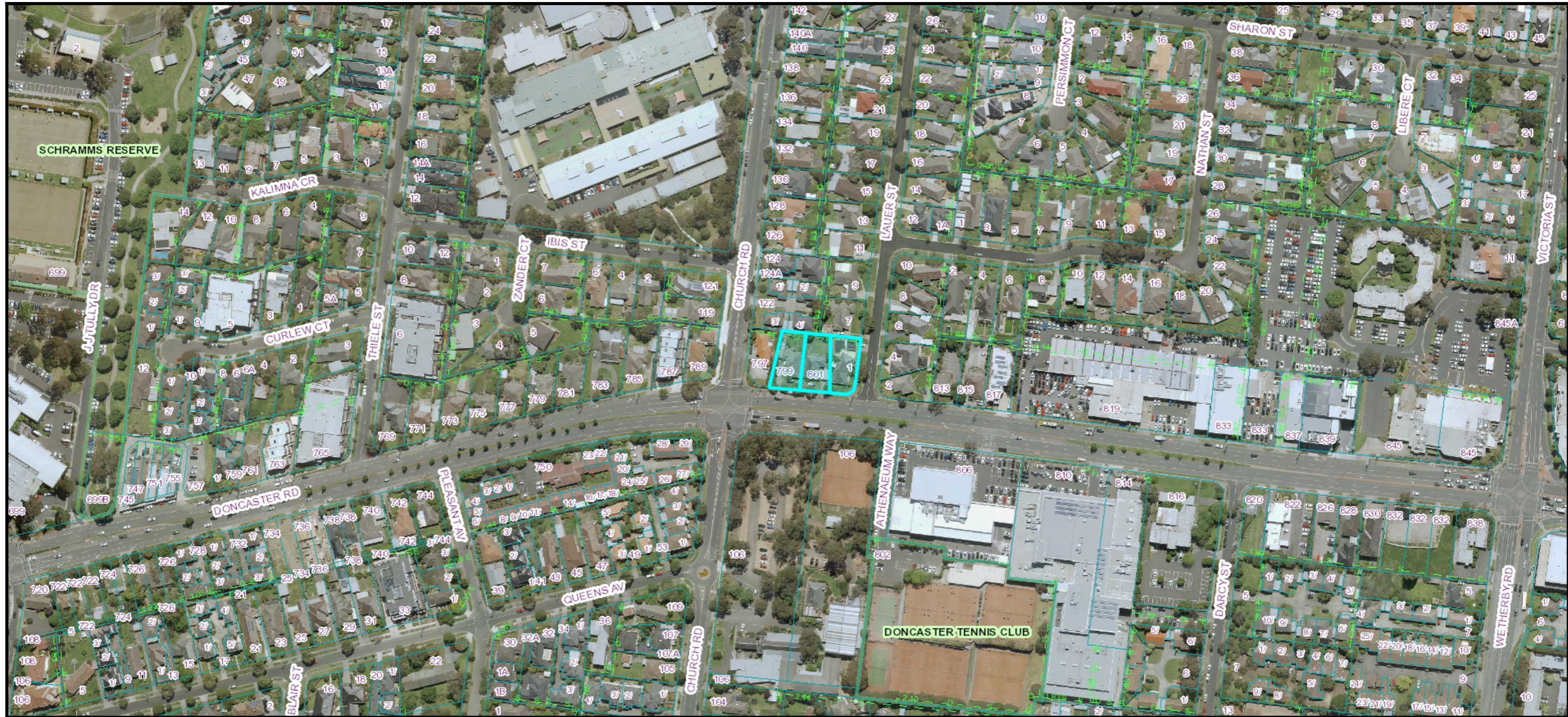
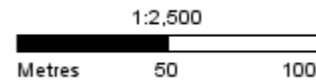


Maps of Manningham

Locality Map 799-801 Doncaster Road and 1 Lauer Street, Doncaster



Whilst all care has been taken in the preparation of this cadastral base map, Manningham and State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.



14/03/2017 10:42 AM

PROPOSAL FOR A 3 STOREY APARTMENT BUILDING WITH BASEMENT PARKING AT 799-803 Doncaster Road, Doncaster 3108

ATTACHMENT 2

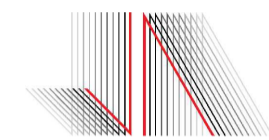
LIST OF TOWN PLANNING DRAWINGS:

- TP00 - COVER SHEET
- TP01 - SITE LOCATION PLAN
- TP02 - NEIGHBORHOOD CHARACTER & SITE ANALYSIS
- TP03 - DESIGN RESPONSE
- TP04 - STREETSCAPES&DEMOLITION PLAN
- TP05 - PHOTOMONTAGE
- TP06 - LOWER BASEMENT
- TP07 - UPPER BASEMENT
- TP08 - GOUND FLOOR PLAN
- TP09 - FIRST FLOOR PLAN
- TP10 - SECOND FLOOR PLAN
- TP11 - ROOF PLAN
- TP12 - PROPOSED ELEVATIONS (1)
- TP13 - PROPOSED ELEVATIONS (2)
- TP14 - SECTIONS
- TP15 - FRONT FENCE ELEVATION
- TP16 - SHADOW DIAGRAMS
- TP17 - SHADOW DIAGRAMS
- TP18 - SHADOW DIAGRAMS
- TP19 - SHADOW DIAGRAMS

LIST OF PROJECT TEAM:



PLANNING CONSULTANT:
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TRAFFIC ENGINEER:
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MELBOURNE VIC 3000
Ph: 03 8415 7777



ESD CONSULTANT:
LID CONSULTING
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WASTE MANAGEMENT CONSULTANT:
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PO Box 115, CARNEGIE VIC 3163
Ph: 03 8516 5399

LAND SURVEYOR:
GEOF HOSIE SURVEYS
PO Box 73, CLARINDA VIC 3169
Ph: 03 9544 5375



DEVELOPMENT SUMMARY

SITE AREA	1967.7m ²
SITE COVERAGE	1177.1m ² 59.8%
IMPERVIOUS SITE COVERAGE	1258.7m ² 64.0%
PERMEABLE AREA	709.0m ² 36.0%
LOWER BASEMENT	
FLOOR AREA	1085.0m ²
UPPER BASEMENT	
FLOOR AREA	1157.7m ²
GROUND FLOOR	
FLOOR AREA	1091.4m ²
FIRST FLOOR	
FLOOR AREA	1003.0m ²
FIRST FLOOR AREA/ GROUND FLOOR AREA	91.9%
SECOND FLOOR	
FLOOR AREA	746.5m ²
SECOND FLOOR AREA/ GROUND FLOOR AREA	68.4%

GROUND FLOOR

APT	FLOOR AREA:	BAL / YARD:	NO. OF BED	NO. OF CAR	CAR SPACE
G01	77.2m ²	78.7m ²	2	1	NO. 7
G02	72.5m ²	29.2m ²	2	1	NO. 8
G03	71.6m ²	29.4m ²	2	1	NO. 9
G04	81.8m ²	34.6m ²	2	1	NO. 10
G05	71.5m ²	42.1m ²	2	1	NO. 11
G06	84.0m ²	30.4m ²	3	2	NO. 23&24
G07	75.2m ²	74.4m ²	2	1	NO. 12
G08	71.8m ²	36.1m ²	2	1	NO. 13
G09	59.0m ²	31.4m ²	1	1	NO. 14
G010	55.2m ²	33.4m ²	1	1	NO. 15
G011	71.4m ²	37.2m ²	2	1	NO. 16
G012	71.8m ²	37.5m ²	2	1	NO. 17
G013	90.1m ²	113.5m ²	2	1	NO. 18

FIRST FLOOR

APT	FLOOR AREA:	BAL / YARD:	NO. OF BED	NO. OF CAR	CAR SPACE
101	65.9m ²	10.3m ²	2	1	NO. 20
102	63.0m ²	8.0m ²	2	1	NO. 21
103	62.4m ²	8.0m ²	2	1	NO. 22
104	64.1m ²	8.6m ²	1	1	NO. 25
105	63.1m ²	8.0m ²	2	1	NO. 26
106	63.1m ²	8.0m ²	2	1	NO. 27
107	62.4m ²	9.9m ²	2	1	NO. 28
108	62.3m ²	10.4m ²	2	1	NO. 29
109	63.1m ²	8.5m ²	2	1	NO. 30
110	70.3m ²	11.7m ²	2	1	NO. 31
111	47.2m ²	11.7m ²	1	1	NO. 32
112	62.4m ²	8.4m ²	2	1	NO. 33
113	63.1m ²	8.4m ²	2	1	NO. 34
114	73.8m ²	12.9m ²	2	1	NO. 35

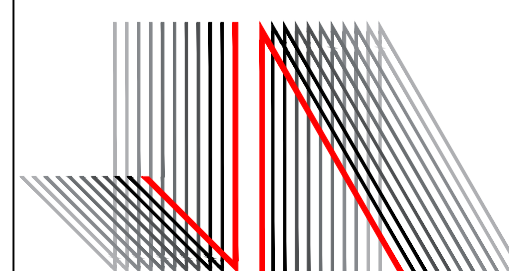
SECOND FLOOR

APT	FLOOR AREA:	BAL / YARD:	NO. OF BED	NO. OF CAR	CAR SPACE
201	61.3m ²	11.6m ²	2	1	NO. 36
202	61.7m ²	11.5m ²	2	1	NO. 37
203	77.6m ²	28.8m ²	2	2	NO. 45&46
204	61.7m ²	11.5m ²	2	1	NO. 38
205	60.1m ²	11.7m ²	2	1	NO. 39
206	60.1m ²	12.3m ²	2	1	NO. 40
207	64.1m ²	8.2m ²	2	1	NO. 41
208	68.6m ²	19.8m ²	2	1	NO. 42
209	61.2m ²	8.2m ²	2	1	NO. 43
210	62.1m ²	12.3m ²	2	1	NO. 44

AMENDMENT ISSUE
07.12.2016

Notes

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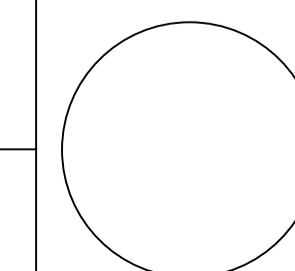


JESSE ANT ARCHITECTS

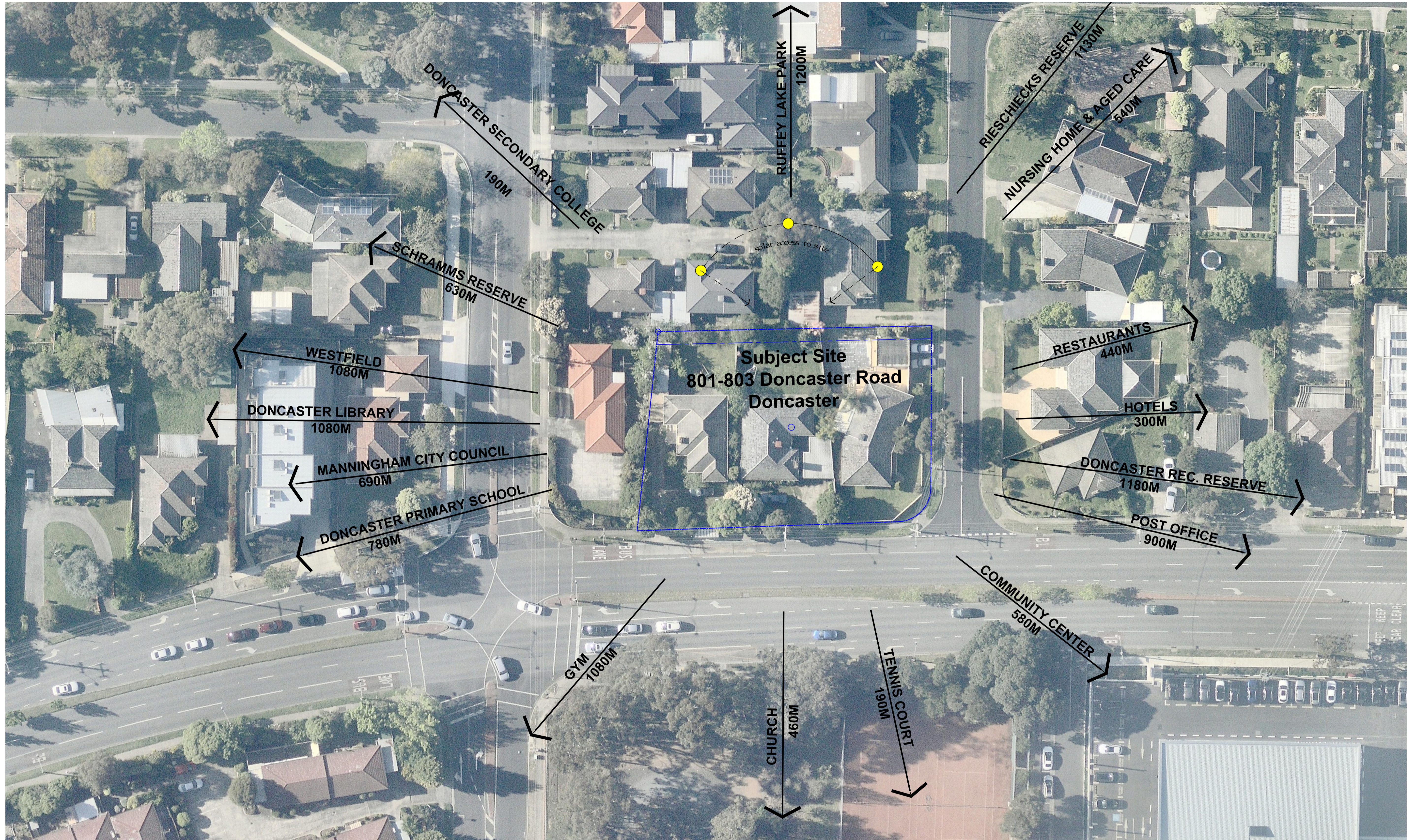
6 / 1153-1157 Burke Road , Kew VIC 3101
Ph: (03) 9817 6788
Email: info@jesseantarchitects.com.au; www.jesseantarchitects.com.au
ABN: 29 469 352 797

