct 2B to ensure a current approval is not disadvantaged.**

Upon further consideration, no change is necessary.

11. **Consider amending the policy to acknowledge the likely changes to the building regulations in the near future and other on-going improvements particularly in relation to exceeding the energy star rating specified in the Building Regulations.**

Upon further consideration, no change is necessary.

FURTHER CHANGES RECOMMENDED

12. The map for Design and Development Overlay 1 which currently applies to the whole of Doncaster Road including Doncaster Hill should be amended so that it excludes the area of DDO-6.
13. Delete the incorporated document known as Manningham Centre Structure Plan December 1996 from the list of incorporated documents in the Schedule to clause 81.
14. Delete the incorporated document known as Doncaster Activity Centre Development strategy Final Report October 1990 from the list of incorporated documents in the Schedule to clause 81.
15. The frontage setback in Precinct 7C is currently specifies 5 metres. The outcome to be achieved as specified in Table 1 of Schedule 6 :

Protection of viewlines, buildings of a lower scale down the hill will be required to step back further than buildings higher up the hill.

Furthermore, on page 133 of the Doncaster Hill Strategy, under Built Form Guidelines for Precinct 7, it states that:

Set backs from Doncaster Boulevard will conform to the setback line determined by the minimum setback of 5 metres at the corner of Elgar Road and Doncaster Boulevard and the maximum setback of 10 metres at the western most end ...buildings further down the Hill will generally be required to step back further than those above to protect view lines and create a consistent and tapering built edge leading towards the top of the Hill.

The varied front setback is also shown on the indicative cross-section for Precinct 7., While the principle has been included in DDO6 –7C, the setback to front podium edge has been incorrectly designated as the standard 5 metres.

Therefore, it is recommended that Table 1 to Schedule 6 should be amended as follows:

DDO6-7C	21.5 metres	This is not within a Design Element Area	<p>5 to 10 metres to front Podium edge from front boundary.</p> <p>13 metres to Tower edge from front boundary.</p> <p>4.5 metres from the side boundaries.</p> <p>5 metres from rear boundary</p>	<p>Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage.</p> <p>Higher scale of development and range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development south of Carawatha Road.</p> <p>Protection of viewlines, buildings of a lower scale down the hill will be required to step back further than buildings higher up the hill.</p>
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16. **Edgardon Pty Ltd**

The following changes should be made to the DDO-6.

- Precinct 7A enlarged to include 584 Doncaster Road;
- Table 1 to Schedule 6 be amended for Precinct 7A as follows:

DDO6 - 7A	32.5 metres	6.5 metres above the Maximum Building Height	<p>Frontage setback of 5 metres to podium edge.</p> <p>Frontage setback of 9 metres to the tower edge.</p> <p>4.5 metre setback from side boundaries.</p> <p>4.5 metres setback from rear boundary.</p>	<p>Consistent built edge and landscaped and tree lined setbacks are an important feature of the boulevard frontage.</p> <p>A high quality major gateway development.</p> <p>Higher scale of development and range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development to the south.</p>
DDO6 -7B	29 metres	This is not within a design element area' for Design Element Height;	<p>Frontage setback of 5 metres to podium edge.</p> <p>Frontage setback of 11 metres to the tower edge.</p> <p>4.5 metre setback from side boundaries.</p> <p>4.5 metres setback from rear boundary.</p>	<p>Consistent built edge and landscaped and tree lined setbacks are an important feature of the boulevard frontage.</p> <p>A high quality major gateway development.</p> <p>Higher scale of development and range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development to the south.</p>

CHANGES REQUIRED BY GOVERNMENT BODIES/REFERENCE AUTHORITIES

Melbourne Water Revisions as per MW letter dated 31 March 2003

17. Suggested Improvements to Schedule 6 of the Design & Development Overlay

The suggested changes/addition of text is not in keeping with the purpose of DDO6 and instead, these should be addressed in the Doncaster Hill Activity Centre policy under clause 22.13-5 Ecologically Sustainable Design Policy and 22.13-6 Performance Measures as set out below

- **Insert the following general objective after the 8th dot point:**

to encourage the opportunity to maximise recycled water and stormwater use within development precincts

- **Insert an additional performance measure in Performance Measure No. 2 Water Conservation and Re-Use at clause 22.13-2 after the 3rd dot point**

Implement measures to retard stormwater peaks and opportunities to recycle stormwater”

(See next page)

18. **EPA Revisions - Refer to the EPA letter dated 11 April 2003 for reference**

The following recommendations relate to Clause 22.13-6:

Performance Measure No. 2

Add additional text to bullet point 4 as follows:

The grey water re-use system should be designed to comply with requirements specified in EPA publication 821 Reuse Options for Household Wastewater.”

Performance Measure No. 8

Add additional text to bullet point 2 as follows:

“Material with potential to leach/erode contaminants should be stored in the secured bunded area designed in accordance with EPA publication 347 Bunding Guidelines.”

Performance Measure No. 8

Add additional text to bullet point 7 as follows:

"and other air-borne emissions”

C. Analysis of Victoria Planning Provisions for Doncaster Hill

APPENDIX 5 - ANALYSIS OF VICTORIA PLANNING PROVISIONS FOR WHOLE OF DONCASTER HILL ZONE SOLUTION

ZONE	PURPOSE	TABLE OF USES	NOTIFICATION REQUIREMENTS	OTHER COMMENTS
Residential 1	Purpose does not include commercial and retail development and also does not encourage mixed-use developments.	Prohibits uses such as retail, office, nightclub, cinema etc. Such uses would be encouraged in Doncaster Hill.		Not suitable. Clause 54 & 55 Rescode assessments will not be applicable to most of Doncaster Hill given height of development.
Residential 2	Although this encourages medium to high-density residential developments, it does not encourage commercial or retail development or mixed-use development as a purpose. Encourages development that respects neighbourhood character whereas Doncaster Hill has a preferred or future character.	Like the RIZ, too many uses are prohibited, therefore restricting mixed-use development in Doncaster Hill.	Exemption from giving notice is not appropriate.	Not suitable. Clause 54 & 55 Rescode assessments will not be applicable to most of Doncaster Hill given height of development.
Low Density Residential	Provides for low-density residential development.			Not suitable.
Mixed Use	The purpose encourages 'residential development that respects the neighbourhood character.' Doncaster Hill, including the surrounding area has a preferred or future character identified.			<i>It is not known if an exemption from ResCode can be incorporated into the scheme through a zone, overlay or local policy. Clause 54 & 55 Rescode assessments will not be applicable to most of Doncaster Hill given height of development. Also a question of relevance to those developments it would</i>

ZONE	PURPOSE	TABLE OF USES	NOTIFICATION REQUIREMENTS	OTHER COMMENTS
	<p>Provides for industrial uses – not complementary to the Doncaster Hill Strategy.</p> <p>The Schedule can specify maximum floor areas for Office, Shop and Trade Supplies</p>			<p><i>apply to given that the objectives of Clause 55 differ from the design objectives for Doncaster Hill.</i></p> <p>How would the schedule work if the floor area m² maximum's are precinct based and not based on individual property parcels/addresses?</p> <p>Cannot be customised to deliver precinct based outcomes.</p>
Township	Provides for residential development and other uses in small towns.			Not suitable.
Industrial 1	Does not provide for residential development. Purpose includes manufacturing industry.	Accommodation/dwellings are prohibited. Shop and Cinema are also prohibited.	Exemption from giving notice is not appropriate.	<p>Not suitable.</p> <p>Investigate impact on existing INIZ area.</p>
Industrial 2	Does not provide for residential development. Purpose includes manufacturing industry and associated storage facilities.	Accommodation/dwellings are prohibited. Shop and Cinema are also prohibited.	Exemption from giving notice is not appropriate.	Not suitable.
Industrial 3	Does not provide for residential development. Purpose is for use as a buffer between Industrial 1 & 2 zones and communities	Accommodation/dwellings are prohibited. Shop and Cinema are also prohibited.		Not suitable.
Business 1	Doesn't recognise residential use in the purpose. Focus is retailing with other complimentary commercial,	Too many uses allowed without a planning permit and could require some control over these given potential conflicts between uses when	Exemption from giving notice is not	<p>Not suitable.</p> <p>Does Westfield Shoppingtown remain in this</p>

ZONE	PURPOSE	TABLE OF USES	NOTIFICATION REQUIREMENTS	OTHER COMMENTS
	entertainment and community uses. Does include residential in its purpose.	<p>located within a mixed-use area, particularly high rise mix of uses.</p> <p>Dwellings not encouraged at ground floor, however in some parts of Doncaster Hill, this is suitable.</p> <p>Industry is discretionary</p> <p>Floor area maximums for specific parcels of land can be specified for office, shop or trade supplies. How to allocate?</p>	appropriate (30m from RIZ).	<p>zone?</p> <p>Allocation of retail floor space to other parcels of land.</p> <p>Cannot be customised to achieve precinct based outcomes</p>
Business 2	Purpose is offices and associated retail uses. Doesn't recognise residential in its purpose.	<p>Permit is not required for Office – Section 1 use, however floor space can be allocated to parcels of land in the schedule</p> <p>Industry is discretionary</p>	Exemption from giving notice is not appropriate (30m from RIZ).	Not suitable.
Business 3	Purpose includes manufacturing industry that is not consistent with the Doncaster Hill Strategy. Doesn't recognise residential in its purpose.	<p>Accommodation/dwelling and Shop is prohibited in the table of uses.</p> <p>Industry is a Section 1 use.</p>	Exemption from giving notice is not appropriate (30m from RIZ).	Not suitable.
Business 4	Purpose includes manufacturing industry that is not consistent with the Doncaster Hill Strategy. Doesn't recognise residential in its purpose.	Too many uses do not require a permit and these uses may not be suitable to mix with residential uses within Doncaster Hill.	Exemption from giving notice is not appropriate	Not suitable.

