

Facilitated Planning Process Factsheet



Manningham City Council has an integrated planning process to deal with planning applications in an efficient manner. Importantly, all the planning provisions that a developer and designer require are contained in the Manningham Planning Scheme.

Doncaster Hill Facilitated Planning Process

Planning provisions relating to Doncaster Hill include maximum building heights, front, side and rear setbacks, giving designers and developers a clear indication of what can be achieved. Developers are encouraged to approach Council's Statutory Planning Unit at the initial design stage, so that Council officers can work with and assist them wherever possible.

They also have an opportunity to present their schematic proposal to Council's Sustainable Design Taskforce before lodging an application. The Sustainable Design Taskforce is an advisory body established by Manningham City Council. It consists of Council appointed members, Council representatives and external, independent advisors including architects, urban designers and environmental consultants.

The Taskforce does not constitute a planning approval body. Proponents for planning permit applications within Doncaster Hill are also required to brief Councillors regarding their proposal at a Strategic Briefing Session. This is a closed forum with Councillors and senior Council officers.

Doncaster Hill Planning Scheme Provisions

The Doncaster Hill Strategy (Revised October 2004) outlines the vision for Doncaster Hill. The major components of the Strategy are contained in the Manningham Planning Scheme through a range of planning controls. They are:

Clause 37.08 Activity Centre Zone

- Schedule 1 - Doncaster Hill Principal Activity Centre (ACZ1)

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

The purpose of the ACZ is to facilitate development by ensuring that the planning and management of growth is simpler and more effective.

ACZ1 incorporates a Development Framework Plan identifying a planning framework for the entire centre and also outlines the purpose and vision of what is encouraged in each precinct. ACZ1 outlines design objectives, maximum building heights, front, side and rear setback requirements and outcomes to be achieved.

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

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More particularly, the SMP should address:

- Building Energy Management
- Water Sensitive Urban Design
- Construction Materials
- Indoor Environment Quality
- Waste Management
- Quality of Public and Private Realm
- Transport
- Demolition and Construction

Clause 52.06 - Car Parking Requirements

This Clause specifies car parking rates for various uses in Doncaster Hill.

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

The Doncaster Hill Development Contributions Plan (February 2005) is an incorporated document in the Manningham Planning Scheme. The Development Contributions Plan Overlay in Clause 45.06 identifies the levies payable for residential and non residential uses. The overlay details whether the development levy will contribute to development and / or community infrastructure.