Project
799-803 Doncaster Road, Doncaster, 3108

Drawing
COVER SHEET



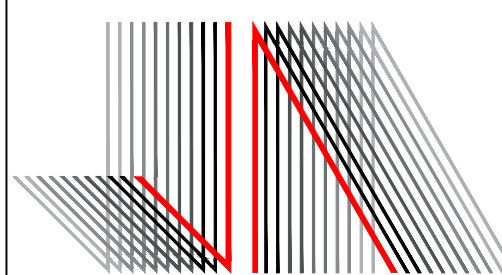
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Drawn	AL / SJ	Checked	AL / JW		



SITE LOCATION PLAN
SCALE 1:350 @ A1

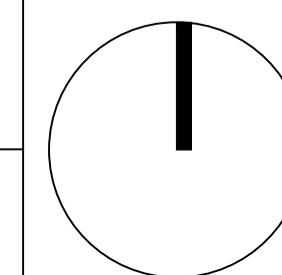
AMENDMENT ISSUE
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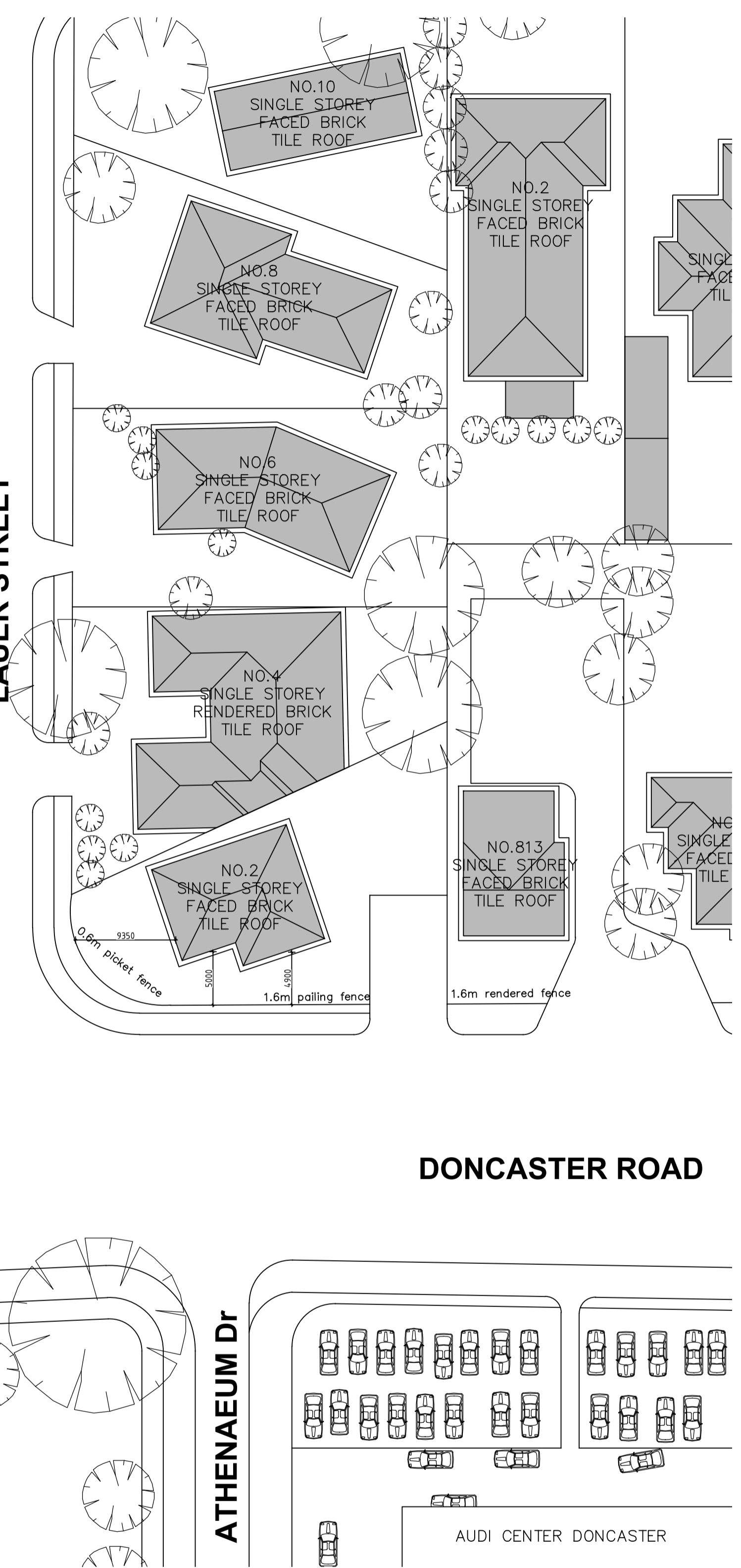
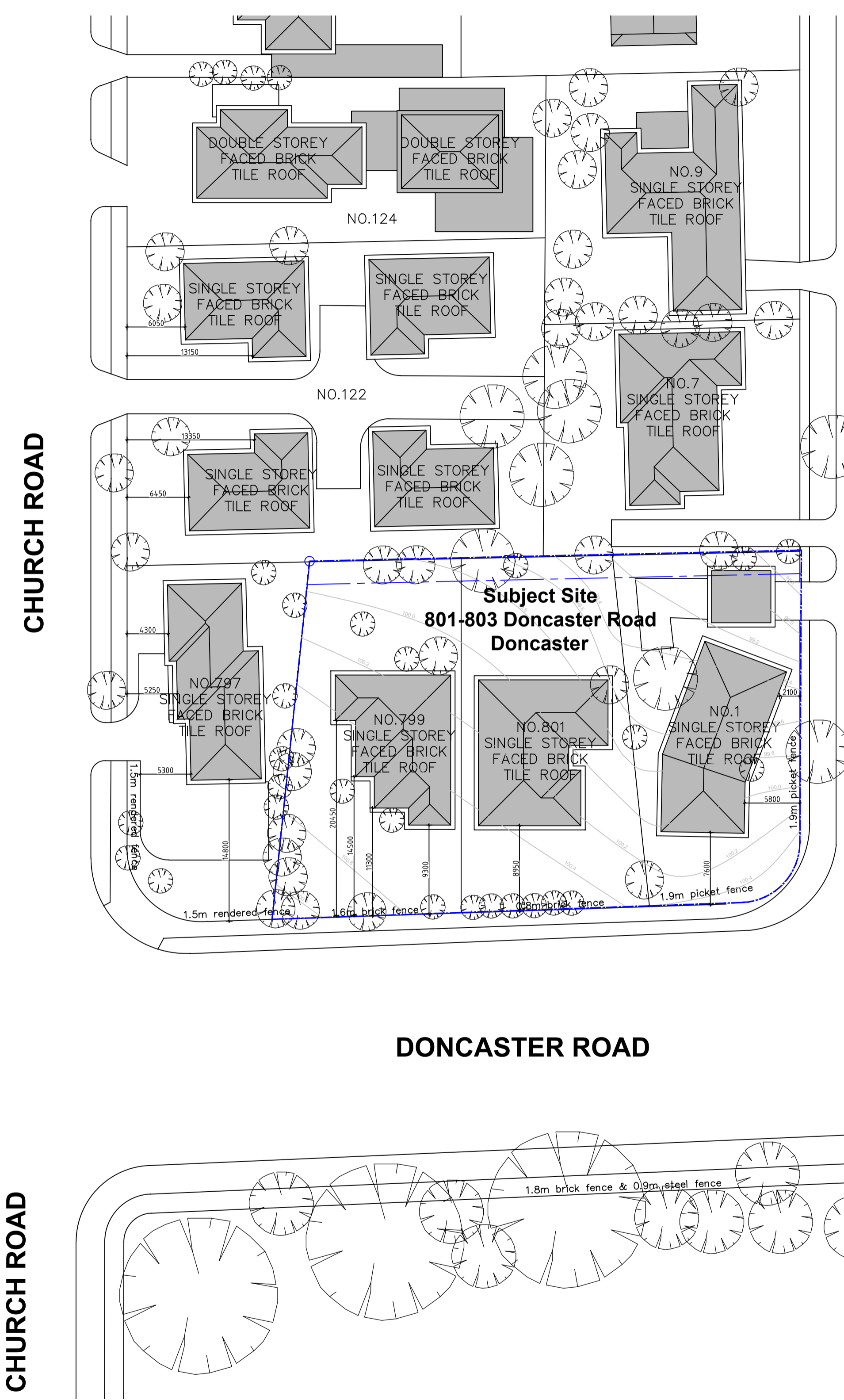
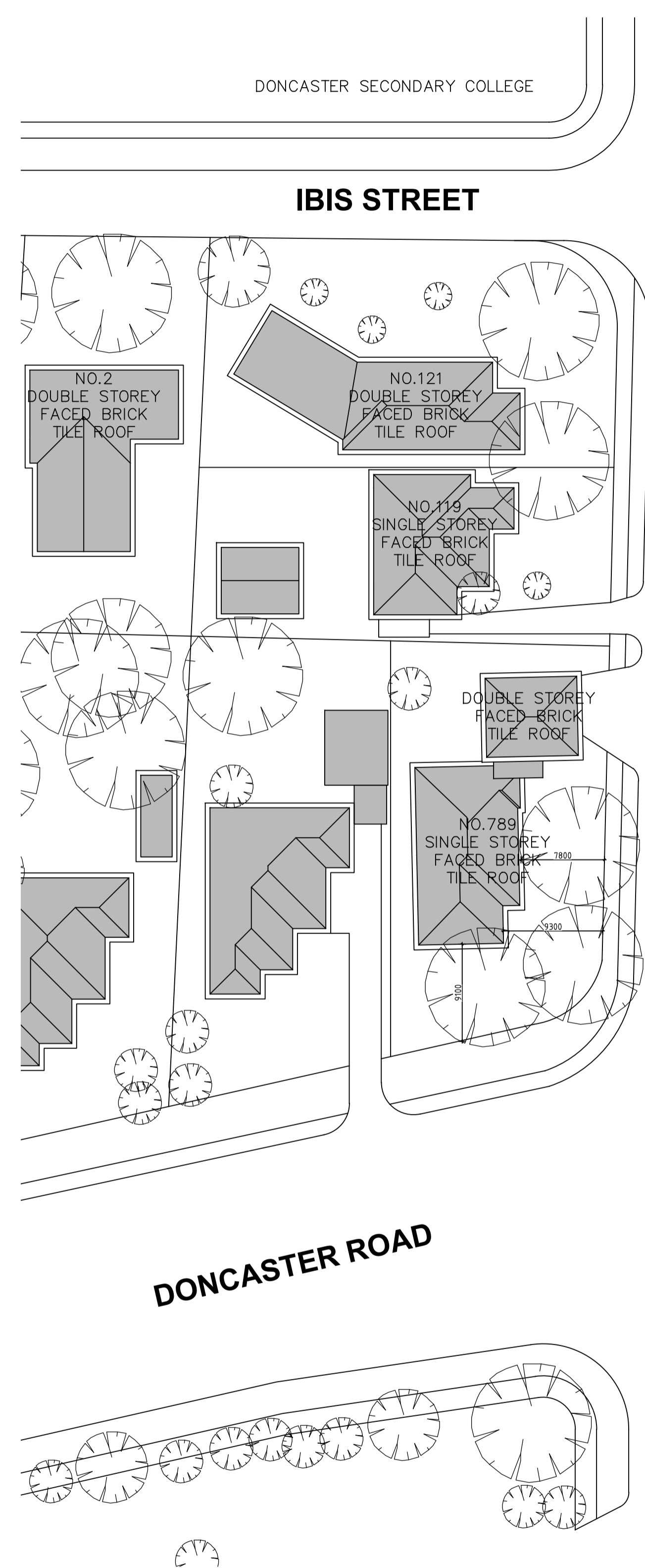
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Project
799-803 Doncaster Road, Doncaster, 3108
Drawing
SITE LOCATION