ZONE	PURPOSE	TABLE OF USES	NOTIFICATION REQUIREMENTS	OTHER COMMENTS
		Accommodation/dwelling and Shop is prohibited yet Adult sex bookshop is a permit-required use.	(30m from RIZ).	
Business 5	Purpose includes offices and multi dwellings with common access. Doesn't recognise retail, commercial and other complimentary uses that would be encouraged in Doncaster Hill.	Shop is prohibited in the table of uses.	Exemption from giving notice is not appropriate (30m from RIZ).	Not suitable.
Rural	Applies to rural land.			Not suitable.
Environmental Rural	Applies to land where natural eco-systems, flora, fauna etc is conserved.			Not suitable.
Rural Living	Applied to residential use in a rural environment.			Not suitable.
Public Use	Applies only to public land.			Not suitable. Need to look at School and Council owned land. The PUZ2 will continue to apply to the School site.
Public Park & Recreation	Applies to public recreation and open space.			Not suitable.
Public Conservation & Resource	Applies to public recreation and open space.			Not suitable.
Road	Applies to Roads.			Not suitable.
Special Use	Allows Council to put in specific objectives for Doncaster Hill that could identify the types of uses that are	Provides some flexibility to customise according to the particular Doncaster Hill requirements.		Not suitable. Department of Infrastructure advised this zone is not acceptable.

ZONE	PURPOSE	TABLE OF USES	NOTIFICATION REQUIREMENTS	OTHER COMMENTS
	to be encouraged in the area. Apply to all of Hill of just commercial areas? How to achieve precinct specific outcomes?			Does not allow customisation to achieve precinct-based outcomes. Is usually applied to parcels of land in the same ownership with clear land use objectives such as private schools.
Comprehensive Development	Provides for a range of uses in accordance with a comprehensive development plan. Doncaster Hill is a redevelopment of an existing metropolitan 58ha area that is not held within the one ownership. Detailed structure planning of individual lots has not and is not intended to occur.	Has flexibility to customise table of uses through the schedule. Apply to all of Doncaster Hill or by precinct?	Once a plan is prepared all works are exempt from formal notification procedures if consistent with the plan.	Not suitable. Department of Infrastructure advised this zone is not acceptable. The land is not within the one ownership and is already developed, and this can cause difficulties with structure or master planning. The CDZ is more commonly applied to Greenfield sites. Micro level of 'development plan' required in a comprehensive development zone has not been the aim of Doncaster Hill Does not allow customisation to achieve precinct-based outcomes.
Urban Floodway	Applies to waterways, floodpaths, hazard areas in urban areas.			Not suitable.
Capital City	Applies to Melbourne Central City.			Not suitable.
Docklands	Applies to Melbourne Docklands area.	Schedule customises table of uses	Schedule can	Not suitable. Department of Infrastructure

ZONE	PURPOSE	TABLE OF USES	NOTIFICATION REQUIREMENTS	OTHER COMMENTS
			exempt notification	<p>advised this zone is not acceptable.</p> <p>Could be a suitable basis for the 58ha Doncaster Hill strategy area as:</p> <ul style="list-style-type: none"> • Purpose is for development in accordance with the adopted Docklands Strategy, could apply to the Doncaster Hill Strategy; • It encourages a variety of dwelling types and a range of commercial and other complimentary uses to suit a diversity of needs; • Has ability to customise purpose of the zone and table of uses; • Sets out specific requirements for buildings, works and application requirements. • Can be customised so that it is precinct based.
Design and Development Overlay	Applies to the design and built form of new development. The schedule to the DDO can be customised to specify requirements relating to setbacks, height, plot ratio, landscaping etc.	This overlay states that unless a schedule states otherwise, a permit is required for all buildings and works. Decision guidelines relate to the purpose of the schedule and any specified design objectives.	Can exempt notification requirements in the schedule	<p>Suitable to deliver some design & built form objectives but not others from the Doncaster Hill Strategy including ecologically sustainable design outcomes and precinct based objectives.</p> <p>Is a prescriptive control rather than performance based. There is limited discretion available to consider sustainability</p>

ZONE	PURPOSE	TABLE OF USES	NOTIFICATION REQUIREMENTS	OTHER COMMENTS
Incorporated Plan Overlay	Applies to unique sites where the form and conditions of future development are shown on an incorporated plan before a permit can be sought.	Schedules can be quite prescriptive and can relate to pre-existing agreements or conditions established prior to the introduction of the new format scheme as a transitional control.	Exemption from giving notice is not appropriate	<p>or alternative & / or emerging technologies.</p> <p>Any permit granted must be in accordance with the Incorporated Plan, although a schedule can state that a permit may be granted to vary this.</p> <p>Is usually applied to land that is in the one ownership given micro level of detail required to be resolved before a plan is incorporated.</p>
Development Plan Overlay	Applies generally to Greenfield areas where the form and conditions of future use and development are pre-determined and planned out on a development plan	Requires a development plan to be prepared and approved by the RA prior to any subdivision or buildings and works occurring.	Exemption from giving notice is not appropriate	<p>This requires the form and conditions of future development to be pre-determined. This level of detail cannot be provided given that Doncaster Hill is an established urban environment that is held in different ownership.</p> <p>The Strategy delivers guidelines only and does not predetermine the level of detail required by the DPO.</p>
Neighbourhood Character Overlay	Purpose is to identify existing or preferred neighbourhood character areas and to ensure new development respects the neighbourhood character.	Is a residential overlay used to guide residential development rather than mixed-use high-rise development. Detailed analysis is required to demonstrate that a neighbourhood has a particular character requiring this high level of control.	Only exempts demolition of outbuildings and swimming pools.	<p>Not suitable.</p> <p>Is a residential overlay not commercial or mixed use. Relates to Clause 54 & 55 Rescode provisions which will generally not apply to development within Doncaster Hill. This degree of control and detail is not sought by the Strategy.</p>

NB. Other overlays available in the Victorian Planning Provisions have not been listed due to their obvious irrelevance to this analysis for example: Environmental Significance, Erosion, Salinity, Wildfire, City Link or Airport Environs overlays.

D. Strategic Assessment Guidelines

STRATEGIC ASSESSMENT GUIDELINES

FOR PLANNING SCHEME AMENDMENTS

The purpose of the Strategic Assessment Guidelines is to provide a consistent framework for the evaluation of a proposed planning scheme amendment and the outcomes it produces.

The guidelines should be used by:

- *proponents (including councils) when formulating a proposal*
- *the planning authority when considering a request to prepare an amendment*
- *any planning panel and advisory committee when considering an amendment*
- *the planning authority when considering the final construction and adoption of an amendment*
- *the Department of Infrastructure when considering an amendment submitted to the Minister for approval.*

Principles applying to planning scheme amendments

Key objectives for Victoria's planning scheme are to:

- make planning more strategic and policy based
- make the reasons for planning policies and requirements and planning decisions more transparent
- ensure planning schemes are clear and usable.

These objectives equally apply to planning scheme amendments.

Make planning more strategic and policy based

The strategic foundation of each scheme is made up of two components – the State Planning Policy Framework (SPPF) and the Local Planning Policy Framework (LPPF).

If the strategic focus of new schemes is to be maintained, it is essential that subsequent amendments do not undermine or ignore the planning policy framework in the scheme.

For this reason, an amendment should seek to implement the SPPF and the LPPF of the planning scheme. Any specific proposal should support the policy framework.

NOVEMBER 2001

GENERAL PRACTICE NOTE

Make the reasons for planning policies and requirements and planning decisions more transparent

The strategic directions that have been developed for the State or a municipality should guide the application of appropriate planning tools from the Victoria Planning Provisions (VPP). As Section 12A of the Planning and Environment Act 1987 requires controls on the use and development of land in a planning scheme relate to the objectives and strategies set out in the Municipal Strategic Statement (MSS) for the municipality. It is therefore important when preparing an amendment to a planning scheme to ensure that there are clear linkages between the MSS and the application of zones, overlays, schedules and policies, and that links to the council's corporate plan are apparent.