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Date	07-12-2016	Scale	1:100
Drawn	AL / SJ	Checked	AL / JW

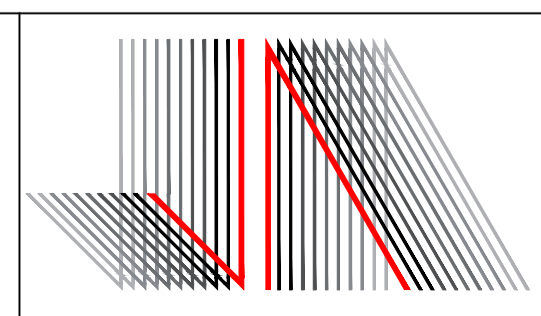
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NEIGHBORHOOD CHARACTER
SCALE 1:350 @ A1

AMENDMENT ISSUE
07.12.2016

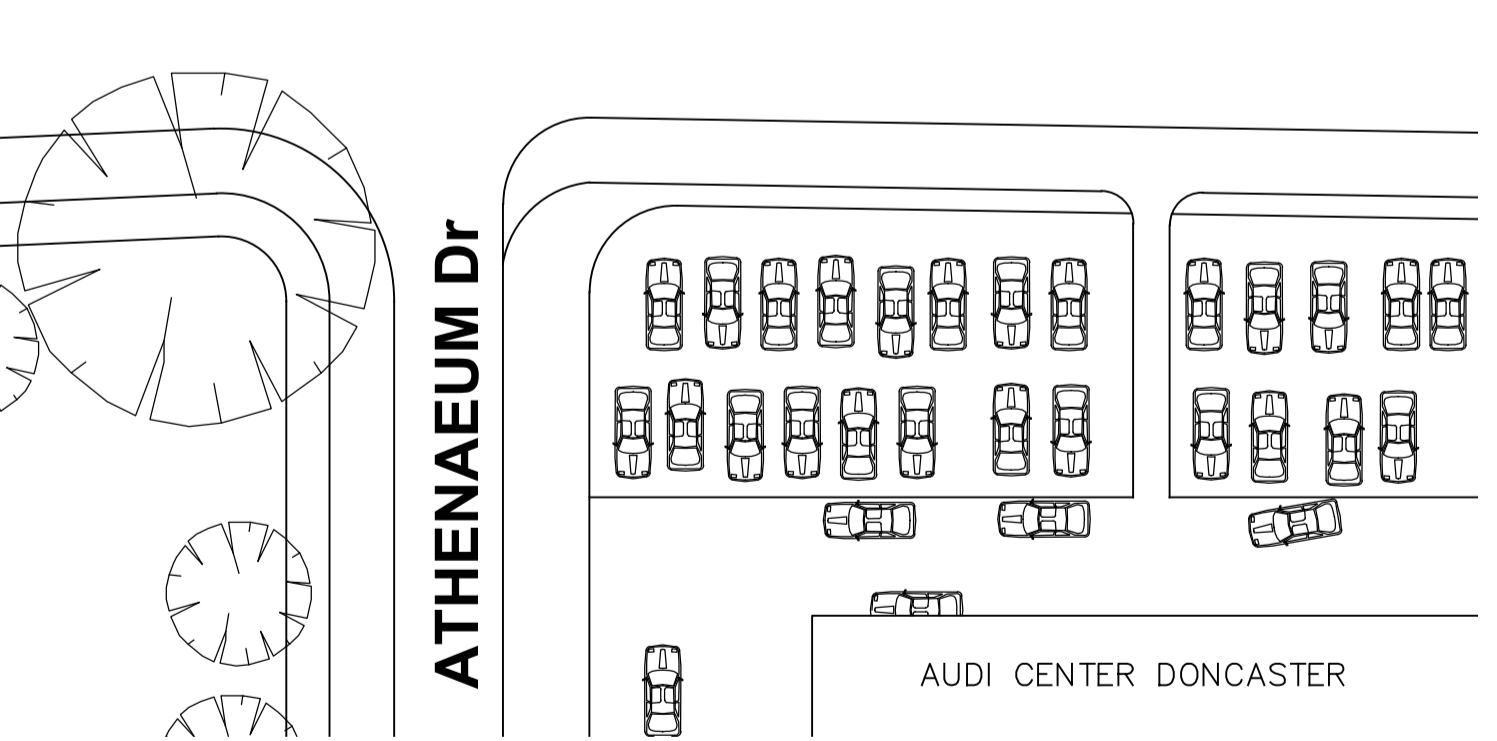
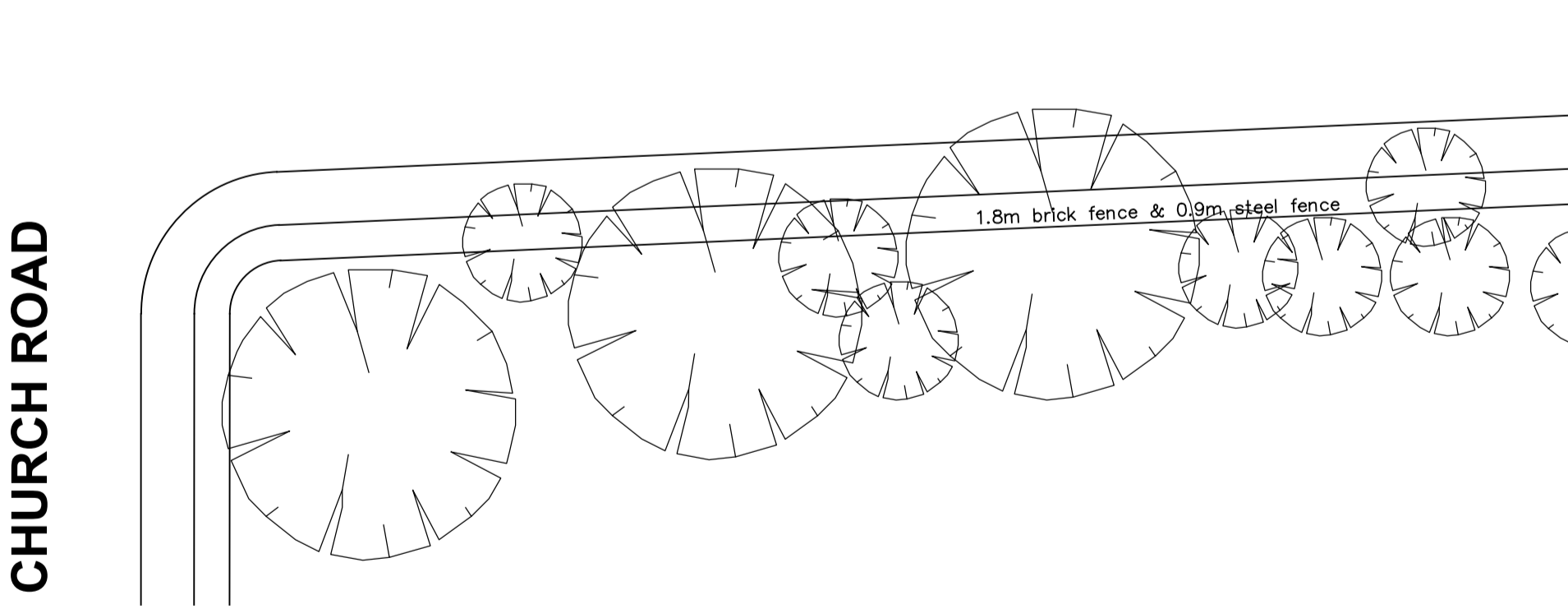
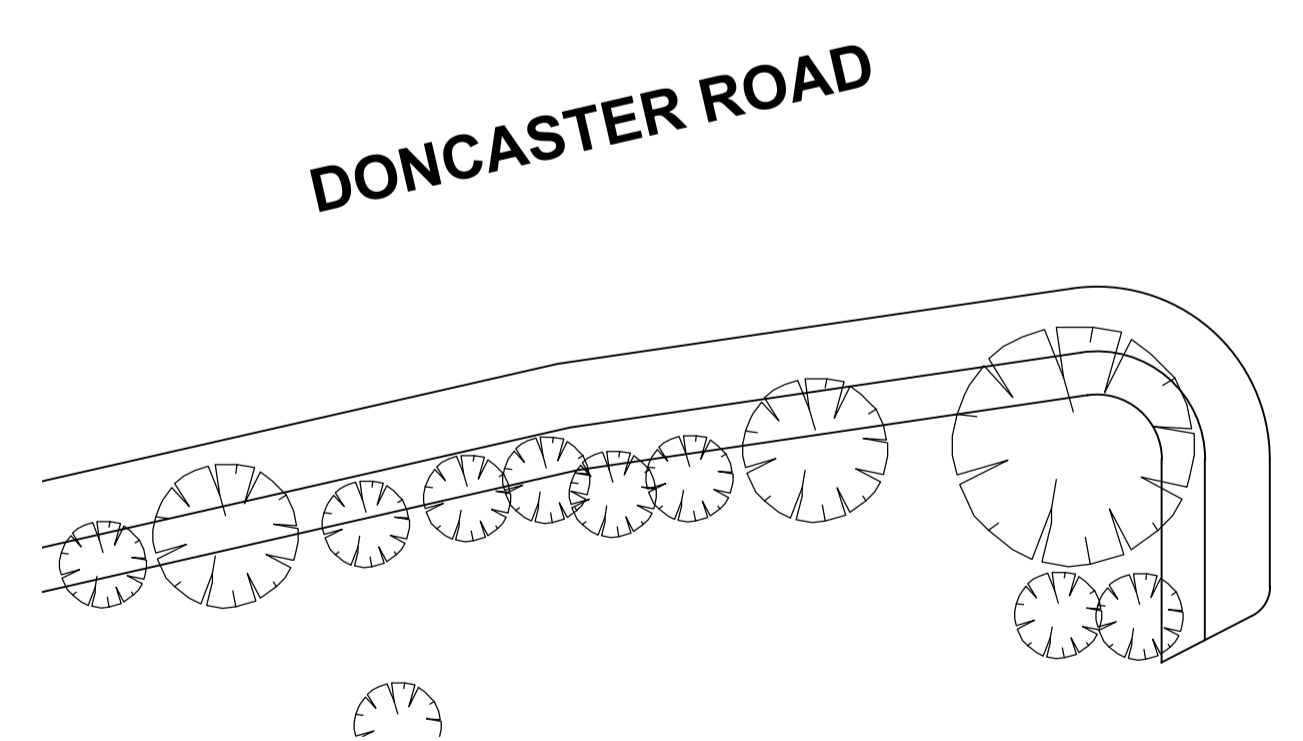
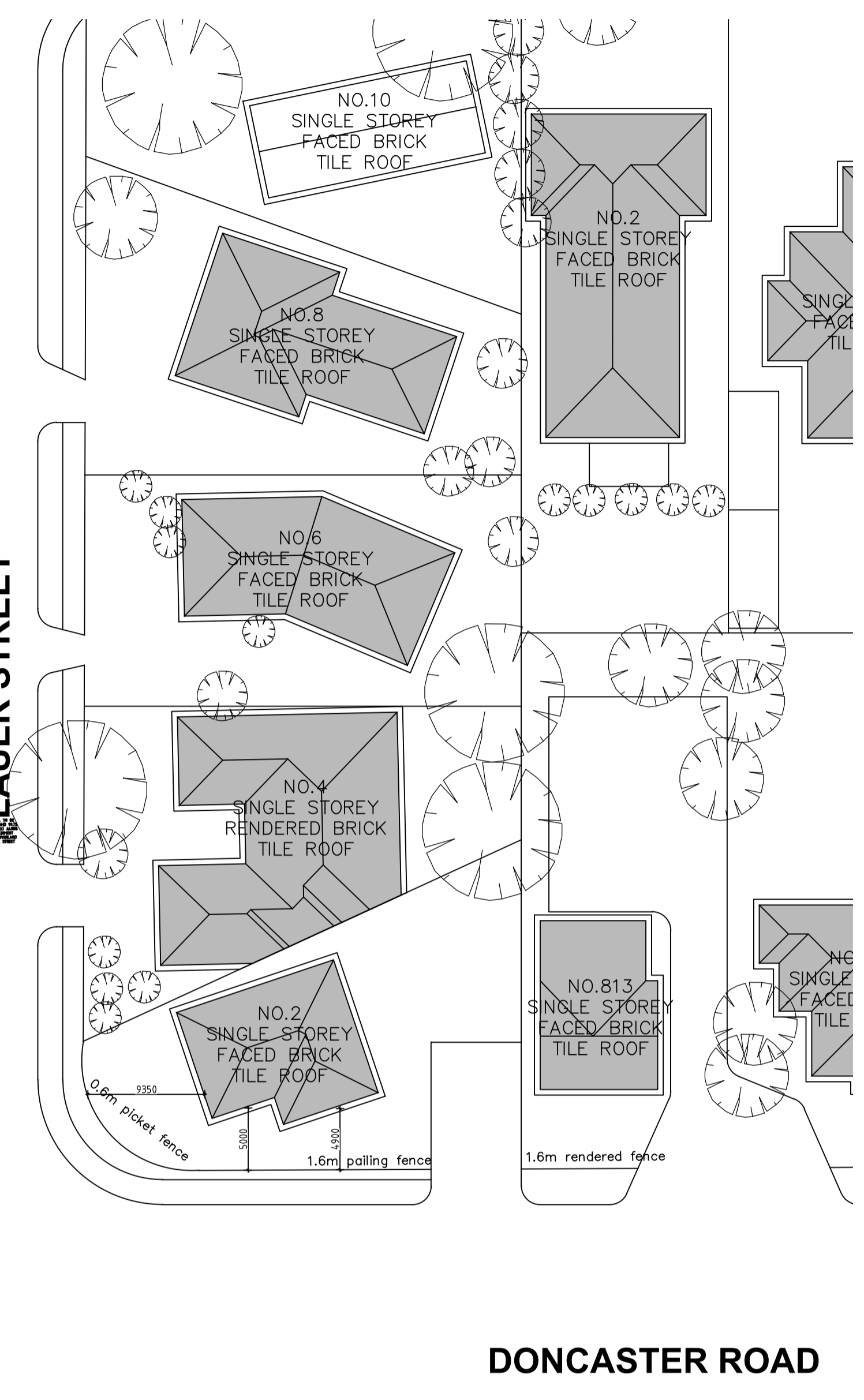
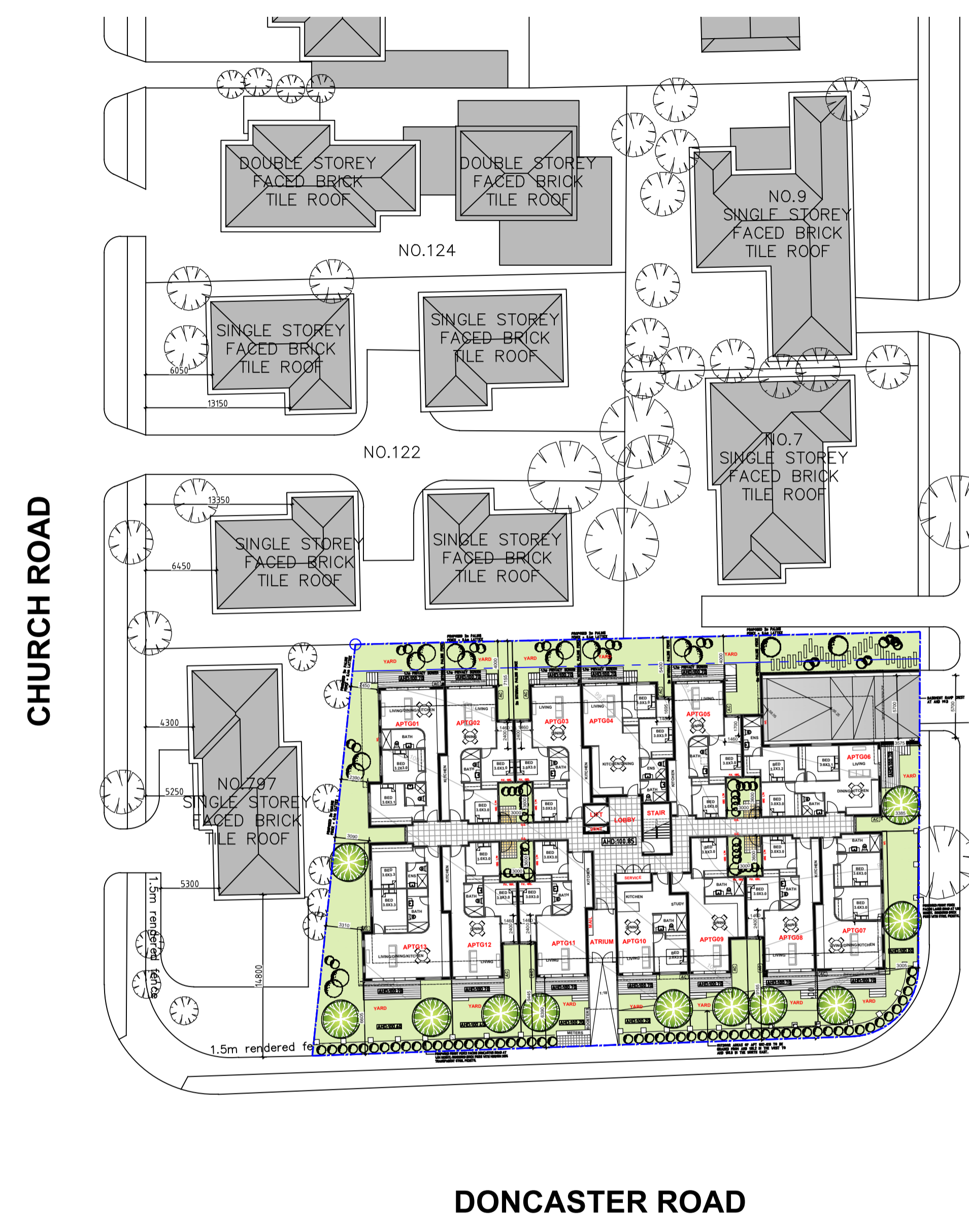