Ensure planning schemes are clear and usable

The VPP provide clarity and consistency for users of planning schemes through the use of standard planning provisions, which ensure that consistent provisions for various matters are maintained across Victoria.

To ensure planning schemes are clear and usable, a series of Planning Practice Notes has been prepared on the use of the VPP. Planning Practice Notes provide best practice guidance about the use and application of many VPP tools, explanation and guidance about statutory processes, and recommended structure and wording of statutory documents.

Matters to be considered

The broad issues to be considered in preparing and assessing an amendment or proposal are:

- Is an amendment required?
- What is the strategic basis for the amendment or proposal?
- Have the requirements of the Act been considered?
- Does the amendment or proposal support or implement the SPPF and the LPPF?
- What consequences will any proposed or necessary changes to the MSS or local planning policies have for other aspects of the policy framework?
- Does the amendment make proper use of the VPP?
- What is the outcome of the amendment or proposal in terms of the planning scheme's strategic directions, usability and transparency?

Planning Panels and Advisory Committees will report on these matters when considering an amendment or proposal. The Department of Infrastructure will also address these matters when considering any amendment submitted to the Minister for approval.

In the context of evaluating these matters, the following issues should be addressed. If any issue is not relevant, this should be stated giving the reason why.

1. Is an amendment required?

Before starting to prepare an amendment, consider whether an amendment is necessary.

- Does the amendment repeat provisions already in the scheme? If so, what additional value will the amendment to the scheme provide?
- Is an amendment necessary? Are there other ways of achieving the desired outcome? (For example, can the matter be dealt with by other available council mechanisms such as a local law or as a planning permit application?) If so, why is an amendment to the scheme the preferred approach?

2. Strategic justification

Every amendment should be strategically supported and should maintain or develop the strategic focus of the planning scheme.

- What is the strategic basis for the amendment?

3. Planning and Environment Act

Every amendment must meet the requirements of the Act including any Ministerial Directions under Section 7 and Section 12 of the Planning and Environment Act 1987.

- Does the amendment adequately address environmental effects?
- Does the amendment adequately address the relevant social and economic effects?
- Does the amendment comply with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes?
- Do any other Minister's Directions apply to the amendment? If so, have they been complied with?
- Is the amendment accompanied by all of the information required by a Direction?

4. State Planning Policy Framework

To ensure planning schemes further the objectives of planning in Victoria, planning authorities must take into account and give effect to the general principles and specific policies contained in the SPPF.

- What aspects, if any, of the SPPF are relevant?
- Does the amendment or proposal support or give effect to the SPPF?

5. Local Planning Policy Framework

The LPPF sets a local and regional strategic policy context for a municipality. It comprises the MSS and specific local planning policies.

If an amendment or proposal is at odds with the existing policy framework of the planning scheme, then the policy framework itself may require reassessment. If this leads to the conclusion that the LPPF itself needs amendment, then the implications of the change for the rest of the planning scheme will need to be considered.

It is not necessary to include references to specific proposals in the LPPF. The LPPF does not need to identify every project, but rather sets the policies and strategic objectives against which individual projects will be addressed.

Municipal Strategic Statement

The MSS contains the strategic planning objectives of the council and the strategies employed to achieve them. As such, there should be a clear link between the objectives and outcomes sought by the MSS and the requirements applied in the scheme. When preparing an amendment to the planning scheme, the planning authority must take the MSS into account.

- How does the amendment or proposal seek to implement and/or support the MSS?
- If the amendment or proposal does not support or implement the MSS, are any changes to the MSS proposed or necessary?
- What is the strategic basis for any change to the MSS?
- What effect will any change to the MSS have on the rest of the MSS:
 - Is the amendment consistent/inconsistent with strategic directions elsewhere in the MSS?
 - What is the cumulative effect of this amendment and other amendments/proposals on the strategic directions in the MSS?
- Has there been any community consultation with respect to proposed changes to the MSS? What have been the outcomes?
- Does the change to the MSS address the format, content and language guidance in the VPP Practice Note *Format of Municipal Strategic Statements*?

Local Planning Policy

A Local Planning Policy is one of the tools available for implementing objectives and strategies in the MSS. A local planning policy is a tool for day-to-day decision-making in relation to a specific discretion in the planning scheme. It helps the responsible authority and other users of the scheme to understand how a particular discretion is likely to be exercised. When preparing amendments to the scheme, a planning authority must take the content of relevant local planning policies into account.

- What local planning policies will the amendment or proposal affect or be affected by?
- If the amendment introduces or changes a local planning policy, is this necessary? Or is the issue adequately covered by another planning tool or decision guideline?
- What is the strategic basis for any new or changed local planning policy?
- If the amendment introduces or changes a local planning policy, has the VPP Practice Note *Writing a Local Planning Policy* been followed? In particular, does the local planning policy:
 - respond to a demonstrated need
 - implement an objective or strategy in the MSS
 - relate to a specific discretion or group of discretions in the scheme
 - assist the responsible authority to make a decision
 - assist any other person to understand whether a proposal is likely to be supported or not
 - add to the other planning tools in the scheme, especially the relevant zone or overlay
 - address the format, content and language guidance in this practice note?

6. Zones, overlays and schedules

Zones and overlays are used to implement the State and local strategic directions identified in the SPPF and LPPF and the application of requirements such as zones, overlays and local provisions must have a readily discernible basis in the SPPF or LPPF.

In deciding the most appropriate VPP tool to best implement the strategic outcomes of an amendment, consideration should be given to the series of Planning Practice Notes that have been prepared on the use of the VPP. Practice Notes should be used where relevant to ensure consistency and best practice methodology in every amendment.

- Does the amendment use the most appropriate VPP tool to achieve the strategic objective of the scheme (for example, is the right zone or overlay used)?
- To what extent do local provisions adopt a performance-based approach?
- What Planning Practice Notes are relevant?
- Is the amendment in accordance with any relevant Planning Practice Notes?

7. Referral authorities

The creation of a new referral authority must be justified and consideration should be given to the need for new referrals of planning applications.

- Does the amendment contain new referral requirements?
- If so, does the referral authority support these requirements?
- What is the purpose of the referral?
- Are the referral arrangements performance based?
- Can this purpose be served by other means, for example mandatory notice under Section 52(1)(c) of the Planning and Environment Act 1987, a mandatory condition on every permit under Section 62(1)(a) or a decision guideline?

8. Outcome of the Amendment

- What is the cumulative effect of this amendment and other amendments on the strategic directions of the planning scheme and on the usability and transparency of the planning scheme?
- Are the amendment and the desired outcomes clear?

An up-to-date list of Planning Practice Notes and Ministerial Directions can be found at www.doi.vic.gov.au/planning

Planning Practice Notes provide practical advice on planning and urban design matters.

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Planning Information Centre
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For further details contact:

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Eastern Region
Telephone 03 5172 2677

North Eastern Region
Telephone 03 5761 1857

Northern Region
Telephone 03 5434 5150

South West Region
Telephone 03 5225 2521

Western Region
Telephone 03 5333 8790

E. Alternative approach to MSS & local planning policy

21 MUNICIPAL STRATEGIC STATEMENT

2.0 21.22 DONCASTER HILL ACTIVITY CENTRE

3.0 21.22-1 Overview

Doncaster Hill Activity Centre is a 58 hectare area located in Doncaster stretching along the major corridors of Doncaster Road, Williamsons Road and Tram Road. It is located approximately 12 kilometres from the Melbourne Central Business District and is one of the highest points in Melbourne showcasing views of the Dandenongs, Kinglake Ranges and the panoramic Melbourne City skyline.

The Doncaster Hill area is regarded as a prime location for redevelopment based on topographic features and existing physical and community infrastructure assets that include:

- Westfield Doncaster Shoppingtown regional Activity Centre featuring a major bus interchange, regional library, Westfield Tower offices and cinemas.
- Manningham Municipal Offices, including the Manningham Function Centre and Gallery.
- Doncaster Playhouse
- Doncaster Primary School
- Maternal and child health care, childcare and preschool facility
- Recreational facilities including Doncaster Bowling Club, Schramms Reserve and Badminton Court
- Shoppingtown Hotel
- Many community organisations, services, clubs and churches
- Offices, showrooms, factories, restaurants and retail premises
- Sovereign Point and The Crest Apartments (existing high rise residential tower developments in Williamsons Road)

The Metropolitan Strategy *Melbourne 2030* identifies Doncaster as a Principal Activity Centre.

To meet changing demographic trends and achieve residential targets identified by Council there is a need to provide a greater diversity of dwelling types. As part of the Manningham Residential Strategy, high and medium density housing densities will be encouraged within identified Activity Centres whilst residential development outside identified Activity Centre areas will be the focus for low density, detached housing development. Doncaster Hill Activity Centre has been identified as a focus for high density residential development.