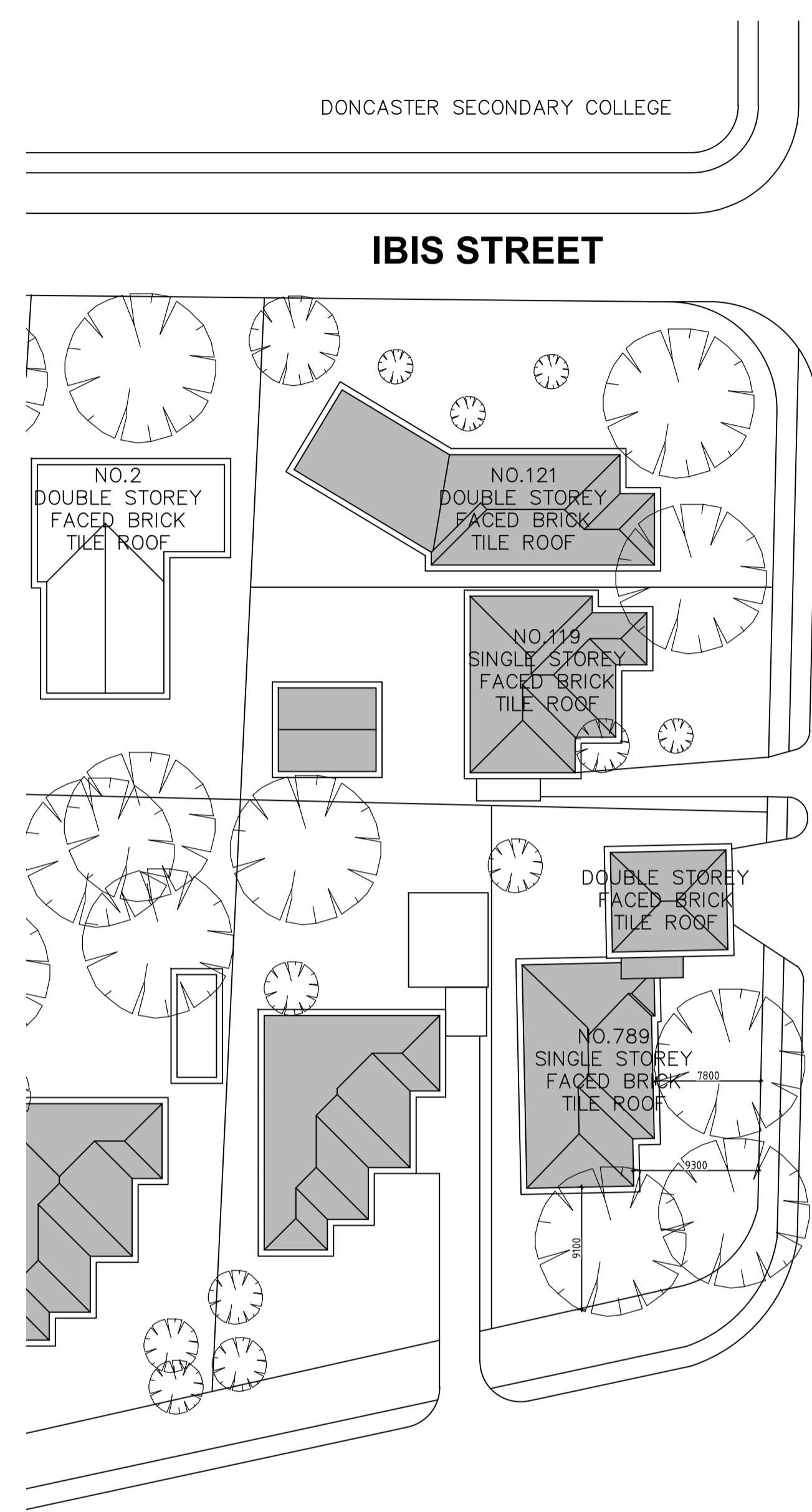
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ABN: 29 469 352 797

Project
799-803 Doncaster Road, Doncaster, 3108
Drawing
NEIGHBORHOOD CHARACTER

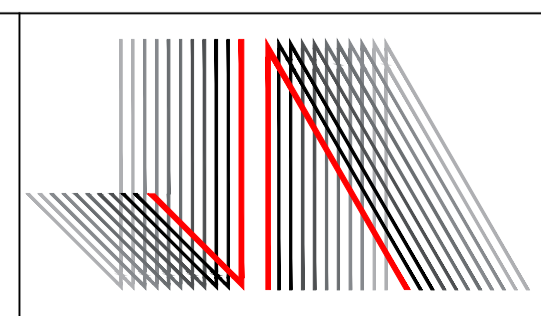
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DESIGN RESPONSE
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AMENDMENT ISSUE
07.12.2016

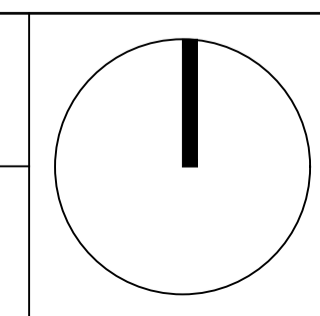
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Drawing
DESIGN RESPONSE