Manningham has a commitment to sustainability. Doncaster Hill is an opportunity to showcase an integrated land-use planning and development framework which:

- Challenges mainstream community planning and building design to achieve desired environmental outcomes.
- Provides more local jobs to reduce journey to work trips.
- Provides housing where residents may walk to facilities and services.
- Encourages reduced levels of car ownership and increased public transport usage.

4.0 21.22-02 Doncaster Hill Strategy

The Doncaster Hill Strategy envisages that the Doncaster Hill Activity Centre will be a high density mixed use urban village, which provides a compatible mix of apartment style residential opportunities, retail, commercial, social, community and entertainment uses, within an urban design framework based on principals of sustainability and the creation of a strong sense of place and civic identity.

Council's key strategic directions for future land-use planning and development in Doncaster Hill are illustrated by the Doncaster Hill Strategy Framework Plan. The Doncaster Hill Strategic Framework Plan outlines the key elements which provide the design vision embodied in the urban design requirements for Doncaster Hill, including:

- Delineation of individual precincts
- Focus for active street frontages
- Focus for highest density mixed use development
- Location for new boulevard treatment
- Gateways / Entry Points
- Iconic artwork
- Historic Sub-Precinct
- Open Space considerations
- Views
- Potential rail links
- Public Transport Interchange & regional library

[Insert Doncaster Hill Strategy Framework Plan]

5.0 21.22-03 Sustainability requirements

Doncaster Hill provides extensive redevelopment opportunities that together can create a more sustainable urban form. The creation of a high density mixed use urban village will increase local retail, commercial and employment for its residential population and establish a strong and more pleasant neighbourhood focus to encourage walking, bicycling and shorter vehicle trips.

The Doncaster Hill Strategy envisages creation of an Activity Centre at Doncaster Hill where sustainability becomes the accepted norm in the development industry, demonstrating how these centres can be redeveloped using Ecologically Sustainable Development principles in project design and development. Development at Doncaster Hill will incorporate Ecologically Sustainable Development principles in every facet of design, demolition, construction and operation. The Council's framework for Ecologically Sustainable Development includes the following objectives:

- To achieve new benchmarks in energy conservation and increase use of renewable energy resources.
- To achieve best practice water sensitive urban design that offers an alternative to the traditional approach to water management.
- To minimise the environmental impacts of input and output materials as well as any material used in the external construction and development of buildings and works.
- To achieve healthy internal building environments.
- To achieve a reduction in waste generated by building occupants that is collected, hauled to and disposed of in landfills.
- To minimise environmental impacts associated with site construction practices.

Council envisages that a positive approach to Ecologically Sustainable Development will be adopted at the earliest opportunity as an important design and development consideration rather than incorporated once concepts and plans are well advanced. To demonstrate the full potential of Ecologically Sustainable Development, it is expected that proposals will incorporate current best practice, use emerging design solutions and technologies and embrace a 'beyond compliance' approach to mandatory standards.

The Sustainability Management Plan will be the means of documenting and delivering sustainability requirements for individual use and development within Doncaster Hill.

6.0 21.22-04 Built form

Built form at Doncaster Hill will provide a range of building heights stepping with and emphasising the existing dramatic land form of Doncaster Hill. By stepping down away

from the Hill, buildings will achieve a change of scale to moderate their impact on the streetscape and adjacent development to minimise overlooking and overshadowing both within and beyond Doncaster Hill. Buildings will provide a level of visual diversity and contribute to the public realm through the use of varied, high quality, durable and environmentally appropriate materials.

Boulevard landscape treatment of Doncaster Road, Williamsons Road and Tram Road will be complemented by appropriate setbacks and built form to encourage pedestrian activity, protect vistas and create a strong sense of place.

Gateway buildings will mark the entrances to Doncaster Hill. The significance of the main intersection of Doncaster Road, Williamsons Road and Tram Road will be celebrated by built form emphasising the corners, artwork and lighting.

7.0 21.22-05 Precincts

Seven distinctive development precincts have been identified and delineated within the Doncaster Hill Strategy area. The precincts are delineated in accordance with their topographic orientation and aspect on Doncaster Hill, their relationship to main roads, and their present and future uses.

The precincts provide guidance to the expected outcomes in each area and a framework for the assessment of appropriate mixes of functions, building scale and character.

Precinct 1

This precinct contains existing Civic, Education and Art infrastructure for Doncaster Hill, including the defining historic buildings and most of the existing open space. It also features commanding views, particularly to the northern ranges and Dandenong ranges.

Vision

A consolidated civic centre & community focus, with gateway presence. Expanded community & education facilities, and major meeting and public open space for Doncaster Hill residents and the wider Manningham community. Strong pedestrian links to other areas of Doncaster Hill; enhanced historic/arts sub-precinct.

Building Heights

The building height is set at 29.0 metres to allow for a future mixed-use development on this significant gateway entry site into Doncaster Hill.

Precinct 2

This precinct is a north-facing strip on the south side of Doncaster Road, commanding 360 degree panoramic views and already containing a significant component of the commercial development for Doncaster Hill.

Vision

The focus for high-density development and cafes, restaurants & outdoor eating at ground level taking advantage of the north-facing aspect. Strong pedestrian links established between both sides of Doncaster Road. Heritage building retained to reinforce heritage/arts character near summit of Doncaster Road.

Building Heights

Generally Precinct 2 has the greatest potential for high-density development along the Doncaster Road ridgeline, where it will complement the proposed activated street frontage in the lower levels. A consistent podium frontage is encouraged along Doncaster Road. Building height limits are set to a scale appropriate to the location and elevation on Doncaster Hill. Buildings located closer to the top of the Hill will generally be permitted greater building heights (to a maximum 40.0 metres) than those further down the Hill. Building form will be required to step in a southerly direction down Tram Road.

Precinct 3

This precinct is the interface zone between the Civic and Education Precinct 1 to the east and Doncaster Shoppingtown (Precinct 4) to the west. It falls away dramatically to the

north. The Precinct presently comprises mainly low-density housing, with several rear lanes, and commercial development abutting Doncaster Road.

Vision

In light of its strategic location between Precincts 1 & 4, the future fabric in Precinct 3 will be highly permeable, including well-defined public spaces with linking pathways. It will be well-connected to high-density mixed-use development along Doncaster Road.

Building Heights

The building height is set to 29.0 metres abutting Doncaster Road to avoid overshadowing of the activated frontages on the south side.

The allowable height then steps down the Hill to maximise solar access and views, and transition to the low-density residential scale north of Goodson Street.

Precinct 4,

Westfield Shoppingtown, is a major regional shopping centre centrally located within the Doncaster Hill Activity Centre. The site has significant frontages to the main roads and occupies the dominant corner of the main intersection. It commands panoramic views to the north and west.

Vision

The principle retail and entertainment focus of the Doncaster Hill Activity Centre. Shoppingtown is better integrated into Doncaster Hill & the surrounding community with activated street frontages & external spaces, pedestrian accessibility, a public transport interchange, and improved engagement with the main intersection.

Building Heights

Height to be in accordance with the Westfield Shoppingtown Doncaster Concept Plan, Sept 1996.

Precinct 5

This precinct extends along the Williamsons Road ridgeline – it contains the only existing high-density housing development on the Hill. The precinct features panoramic city skyline views to the west.

Vision

High-density development continuing along the Williamsons Road ridgeline, with strong links to Lawford Reserve, Shoppingtown & public transport interchange. Strategic view corridors are to be created from the west side of Williamsons Road (in the vicinity of the Shoppingtown Hotel site) towards the CAD skyline, including from public open space abutting Williamsons Road.

Building Heights

High density development will continue to be built along the Williamsons Road ridgeline in Precinct 5, with less dense development progressively stepping down the Hill toward the adjoining low density residential area. Allowable building heights range from 36.0m on the ridgeline to 14.5m at the interface with Doncaster Hill.

Precinct 6

This precinct comprises the north-west area of Doncaster Road and Doncaster Hill. The precinct presently has a strong commercial/light industrial character, and older residential stock along Firth Street. It commands city views from the higher reaches at the east end.

Vision

The mixed-use village character continuing on a smaller scale to that proposed for precincts further east, and strong pedestrian links created to Lawford Reserve and the south side of Doncaster Road.

Together with Precinct 7 forms major gateway entry to Doncaster Hill along Doncaster Road – consistent built edge and tree-planting with gateway building at west entry point. Commercial / mixed-use along Doncaster Road, with medium-density residential use at rear.

Building Heights

The building heights for Precinct 6 are of a smaller scale than proposed for precincts located at higher elevations further east with maximum allowable height being 21.5m at the east end. The building form will decrease in height with the fall of the land both westwards along Doncaster Road and northwards to the Doncaster Hill interface.