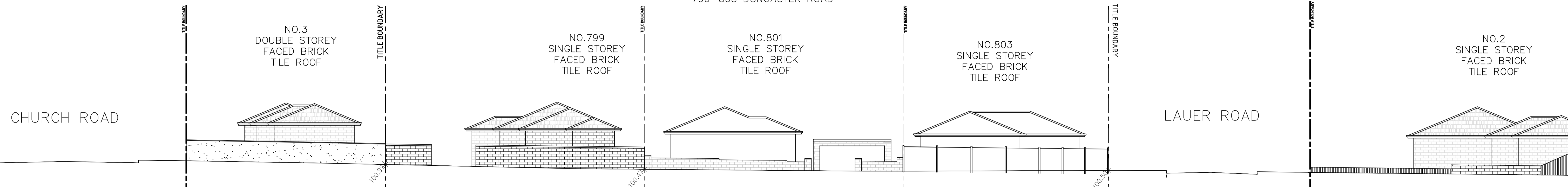


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Date 07-12-2016	Scale 1:350	Amendment	
Drawn AL / SJ	Checked	AL / JW	

Drawing Number
TP03

Amendment

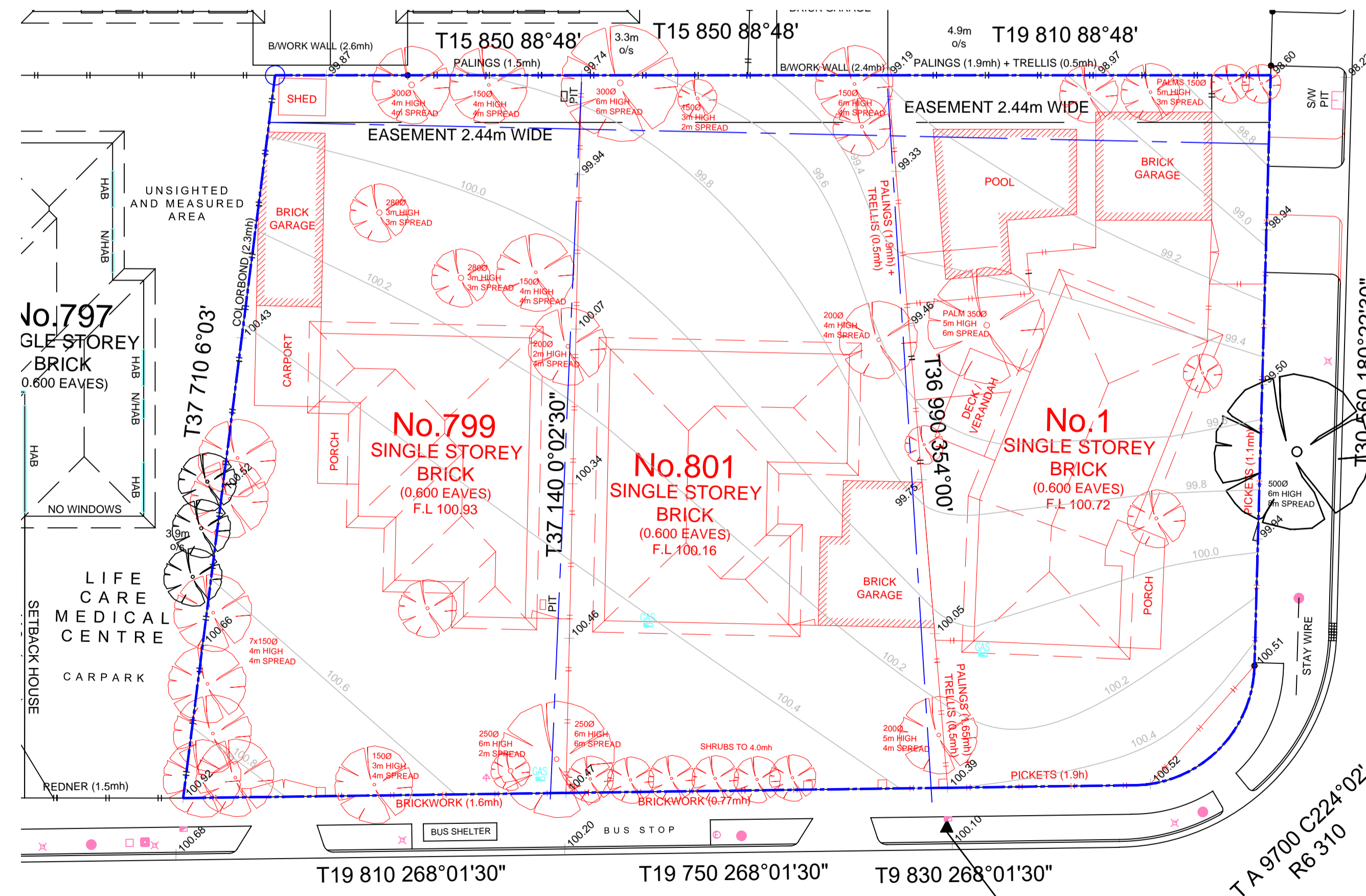
SUBJECT SITE
799-803 DONCASTER ROAD



EXISTING STREETScape
SCALE 1:150 @ A1



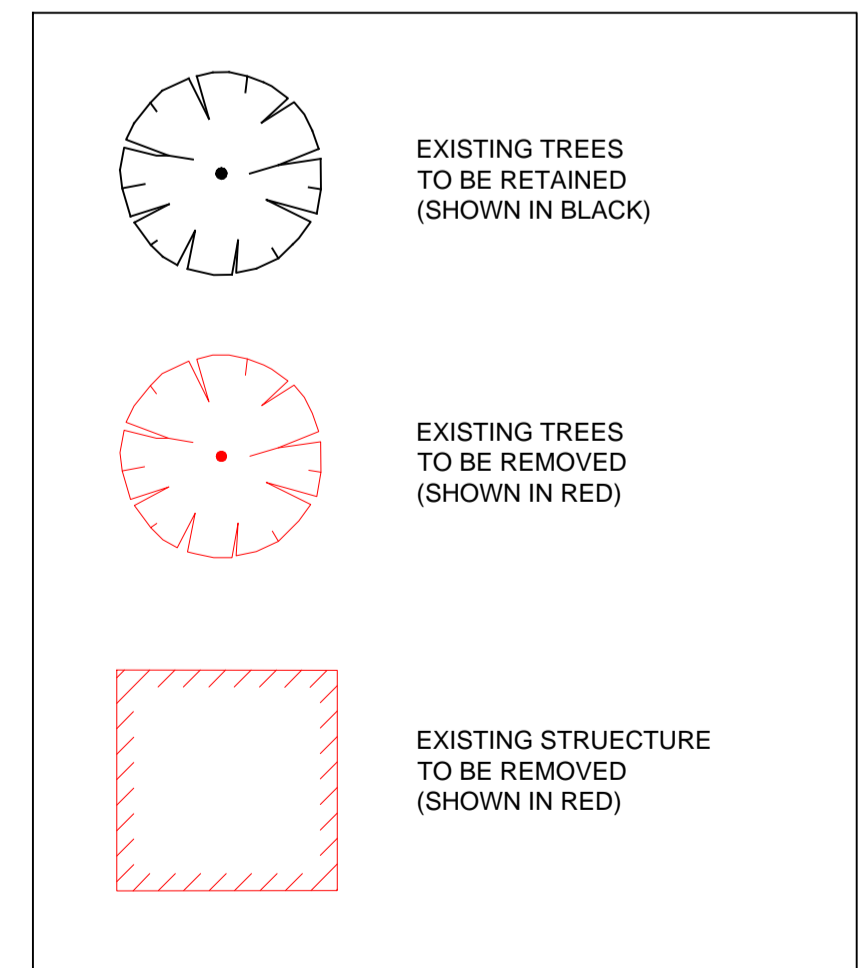
PROPOSED STREETScape
SCALE 1:150 @ A1



Doncaster Road

AMENDMENT ISSUE
07.12.2016

DEMOLITION NOTES:



DEMOLITION PLAN
SCALE 1:150 @ A1

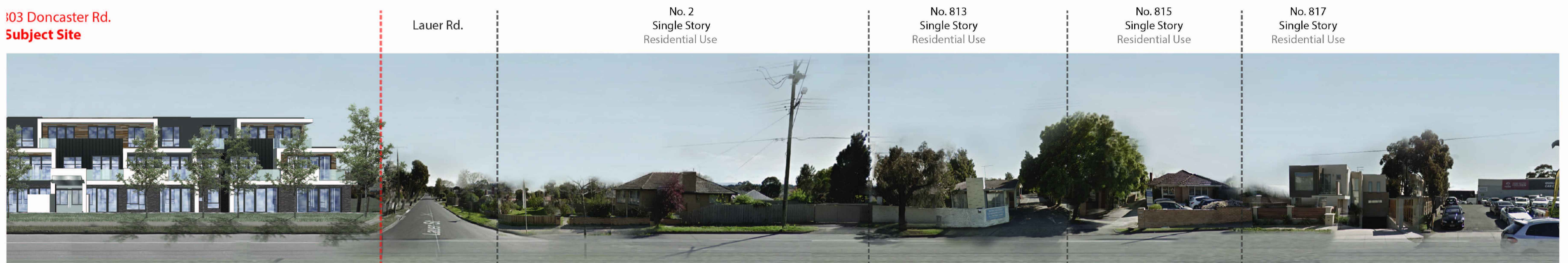
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Project
799-803 Doncaster Road, Doncaster, 3108

Drawing
STREETScape&DEMOLITION PLAN

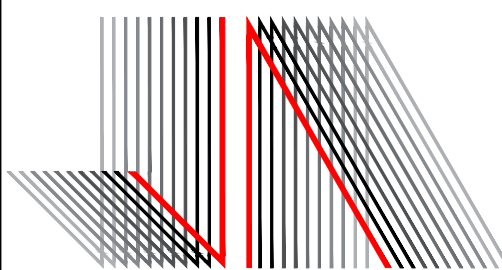
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PHOTOMONTAGE

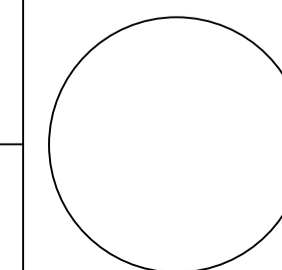
AMENDMENT ISSUE
07.12.2016

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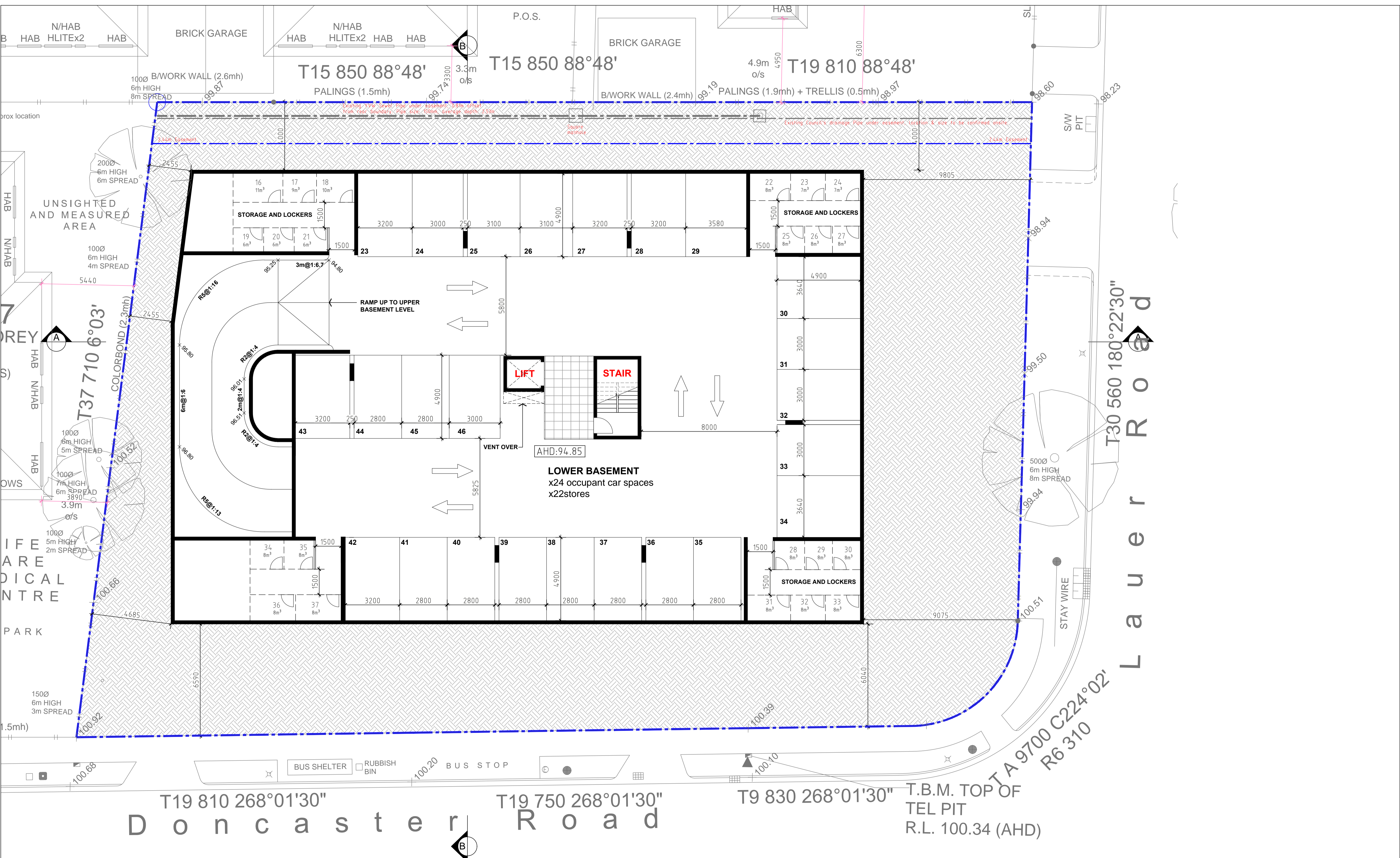


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Project
 799-803 Doncaster Road, Doncaster, 3108
 Drawing
 PHOTOMONTAGE



Project Number 15037		Drawing Number TP05	
Date 07-12-2016	Scale 1:350	Amendment	
Drawn AL / SJ	Checked AL / JW		

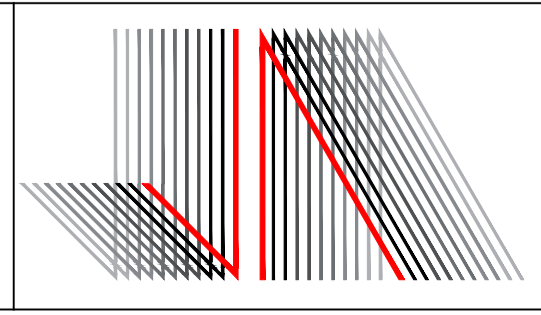


LOWER BASEMENT
SCALE 1:100 @ A1

AMENDMENT ISSUE
07.12.2016

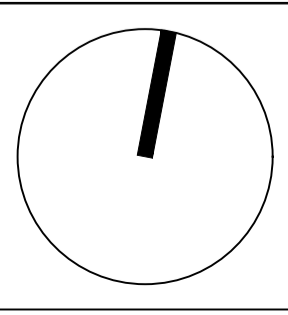
LOWER BASEMENT	
FLOOR AREA	1085.0m²

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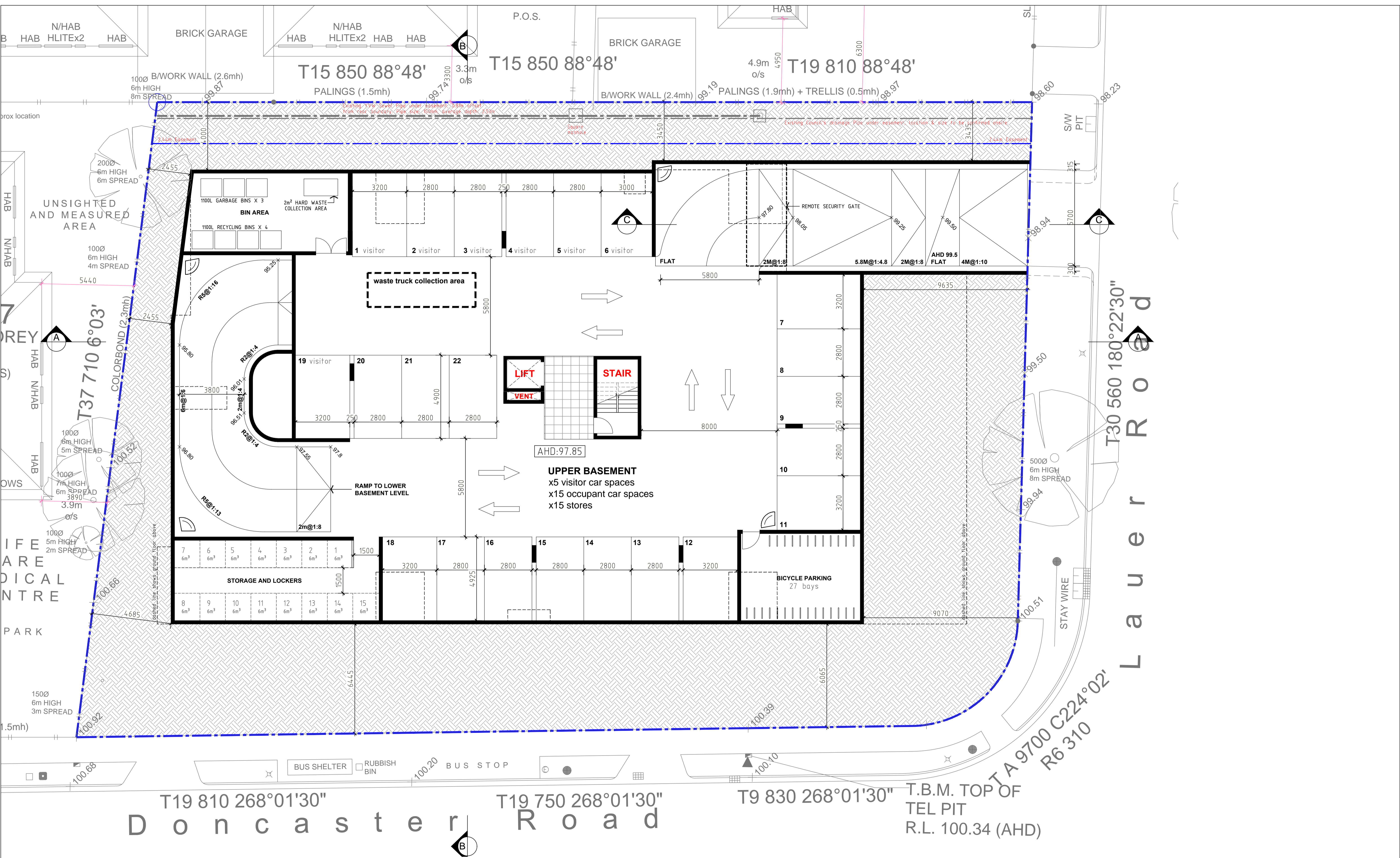


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Project
799-803 Doncaster Road, Doncaster, 3108
Drawing
LOWER BASEMENT PLAN

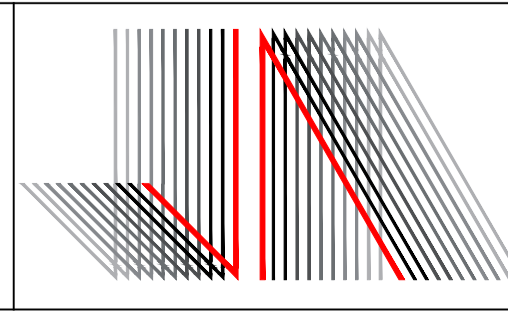


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Date 07-12-2016	Scale SJ	Amendment AL /JW	
Drawn SJ	Checked SJ		



UPPER BASEMENT
SCALE 1:100 @ A1

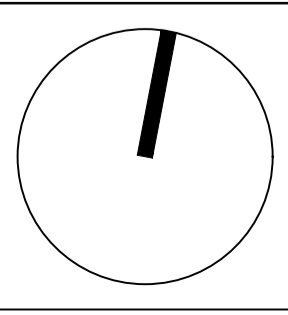
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Project
799-803 Doncaster Road, Doncaster, 3108

Drawing
UPPER BASEMENT PLAN



Project Number 15037	Drawing Number TP07
Date 07-12-2016	Scale Checked
Drawn SJ	Amendment AL / JW



- LEGEND**
- DENOTES TREE IDENTIFICATION NUMBER MENTIONED IN ARBORIST REPORT
 - DENOTES TREE PROTECTION ZONE & STRUCTURE ROOT ZONE
 - DENOTES AREA OF STRUCTURE ENOUGH INTO THE TREE PROTECTION ZONE
 - DENOTES EXISTING TREES OR SHRUBS TO BE REMOVED
 - DENOTES PROPOSED INDIGENOUS CANOPY TREE
 - DENOTES PROPOSED SHRUBS & SMALL SCALE PLANTS
 - DENOTES LAWN, GARDEN BED AND EXTERNAL PERVIOUSLY SOFTSCAPED AREAS
 - DENOTES SELECTED CONCRETE DRIVEWAY
 - DENOTES SELECTED EXPOSED AGGREGATE CONCRETE DRIVEWAY
 - DENOTES SELECTED PAVED AREA TO BE Laid ON PERVIOUSLY COMPACTED SAND BASE
 - DENOTES WEATHERPROOFED TILE AREA
 - DENOTES SELECTED BEDDING AREA
 - DENOTES SELECTED STEPPING STONES
 - DENOTES 6 CUBIC METRES OF STORAGE SHED
 - DENOTES SELECTED CHIMNEYS LOCATION
 - DENOTES SELECTED MAIL BOX LOCATION
 - DENOTES SELECTED ELECTRICITY METER BOX LOCATION
 - DENOTES SELECTED 2000 LITERS SLIMLINE RAINWATER TANK
 - DENOTES SELECTED AIR CONDITIONING UNIT LOCATION
 - DENOTES SELECTED HOT WATER SYSTEM LOCATION
- WINDOW LEGEND**
- FIX. FIXED GLAZING
 - OBG. OBSCURED GLAZING
 - OBG. 1.7M OBSCURED GLAZING UP TO 1.7M ABOVE FINISHED FLOOR LEVEL WITH OPENABLE CLEAR GLAZING ABOVE 1.7M
 - CLG. CLEAR GLAZING
 - AWN. AWNING OPENING
 - SLD. SLIDING OPENING
 - CAS. CASEMENT OPENING
 - BF. BI-FOLD OPENING

NOTE:
ALL SOUTH FACING WINDOWS TO USE DOUBLE GLAZING

GROUND FLOOR

FLOOR AREA	1091.4m ²
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DEVELOPMENT SUMMARY

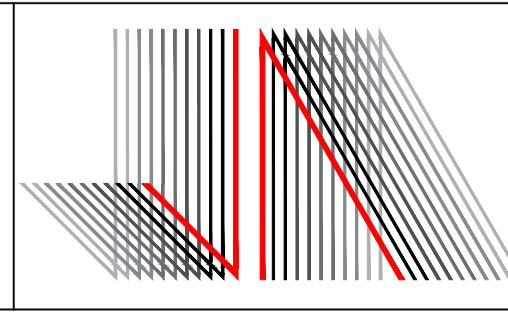
SITE AREA	1967.7m ²	
SITE COVERAGE	1177.1m ²	59.8%
IMPERVIOUS SITE COVERAGE	1258.7m ²	64.0%
PERMEABLE AREA	709.0m ²	36.0%

GROUND FLOOR

APT	FLOOR AREA:	BAL / YARD:	NO. OF BED	NO. OF CAR	CAR SPACE
G01	77.2m ²	78.7m ²	2	1	NO. 7
G02	72.5m ²	29.2m ²	2	1	NO. 8
G03	74.6m ²	29.4m ²	2	1	NO. 9
G04	81.8m ²	34.6m ²	2	1	NO. 10
G05	71.5m ²	42.1m ²	2	1	NO. 11
G06	84.0m ²	30.4m ²	3	2	NO. 23&24
G07	75.2m ²	74.4m ²	2	1	NO. 12
G08	71.8m ²	36.1m ²	2	1	NO. 13
G09	59.0m ²	31.4m ²	1	1	NO. 14
G10	55.2m ²	33.4m ²	1	1	NO. 15
G11	74.4m ²	37.2m ²	2	1	NO. 16
G12	71.8m ²	37.5m ²	2	1	NO. 17
G13	90.1m ²	113.5m ²	2	1	NO. 18