Precinct 7

This precinct comprises the south-west area of Doncaster Road and Doncaster Hill, and is presently characterised by light industrial and commercial uses, including a number of restaurants at the west end. It commands city views from the higher reaches at the east end.

Vision

Together with Precinct 6 forms major gateway entry to Doncaster Hill – consistent, tapering built edge and tree-planting with gateway building at west entry point.

Commercial/mixed-use along Doncaster Road.

Building Heights

Similar to Precinct 6, the building form in Precinct 7 is of a smaller scale than is proposed for precincts located further east in Doncaster Hill.

It will decrease in height with the fall of the land both westwards along Doncaster Road and southwards towards the Doncaster Hill interface.

8.0 21.22-06 Access and circulation

Pedestrian and cyclists' amenity and accessibility will be a priority in the development of circulation networks in Doncaster Hill. Adjacent residential streets will be protected from the impact of increased traffic flows. Adequate, concealed on-site parking will be required for new development.

Reduced dependency on private car use will be encouraged through applying appropriate car parking rates, supporting public transport use, a highly permeable pedestrian network and the provision of pedestrian and cyclist links.

22.22-07 Infrastructure requirement

Future infrastructure requirements of Doncaster Hill will be met in a comprehensive, timely and equitable way through the use of Development Contributions Plans.

22.13 DONCASTER HILL ACTIVITY CENTRE SUSTAINABILITY MANAGEMENT PLAN POLICY

This policy applies to land in the Doncaster Hill Activity Centre as identified in Map 1 to this Policy.

22.13-1 Policy basis

This policy implements the Municipal Strategic Statement objectives and strategies for ecologically sustainable development associated with the use and development of specific sites at Doncaster Hill Activity Centre.

22.13-2 Objectives

The objectives of this policy are:

- To require use and development within Doncaster Hill Activity Centre to implement the sustainability objectives set out in the Municipal Strategic Statement so far as practicable.
- To use the Sustainability Management Plan as the means of documenting and delivering sustainability outcomes for individual use and development within Doncaster Hill.

22.13-3 Policy

Where a permit is required for use or development of land it is policy to require the preparation of a Sustainability Management Plan that meets the following requirements to the satisfaction of the responsible authority.

The Sustainability Management Plan should:

- Identify statutory obligations and documented sustainability performance standards.
- Identify the ‘beyond compliance’ level of sustainable performance adopted by the applicant.
- Demonstrate the means by which the agreed level of performance will be achieved.
- 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.

The individual components of the Sustainability Management Plan should address:

- Building Energy Management
 - The design of the building for energy efficiency (thermal envelope).
 - The use of energy saving technologies to further reduce demand.
 - The use of alternative energy sources, whether provided on-site or through the purchase of ‘green energy’.
- Water Sensitive Urban Design
 - An integrated water management plan that identifies ‘best-fit’ opportunities for:
 - A reduction in demand for potable water through use of water conservation features and alternative sources of supply such as wastewater and stormwater.
 - A reduction in the volume of wastewater through water conservation and reuse.
 - An improvement in stormwater quality runoff and a reduction in peak flows through appropriate treatment and stormwater reuse.
- Construction Materials

- The use of building materials that minimise ecological or health impacts and greenhouse gases based on the type and volume of raw materials, water and energy consumed in their production.
- The use of materials that can be expected to endure for the life of the development with minimal maintenance and can be recycled at the end of their useful life.
- The reuse of recycled materials and the use of materials with recycled components.
- The use of materials produced in Victoria or Australia.
- The use of pre-fabricated, pre-cut and standardised components to reduce waste.
- **Healthy Internal Environments**
 - The provision of airflow, cross-ventilation, daylight, appropriate levels of lighting, views and direct access to outdoor areas.
 - The use of materials with low levels of chemicals and minimal production of allergens and other irritants.
 - The exclusion of external pollutants and the safe disposal of internally-generated pollutants.
 - The measures to reduce reliance on mechanical heating, cooling and lighting systems.
 - The use of flexible internal controls for these systems.
 - The measures to minimise internal noise levels.
- **Waste Management**
 - An integrated plan for:
 - A reduction in the amount of waste delivered.
 - A reduction in the amount of waste to landfill.
 - Maximising recycling and composting opportunities.
 - Appropriately dealing with hazardous materials.
- **Demolition and Construction**
 - The protection of vegetation and other features to be retained and public assets.
 - Testing for and development of a management plan for contaminated or potentially contaminated sites.
 - The prevention of the unintended movement of building, waste and hazardous materials and other pollutants on or off the site, whether by air, water or other means.
 - The measures to minimise the amount of waste delivered; the recycling of demolition and waste materials; and the return of waste materials to the supplier (where the supplier has a program of reuse or recycling).
 - The measures to minimise noise and other amenity impacts from mechanical equipment and demolition/construction activities, especially outside of daytime hours.
 - The measures to minimise interference with normal circulation and parking arrangements and any continuing use of outdoor areas.
 - The measures for ensuring worker and public safety.
 - A means for communicating construction arrangements to occupants of affected properties.

22.13-4 References

Doncaster Hill Strategy, Manningham City Council (October 2002)
????

F. Revised Version of DDO6

SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**

DONCASTER HILL ACTIVITY CENTRE**1.0 Design objectives**

To provide for high-density development that supports the strategic role of the Doncaster Hill Activity Centre as the location for sustainable, contemporary, vibrant mixed use development.

To ~~ensure that built form outcomes demonstrate~~ **encourage** the use of contemporary architecture combined with innovative urban design and building techniques incorporating ecologically sustainable design principles.

To ~~create a~~ stepping down ~~in~~ built form **within the boundaries of Doncaster Hill Activity Centre to** ~~that creates a~~ transition between the higher density and larger scale developments of the Doncaster Hill Activity Centre and the **traditional** residential scale of the surrounding neighbourhood.

To achieve development that provides a distinctive sense of identity for each precinct in the Doncaster Hill Activity Centre.

To encourage the built form ~~of any building~~ at the gateway **locations** ~~/entry points to the Doncaster Hill Activity Centre, as~~ identified on Map 1 to this Schedule, to **be designed to** act as ~~markers by the use of~~ **with** distinguishing architectural or urban design elements.

To **create boulevards framed by podiums, consistent front setbacks and a** ~~provide~~ high quality landscape treatment **within the public and private realms** ~~and use of consistent front road setbacks as a means of enhancing the treed boulevard character and pedestrian safety and amenity~~ along Doncaster, Williamsons and Tram Roads.

To encourage active street frontages and pedestrian generating activities along public urban spaces, boulevards, open space areas and pedestrian linkages.

To achieve development of circulation networks that focus on providing strong linkages within the Doncaster Hill Activity Centre; **and** ~~enhance~~ **ceing** pedestrian and bicycle users' amenity.

To achieve development that provides accessible, safe, attractive and functional private and public open space opportunities, which are well connected and integrated within a permeable urban environment.

To encourage development to either incorporate urban art into its built form or provide a form of urban art within open space areas adjacent to the building or, contribute to the provision of urban art.

To encourage built form that capitalises on key views and vistas including to the Dandenongs, the Kinglake Ranges and the **central** Melbourne **city** skyline.

To preserve solar access in mid winter to the key boulevards of Doncaster Road and Williamsons Road so as to contribute to a comfortable, pedestrian friendly urban environment.

To facilitate the enjoyment of public urban spaces, streetscapes, pedestrian and bicycle paths **by ensuring that so that** these areas are not excessively ~~diminished by~~ overshadowed ~~or the affecteds of by~~ wind tunnelling from new buildings or works **at times when the intensity of use is highest.**

2.0 Buildings and works

Height

New development in ~~the~~ precinct ~~identified~~ on Map 1 in this Schedule must not exceed the Maximum Building Height and Design Element Heights specified in Table 1 to this Schedule ~~for that precinct~~.

A permit cannot be granted to vary the Maximum Building Height specified in column 2 of Table 1 to this Schedule.

A permit cannot be granted to vary the Design Element Height specified in column 3 of Table 1 to this Schedule.

For the purposes of this clause, the Maximum Building Height and Design Element Height does not apply to service equipment including plant rooms, lift overruns, solar collectors and other ~~such~~ equipment provided the following criteria are met:-

- ~~No~~ more than 50% of the roof area is occupied by the equipment;
- ~~The~~ equipment is located in a position on the roof ~~so as to avoid that minimises any contribution to~~ overshadowing of neighbouring properties and public spaces;
- ~~the~~ equipment does not extend higher than 3.6 metres above the Maximum Building Height as specified in column 2 of Table 1 in this Schedule; and
- ~~the~~ equipment is designed and screened to the satisfaction of the responsible authority.

For the purposes of this Schedule, a ~~Design Element~~ is a unique architectural or design feature that substantially contributes to the overall building form and appearance.

A ~~Design Element~~ can only be provided on buildings located within the Design Element Areas ~~identified defined~~ on Map 1 in this Schedule, where all of the following requirements are met. ~~A Design Elements~~ must:-

- Substantially contribute to the overall building form and appearance by forming part of a distinctive architectural or ecologically sustainable design feature;
- Be based on contemporary architectural and innovative urban design techniques that incorporate ecologically sustainable design principles;
- Be located where built form will have the greatest impact and be able to make an architectural statement including the highest areas on ridgelines, the area surrounding the intersection of Doncaster and Williamsons Road and, the entry points/gateways into Doncaster Hill Activity Centre;
- Not substantially increase the visual mass of the building;
- Not cast additional overshadowing upon adjacent and nearby properties and public spaces at 12 noon on 22 June; and
- Not occupy greater than 15% of the overall roof area of the building if the ~~d~~Design ~~e~~lements ~~is are~~ habitable.

Setbacks

New development in the ~~P~~precincts ~~defined identified~~ on Map 1 in this Schedule must comply with the setback provisions specified in column 4 in Table 1 to this Schedule.

A permit cannot be granted to vary the front setbacks, including the front podium and front tower setbacks, as specified in column 4 in Table 1 to this Schedule for those properties abutting Doncaster Road, Williamsons Road or Tram Road. ~~This prohibition does not apply to Precinct DDO6-4A and DDO6-4C.~~

Verandahs, architectural features, balconies, sunshades, screens, artworks and street furniture may be constructed within the front, side and rear setback areas specified in column 4 in Table 1 to this Schedule provided they are designed and located to the satisfaction of the responsible authority.

Overshadowing

A building on the north side of Doncaster Road must not cast a shadow further than-----
----1.2 metres south of the back of the kerb on the south side of Doncaster Road, between the hours of 11:30 AM and 1:30 PM on 22 June. A permit cannot be granted to vary this requirement.

All buildings and works should be designed to avoid casting shadows upon

~~—Any adjacent or nearby~~ properties (including ~~private and~~ public open space areas) outside the area covered by DDO-6 between 11:00 AM and 2:00 PM on 22 March or 22 September.

Development design

~~The design of any building or structure must:~~

- ~~▪ Create strong visual interest by providing unique building types based on innovative, contemporary architecture, urban design and ecologically sustainable design principles;~~
- ~~▪ Be site responsive and achieve an appropriate scale with a stepping down in built form that responds to Doncaster Hill's natural topography;~~
- ~~▪ Contribute to achieving the outcomes for each Precinct set out in column 5 of Table 1 in this Schedule;~~
- ~~▪ Moderate building bulk through the articulation of form and surface treatments;~~
- ~~▪ Avoid blank walls;~~
- ~~▪ Incorporate parapets and roofs that are designed to ensure interest and variety;~~
- ~~▪ Incorporate side and rear setbacks to enhance pedestrian safety and amenity and assist in the retention of viewlines, penetration of sunlight and creation of landscape buffers;~~
- ~~▪ Ensure that any environmental wind effects to the adjoining and surrounding neighbourhood is minimised to the satisfaction of the responsible authority;~~
- ~~▪ Provide safe, attractive and active street frontages to buildings that are situated along boulevards, public urban areas, open space areas and pedestrian linkages;~~
- ~~▪ Ensure that ground floor activity on boulevards is visible to the street;~~
- ~~▪ Provide permeable, safe and comfortable pedestrian and bicycle access and connections that integrate with adjoining or nearby precincts within Doncaster Hill;~~
- ~~▪ Provide overhead weather protection features adjoining key pedestrian walkways and nodal points;~~
- ~~▪ Incorporate a range of sizes and configurations for apartments;~~
- ~~▪ Provide design feature entries to buildings that are easily visible and identifiable from streets and other public areas;~~
- ~~▪ Integrate service and utility areas with the side or rear of buildings;~~
- ~~▪ Provide suitably flexible floor spaces that can support a variety of future uses;~~

- ~~▪ Provide useable, comfortable and well landscaped private and public open space areas designed to maximise solar access;~~
- ~~▪ Ensure dwelling balconies have an open space area of at least 8m² and a minimum dimension of 1.6 metres;~~
- ~~▪ Complement the form, scale, materials, colour and lighting of a heritage place on the same or adjoining site;~~
- ~~▪ Incorporate provisions for people with a disability demonstrating how access needs are accommodated;~~
- ~~▪ Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimising the use of open lot /half basement/ground floor car parks at street frontage;~~
- ~~▪ Provide vehicular access to buildings fronting key boulevards off side streets or via rear access;~~
- ~~▪ Limit the number of vehicle crossings to each development;~~
- ~~▪ Provide secure bicycle storage facilities;~~
- ~~▪ Address the safety and security of residents, visitors, workers and property by ensuring:~~
 - ~~▪ Entrances to buildings are not obscured or isolated from the street and internal access ways;~~
 - ~~▪ Provision of good lighting and visibility of communal areas and internal access ways;~~
 - ~~▪ Private spaces within developments are protected from inappropriate use as public thoroughfares; and~~
 - ~~▪ Integrate with and contribute to urban art by providing, where appropriate, opportunities for artworks within public spaces.~~

Integrate with and contribute to urban art by providing, where appropriate, opportunities for artworks within public spaces.

Boulevard Character

Development along Doncaster Road, Williamsons Road and Tram Road must provide:-

- A podium of at least ~~3 levels~~ **12 metres** along street frontages;
- ~~A uniform 5 metre setback to a podium from the site frontage;~~
- A 3.6 metre wide paved promenade across the site frontage, replacing the existing footpath, to the satisfaction of the responsible authority;
- Two staggered avenues of large deciduous trees (minimum 3.5 metres height at time of planting) at 12 metre spacings, and the inside row being positioned at 3.5 metre offset from the building edge, with species being to the satisfaction of the responsible authority;
- A tree grille at each tree, to be bordered by a pavement header strip to the satisfaction of the responsible authority;
- A mix of hard and soft landscape treatments within the street frontage setback area located between the new paved promenade and the front wall of the building. Hard landscape treatments may include paving, street furniture and screens etc., which complement the boulevard landscape treatment. Soft landscape treatments may include grassed areas and planting that complements the boulevard landscape treatment to the satisfaction of the responsible authority;

- Artwork in a suitable location within the street frontage area, unless an artwork contribution has been made in some other form to the satisfaction of the responsible authority.

Landscape design

Landscape design must:-

- Incorporate screen planting and landscape buffers of 1.5 metre minimum width as an interface to adjoining sites;
- Provide canopy trees and native and indigenous plantings;
- Provide landscape treatments to the tops of podiums to provide visual interest to soften the urban built form environment; and
- Create private and public open space areas that are accessible, safe, attractive and functional for all users.

3.0 Advertising Signs

Advertising signs requiring a permit under Clause 52.05 must: ~~not be located within the 5 metre setback from the street frontage along Doncaster Road, Williamsons Road and Tram Road. This requirement cannot be varied with a permit.~~

- ~~▪ Be integrated into the design of the building façade, preferably within the first 3 levels of the podium;~~
- ~~▪ Be of a size and height that is complementary to the built form of the building and surrounding landscaping treatments;~~
- ~~▪ Not be located within the 5 metre setback from the street frontage along Doncaster Road, Williamsons Road and Tram Road;~~
- ~~▪ Be limited in number and incorporate limited detail other than is necessary to identify the building name and key tenants;~~

~~Be consolidated in mixed use and commercial developments to avoid the visual clutter of signage and displays (eg, vehicles, products, advertising, promotional material and free standing signs).~~

Be consolidated in mixed use and commercial developments to avoid the visual clutter of signage and displays (eg, vehicles, products, advertising, promotional material and free standing signs).

Table 1 to Schedule 6

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
DDO6-1A	Not specified	This is not within a Design Element area	5 metres from front boundary 4.5 metres from side boundaries 8 metres from rear boundary	The landscaped and tree-lined setbacks are an important feature of the boulevard frontage.

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
DD06-1B	29.0 metres	3.8 metres above the Maximum Building Height	5 metres from front boundary 4.5 metres from side boundaries 8 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage.
DD06-1C	None specified 44 metres	None specified This is not within a Design Element area	None specified 4.5 metres from side boundaries 8 metres from rear boundary	Precinct 1C has a low built form scale which complements the recreational/open space setting and low rise residential scale of the surrounding neighbourhood.
DD06-2A	21.5 metres	4.3 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	A higher scale of development with a range of building heights stepping down with the landform. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-2B	29.0 metres	5.8 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	A higher scale of development that takes advantage of the ridgeline location with a range of building heights stepping down with the landform. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-2C	40.0 metres	8.0 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 11 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	The highest scale of development that takes advantage of ridgeline location with a range of building heights stepping down with the landform. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-2D	36.0 metres	7.2 metres above the Maximum Building Height	5 metres to front Podium from front boundary 13 metres to front Tower edge from front boundary	A higher scale of development that takes advantage of ridgeline location with a range of building heights stepping down with the landform. A high quality gateway development.