GROUND FLOOR PLAN
SCALE 1:100 @ A1

Notes
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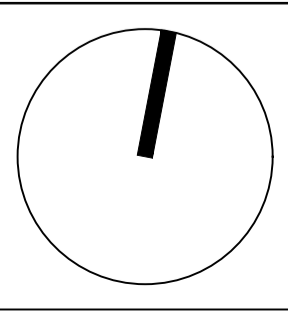
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NOTE:
ALL SOUTH FACING WINDOWS TO USE DOUBLE GLAZING

AMENDMENT ISSUE
07.12.2016

Project
799-803 Doncaster Road, Doncaster, 3108

Drawing
GROUND FLOOR PLAN



Project Number
15037

Drawing Number
TP08

Date	07-12-2016	Scale		Amendment	
Drawn	SJ	Checked	AL / JW		



- LEGEND**
- DENOTES TREE IDENTIFICATION NUMBER MENTIONED IN ARB/EST REPORT
 - DENOTES TREE PROTECTION ZONE & STRUCTURE ROOT ZONE
 - DENOTES AREA OF STRUCTURE ENCRICH INTO THE TREE PROTECTION ZONE
 - DENOTES EXISTING TREES OR SHRUBS TO BE REMOVED
 - DENOTES PROPOSED INDIGENOUS CANOPY TREE
 - DENOTES PROPOSED SHRUBS & SMALL SCALE PLANTS
 - DENOTES LAWN, GARDEN BED AND EXTERNAL PERVIOUSLY SOFTSCAPED AREAS
 - DENOTES SELECTED CONCRETE DRIVEWAY
 - DENOTES SELECTED EXPOSED AGGREGATE CONCRETE DRIVEWAY
 - DENOTES SELECTED PAVED AREA TO BE Laid ON FORDUS COMPACTED SAND BASE
 - DENOTES WEATHERPROOFED TILE AREA
 - DENOTES SELECTED DECKING AREA
 - DENOTES SELECTED STEPPING STONES
 - DENOTES 6 CUBIC METRES OF STORAGE SHED
 - DENOTES SELECTED CLOTHESLINE LOCATION
 - DENOTES SELECTED MAIL BOX LOCATION
 - DENOTES SELECTED ELECTRICITY METER BOX LOCATION
 - DENOTES SELECTED 2000 LITERS SLIMLINE RAINWATER TANK
 - DENOTES SELECTED AIR CONDITIONING UNIT LOCATION
 - DENOTES SELECTED HOT WATER SYSTEM LOCATION
- WINDOW LEGEND**
- FIX. FIXED GLAZING
 - OBG. OBSCURED GLAZING
 - OBG. 1.7M OBSCURED GLAZING UP TO 1.7M ABOVE FINISHED FLOOR LEVEL WITH OPENABLE CLEAR GLAZING ABOVE 1.7M
 - CLG. CLEAR GLAZING
 - AWN. AWNING OPENING
 - SLD. SLIDING OPENING
 - CAS. CASSETMENT OPENING
 - BF. BI-FOLD OPENING

NOTE: ALL SOUTH FACING WINDOWS TO USE DOUBLE GLAZING

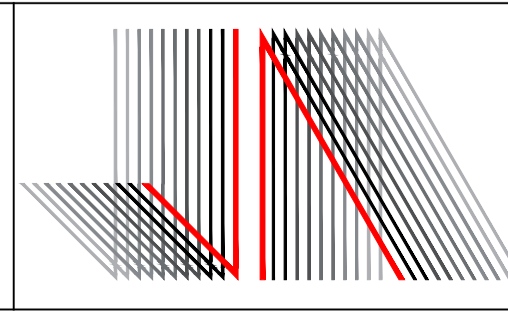
FIRST FLOOR	
FLOOR AREA	1003.0m ²
FIRST FLOOR AREA/ GROUND FLOOR AREA	91.9%

APT	FLOOR AREA:	BAL / YARD:	NO. OF BED	NO. OF CAR	CAR SPACE
101	65.9m ²	10.3m ²	2	1	NO. 20
102	63.0m ²	8.0m ²	2	1	NO. 21
103	62.4m ²	8.0m ²	2	1	NO. 22
104	64.1m ²	8.6m ²	1	1	NO. 25
105	63.1m ²	8.0m ²	2	1	NO. 26
106	63.1m ²	8.0m ²	2	1	NO. 27
107	62.4m ²	9.9m ²	2	1	NO. 28
108	62.3m ²	10.4m ²	2	1	NO. 29
109	63.1m ²	8.5m ²	2	1	NO. 30
110	70.3m ²	11.7m ²	2	1	NO. 31
111	47.2m ²	11.7m ²	1	1	NO. 32
112	62.4m ²	8.4m ²	2	1	NO. 33
113	63.1m ²	8.4m ²	2	1	NO. 34
114	73.8m ²	12.9m ²	2	1	NO. 35

FIRST FLOOR PLAN
SCALE 1:100 @ A1

AMENDMENT ISSUE
07.12.2016

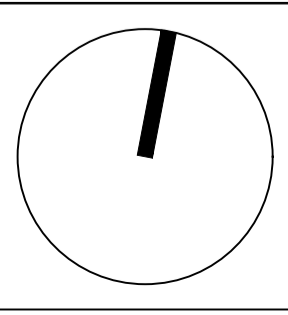
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Project
799-803 Doncaster Road, Doncaster, 3108

Drawing
FIRST FLOOR PLAN



Project Number
15037

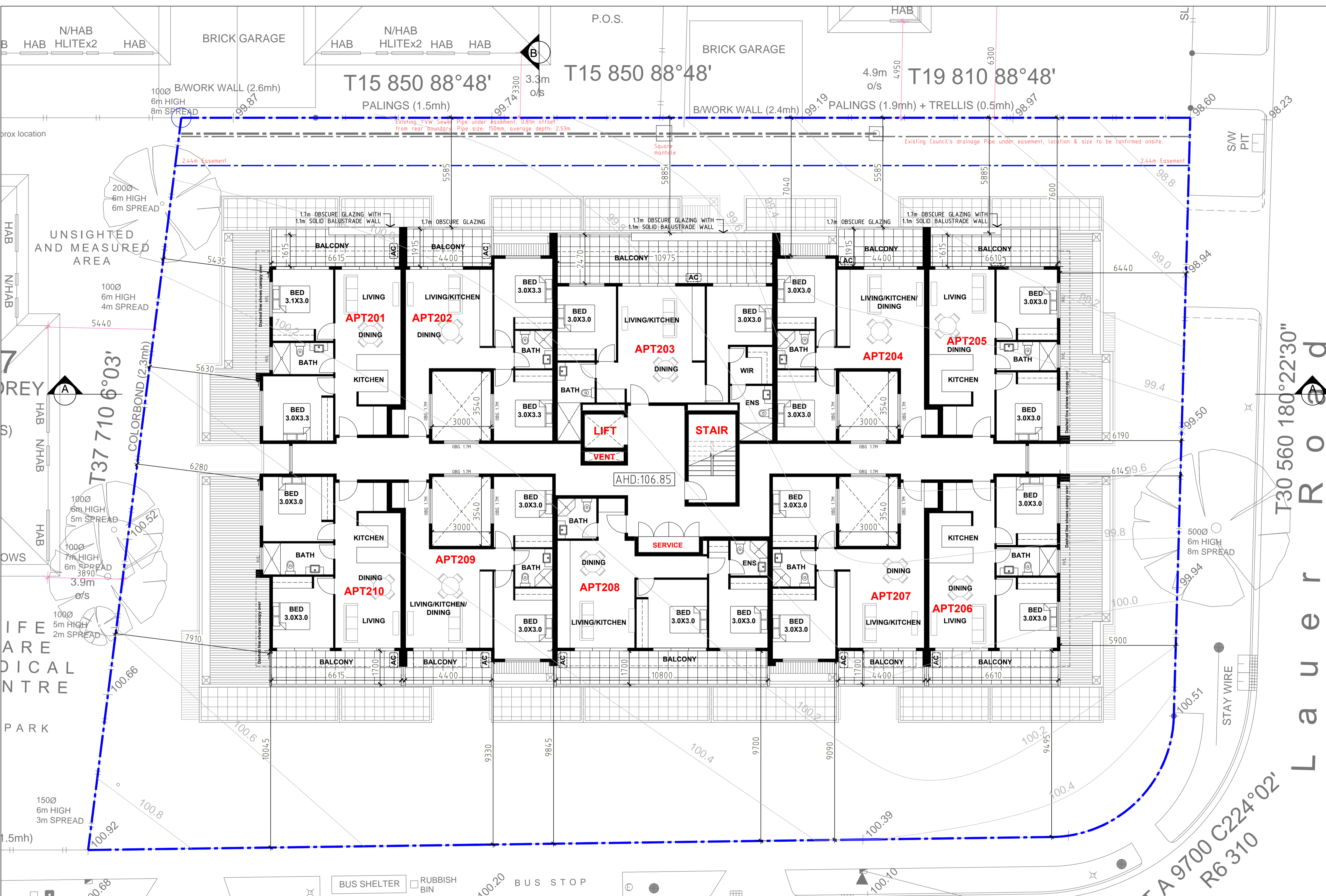
Date
07-12-2016

Scale
Checked

Drawn
SJ

Drawing Number
TP09

Amendment
AL / JW



- LEGEND**
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 - DENOTE AREA OF STRUCTURE ENOUGH INTO THE TREE PROTECTION ZONE
 - DENOTE EXISTING TREES OR SHRUBS TO BE REMOVED
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 - DENOTE SELECTED ELECTRICITY METER BOX LOCATION
 - DENOTE SELECTED 2000 LITRES S.L.M.I.NE RAINWATER TANK
 - DENOTE SELECTED AIR CONDITIONING UNIT LOCATION
 - DENOTE SELECTED HOT WATER SYSTEM LOCATION
- WINDOW LEGEND**
- FIX. FIXED GLAZING
 - OBG. OBTURED GLAZING
 - OBG. 1.7M OBTURED GLAZING UP TO 1.7M ABOVE FINISHED FLOOR LEVEL WITH OPENABLE CLEAR GLAZING ABOVE 1.7M
 - CLG. CLEAR GLAZING
 - AWN. AWNING OPENING
 - SLD. SLIDING OPENING
 - CAS. CASEMENT OPENING
 - BF. BI-FOLD OPENING

NOTE:
ALL SOUTH FACING WINDOWS TO USE DOUBLE GLAZING

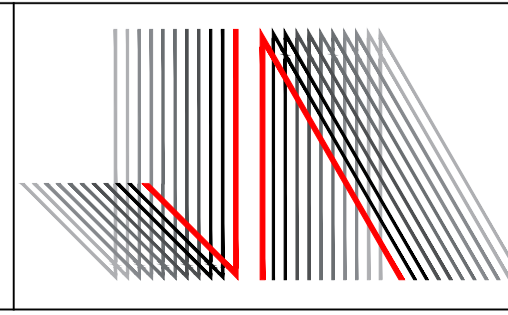
SECOND FLOOR	
FLOOR AREA	746.5m ²
SECOND FLOOR AREA / GROUND FLOOR AREA	68.4%

SECOND FLOOR					
APT	FLOOR AREA:	BAL / YARD:	NO. OF BED	NO. OF CAR	CAR SPACE
201	61.3m ²	11.6m ²	2	1	NO. 36
202	61.7m ²	11.5m ²	2	1	NO. 37
203	77.6m ²	28.8m ²	2	2	NO. 45&46
204	61.7m ²	11.5m ²	2	1	NO. 38
205	60.1m ²	11.7m ²	2	1	NO. 39
206	60.1m ²	12.3m ²	2	1	NO. 40
207	64.1m ²	8.2m ²	2	1	NO. 41
208	68.6m ²	19.8m ²	2	1	NO. 42
209	61.2m ²	8.2m ²	2	1	NO. 43
210	62.1m ²	12.3m ²	2	1	NO. 44

SECOND FLOOR PLAN
SCALE 1:100 @ A1

AMENDMENT ISSUE
07.12.2016

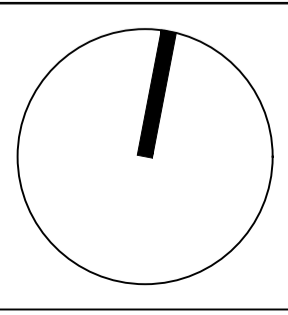
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Project
799-803 Doncaster Road, Doncaster, 3108