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
			4.5 metres from the side boundaries 5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-2E	21.5 metres	This is not within a Design Element area	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas to the south. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage.
DD06-2F	14.5 metres	This is not within a Design Element area	5 metres from front site boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas to the south.
DD06-2G	11.0 metres	This is not within a Design Element area	3 metres from front site boundary 4.1 metres from the side boundaries 4.5 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas to the south.
DD06-3A	11.0 12.5 metres	This is not within a Design Element area	5 metres from front site boundary 4.1 metres from the side boundaries 4.5 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas north of Goodson Street.
DD06-3B	14.5 metres	This is not within a Design Element area	5 metres from front site boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of development along Doncaster Road and lower scale development to the north of Berkeley Street.
DD06-3C	29.0 metres	5.8 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 15 metres to front Tower edge from the front boundary 4.5 metres from	A higher scale of development with a range of building heights stepping down with the landform. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage.

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
			the side boundaries 4.5 metres from rear boundary	A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-4A	None specified Height to be in accordance with the Westfield Shoppingtown Doncaster Concept Plan, September 1996.	None specified This is not within a Design Element area	None specified Setbacks to be in accordance with the Westfield Shoppingtown Doncaster Concept Plan, September 1996	High quality built form and higher scaled development that takes advantage of the large consolidated site but steps down to compliment the topography and achieves the outcomes promoted by the Scheme for the land. High quality built edge treatments, landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-4B	21.5 metres	4.3 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 13 metres to front Tower edge from the front boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A pedestrian scale exists at street frontage and amenity impacts as a result of overshadowing, visual bulk or wind tunnelling are minimised.
DD06-4C	None specified Height to be in accordance with the Westfield Shoppingtown Doncaster Concept Plan, September 1996.	None specified This is not within a Design Element area	None specified Setbacks to be in accordance with the Westfield Shoppingtown Doncaster Concept Plan, September 1996	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas.
DD06-4D	11.0 metres	This is not within a Design Element area	5 metres from front site boundary 4.5 metres from the side boundaries	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas.
DD06-4E	None specified Height to be in accordance with the Westfield Shoppingtown Doncaster Concept Plan, September 1996.	None specified This is not within a Design Element area	None specified 5 metres from front site boundary (road frontage) 5 metres from adjacent residential area (Roseville Avenue)	A high quality built form that provides a transition in scale between the higher intensity of development in Doncaster Hill and the lower scale development of adjoining existing residential areas.

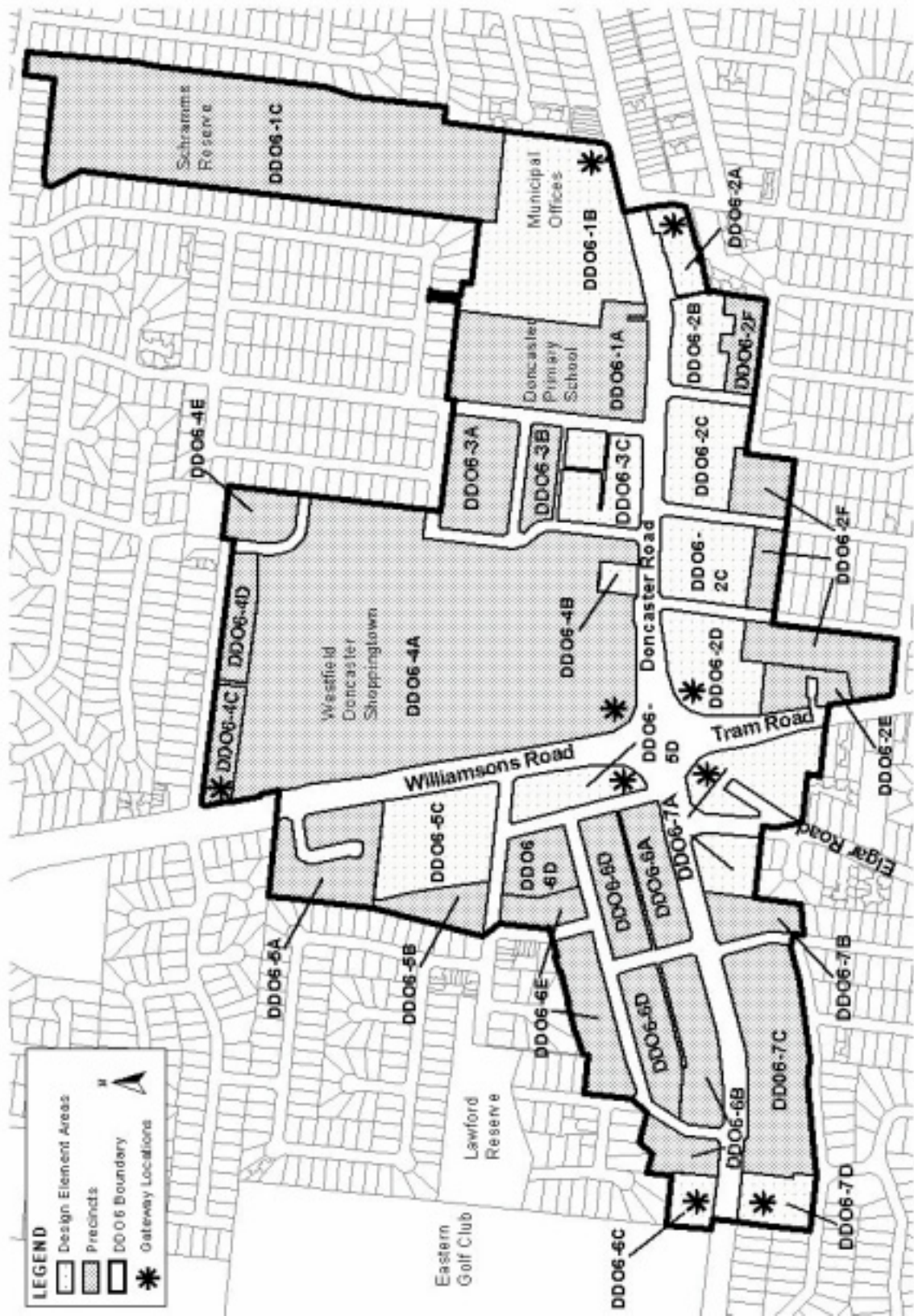
Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
DD06-5A	29.0 metres	This is not within a Design Element area	5 metres from the side boundaries 8 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. Higher development and a range of building heights stepping down with the landform.
DD06-5B	14.5 metres	This is not within a Design Element area	5 metres from the side boundaries 8 metres from rear boundary	A high quality built form that exists as a transitional scale between the higher intensity of other sub areas and the lower scale of existing residential areas.
DD06-5C	36.0 metres	7.2 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 5 metres from the side boundaries	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A higher scale of development that takes advantage of a large consolidated site but steps down to form a transition between medium to lower scale development of other sub areas. The maintenance of viewing corridors to the City skyline along public or private open space areas or roads from various points along Williamsons Road.
DD06-5D	29.0 metres	5.8 metres above the Maximum Building Height	5 metres to front Podium edge from front boundary 9 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A higher scale of development and range of building heights stepping down with the landform.
DD06-6A	21.5 metres	This is not within a Design Element area	5 metres to front Podium edge from front boundary 11 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A higher scale of development and range of building heights stepping down with the landform.
DD06-6B	21.5 metres	This is not within a Design Element area	5 metres to front Podium edge from front boundary 11 metres to front Tower edge to the front boundary 4.5 metres from the side boundaries	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A higher scale of development and range of building heights stepping down with the landform.

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
			5 metres from rear boundary	
DD06-6C	18.0 metres	3.6 metres above the Maximum Building Height	5 metres to Podium edge from front boundary 11 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	A high quality gateway development which does not disrupt views to the CBD. Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. To allow for higher development and range of building heights stepping down with the landform.
DD06-6D	14.5 metres	This is not within a Design Element area	5 metres from front site boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	High quality medium scaled development. Building height steps down to form a transition between the comparatively higher built form along Doncaster Road and medium rise scale of built form on the north side of Firth Street.
DD06-6E	11.0 metres	This is not within a Design Element area	2 metres from front site boundary 4.1 metres from the side boundaries 5 metres from rear boundary	High quality medium scaled development. High quality built form that exists as a transitional scale between the higher development of other sub areas and the lower scale of existing residential areas north of Firth Street.
DD06-7A	29.0 <u>32.5</u> metres	5.8 <u>6.5</u> metres above the Maximum Building Height	5 metres to Podium edge from front boundary 9 metres to Tower edge from front boundary 4.5 metres from the side boundaries 4.5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. A high quality major gateway development. Higher scale of development and range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development to the south.
DD06-7B	21.5 <u>29</u> metres	4.3 metres above the Maximum Building Height	5 - 10 metres to front Podium edge to front boundary 11 metres to front Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. Higher scale of development and range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development to the south.
DD06-7C	21.5 metres	This is not within a Design Element area	5 - 10 metres to front Podium edge from front boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. Higher scale of development and

Precinct	Maximum Building Height	Design Element Height	Setbacks to front, side and rear walls of buildings	Outcome to be achieved
			13 metres to Tower edge from front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development south of Carawatha Road. Protection of <u>viewlines view lines</u> , buildings of a lower scale down the hill will be required to step back further than buildings higher up the hill.
DD06-7D	18.0 metres	3.6 metres above the Maximum Building Height	5-10 metres to front Podium edge from front boundary 13 metres to front Tower edge from the front boundary 4.5 metres from the side boundaries 5 metres from rear boundary	Consistent built edge and landscaped and tree-lined setbacks are an important feature of the boulevard frontage. High quality gateway development which does not disrupt views to the CBD. Higher scale of development and range of building heights stepping down with the landform, with a gradual transition in scale to the low scale residential development south of Carawatha Road. <u>Protection of view lines, buildings of a lower scale down the hill will be required to step back further than buildings higher up the hill</u>

Map 1 Maximum Building Height and Design Element areas in the Doncaster Hill Activity Centre

REVISED MAP 1.



4.0 Decision guidelines

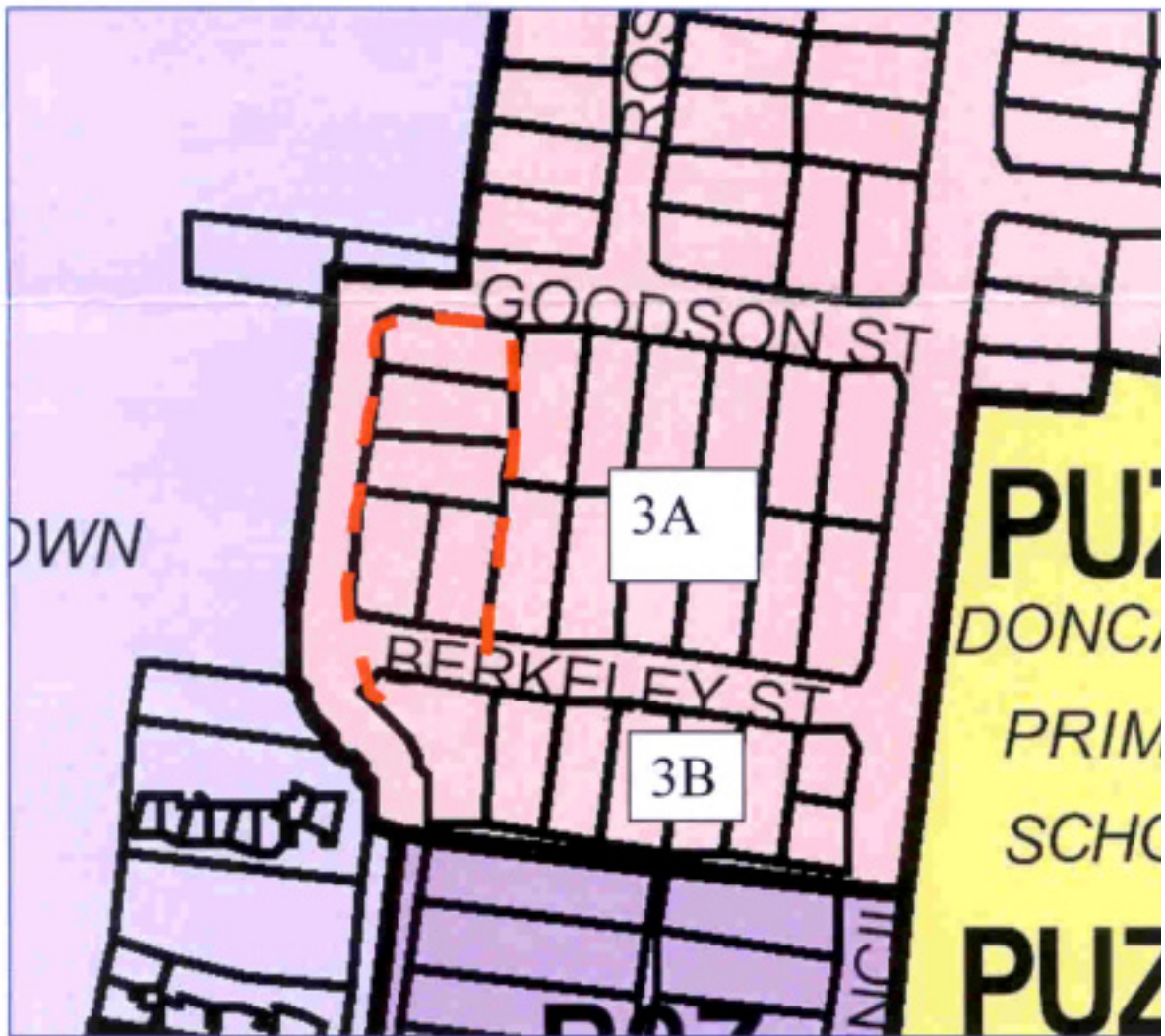
Before deciding on an application, the responsible authority must consider:

- The design objectives;
- The outcomes to be achieved described in Table 1 of this schedule; and
- ~~Whether the buildings height, setbacks from its boundaries, overshadowing impacts and built form is~~ The following design principles; acceptable in the neighbourhood setting. This must be demonstrated through a detailed visual analysis of the building, including shadow diagram analysis.
 - The design of any building or structure should:-
 - Create strong visual interest by providing unique building types based on innovative, contemporary architecture, urban design and ecologically sustainable design principles;
 - Be site responsive and achieve an appropriate scale with a stepping down in built form that responds to Doncaster Hill's natural topography;
 - Contribute to achieving the outcomes for each Precinct set out in column 5 of Table 1 in this Schedule;
 - Moderate building bulk through the articulation of form and surface treatments;
 - Avoid blank walls;
 - Incorporate parapets and roofs that are designed to ensure interest and variety;
 - Incorporate side and rear setbacks to enhance pedestrian safety and amenity and assist in the retention of view lines, penetration of sunlight and creation of landscape buffers;
 - Ensure that any environmental wind effects to the adjoining and surrounding neighbourhood is minimised to the satisfaction of the responsible authority;
 - Provide safe, attractive and active street frontages to buildings that are situated along boulevards, public urban areas, open space areas and pedestrian linkages;
 - Ensure that ground floor activity on boulevards is visible to the street;
 - Provide permeable, safe and comfortable pedestrian and bicycle access and connections that integrate with adjoining or nearby precincts within Doncaster Hill;
 - Provide overhead weather protection features adjoining key pedestrian walkways and nodal points;
 - Incorporate a range of sizes and configurations for apartments;
 - Provide design feature entries to buildings that are easily visible and identifiable from streets and other public areas;
 - Integrate service and utility areas with the side or rear of buildings;
 - Provide suitably flexible floor spaces that can support a variety of future uses;
 - Provide useable, comfortable and well landscaped private and public open space areas designed to maximise solar access;

- Ensure dwelling balconies have an open space area of at least 8m² and a minimum dimension of 1.6 metres;
- Complement the form, scale, materials, colour and lighting of a heritage place on the same or adjoining site;
- Incorporate provisions for people with a disability demonstrating how access needs are accommodated;
- Integrate car parking requirements into the design of buildings and landform by encouraging the use of undercroft or basement parking and minimising the use of open lot /half basement/ground floor car parks at street frontage;
- Provide vehicular access to buildings fronting key boulevards off side streets or via rear access;
- Limit the number of vehicle crossings to each development;
- Provide secure bicycle storage facilities;
- Address the safety and security of residents, visitors, workers and property by ensuring:
 - Entrances to buildings are not obscured or isolated from the street and internal access ways;
 - Provision of good lighting and visibility of communal areas and internal access ways;
 - Private spaces within developments are protected from inappropriate use as public thoroughfares; and
- Integrate with and contribute to urban art by providing, where appropriate, opportunities for artworks within public spaces.
- Advertising signs should:
 - Be integrated into the design of the building façade, preferably within the first 3 levels of the podium;
 - Be of a size and height that is complementary to the built form of the building and surrounding landscaping treatments;
 - Be limited in number and incorporate limited detail other than is necessary to identify the building name and key tenants;
 - Be consolidated in mixed use and commercial developments to avoid the visual clutter of signage and displays (eg, vehicles, products, advertising, promotional material and free standing signs).

G. Plan of extension of Precinct 3B

REVIEW OF BOUNDARY OF PRECINCT 3A & 3B AMENDMENT C33 DONCASTER HILL



Reduced proposal for extension of Precinct 3B (Height limit 14.5 metres) limited to Tower Street frontage - mentioned during discussion with Panel.