Drawing
SECOND FLOOR PLAN



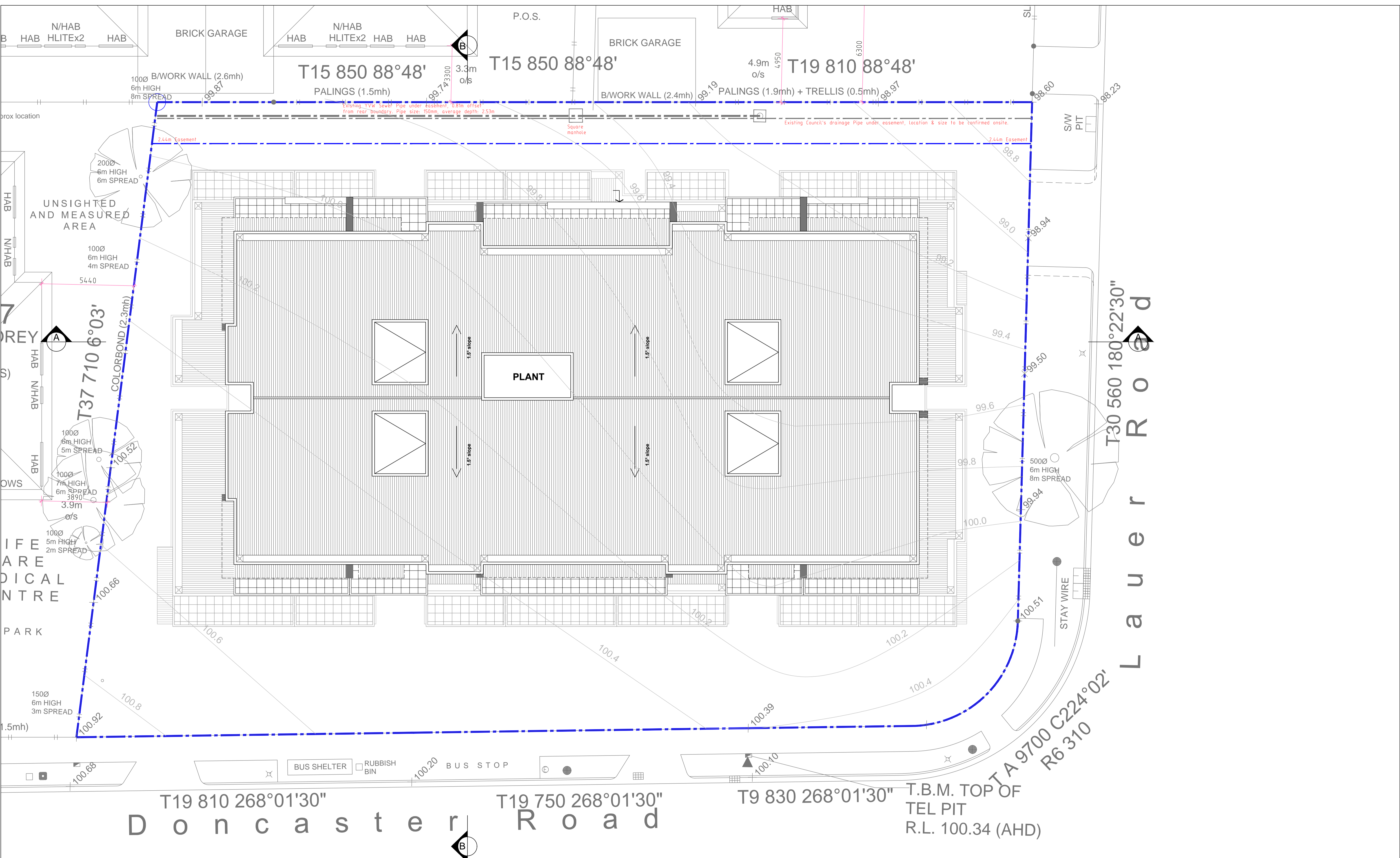
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Date
07-12-2016

Scale
Checked

Drawing Number
TP10

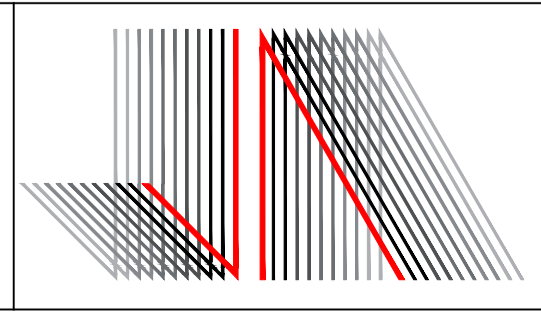
Amendment
AL / JW



ROOF PLAN
SCALE 1:100 @ A1

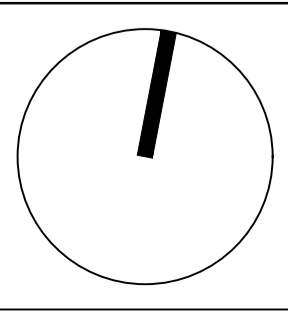
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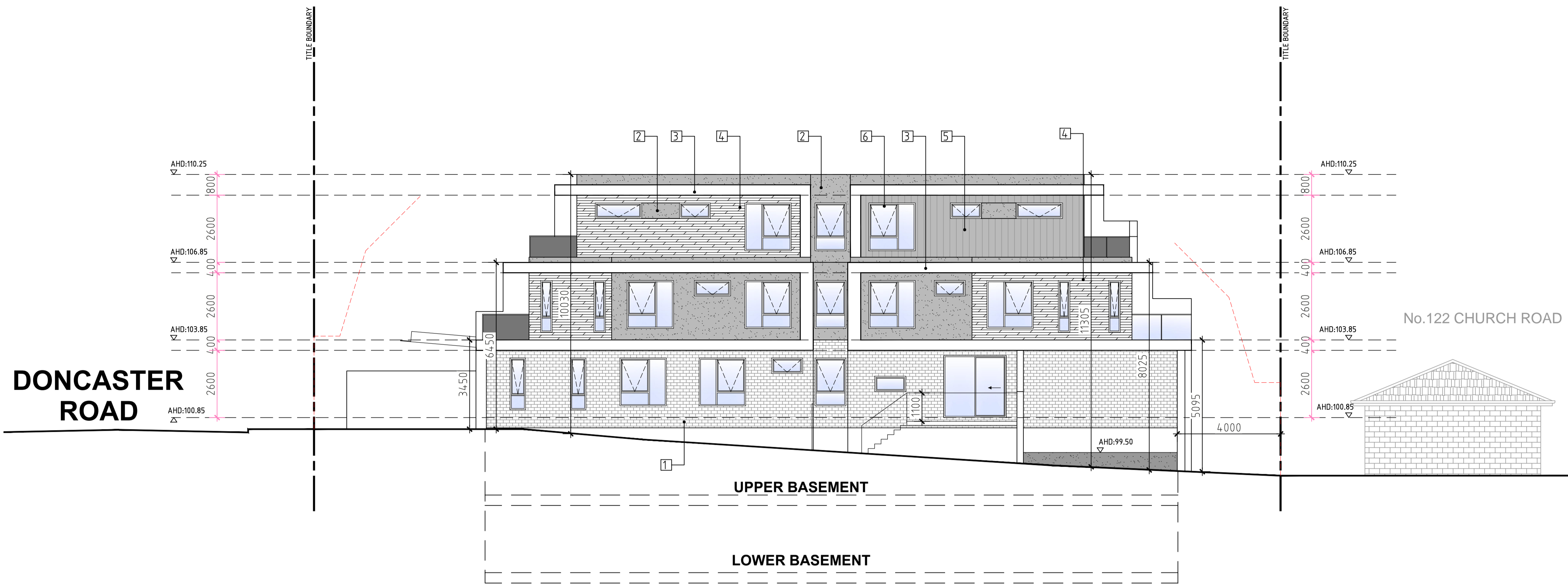
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Project
799-803 Doncaster Road, Doncaster, 3108
Drawing
SECOND FLOOR PLAN



Project Number 15037		Drawing Number TP11	
Date 07-12-2016	Scale	Amendment	
Drawn SJ	Checked AL/JW		

Amendment



EAST ELEVATION

SCALE 1:100 @ A1



WEST ELEVATION

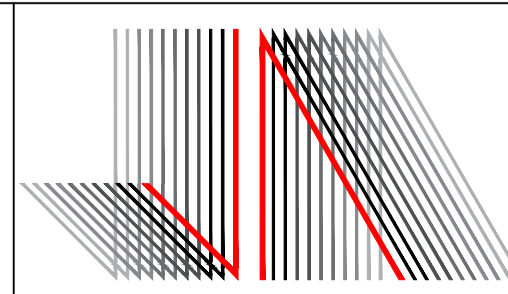
SCALE 1:100 @ A1

MATERIAL SCHEDULE:

	1 SELECTED FACE BRICK
	2 SELECTED RENDER GREY
	3 SELECTED RENDER WHITE
	4 TIMBER CLADDING
	5 METAL CLADDING
	6 CLEAR GLAZING WITH ALUMINUM FRAME
	7 OBSCURE GLAZING WITH ALUMINUM FRAME

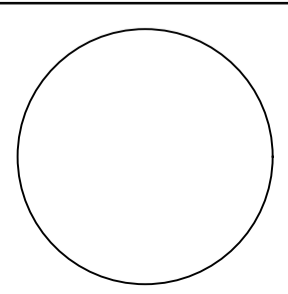
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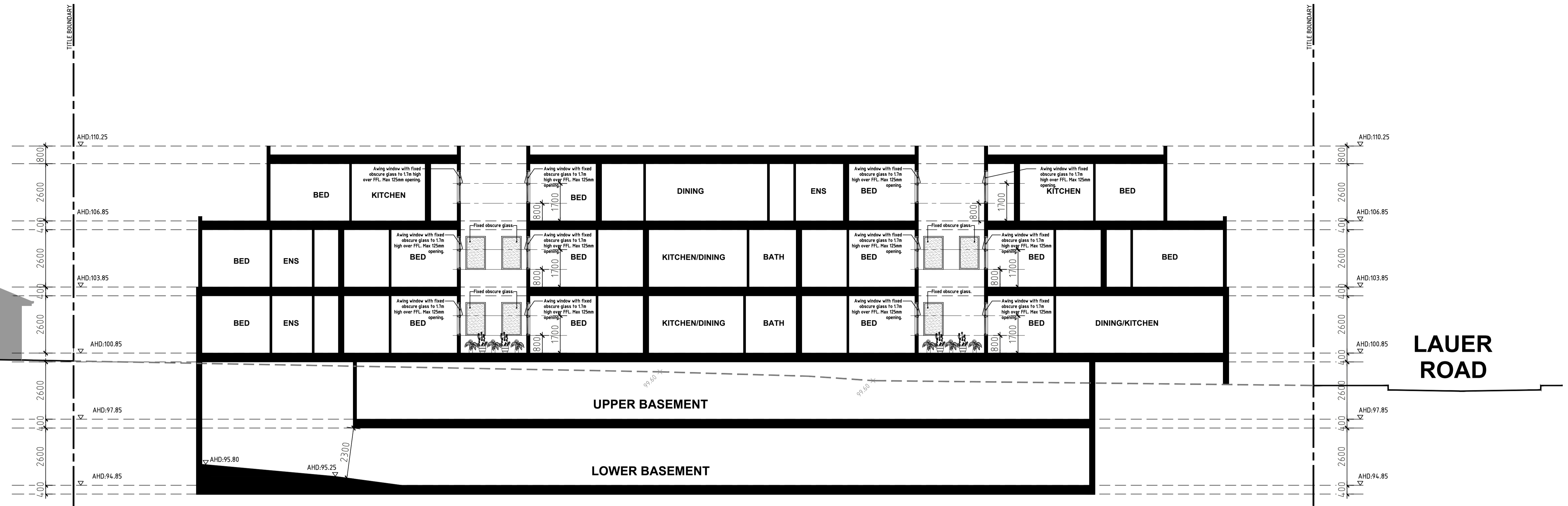
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Project
799-803 Doncaster Road, Doncaster, 3108
Drawing
ELEVATIONS



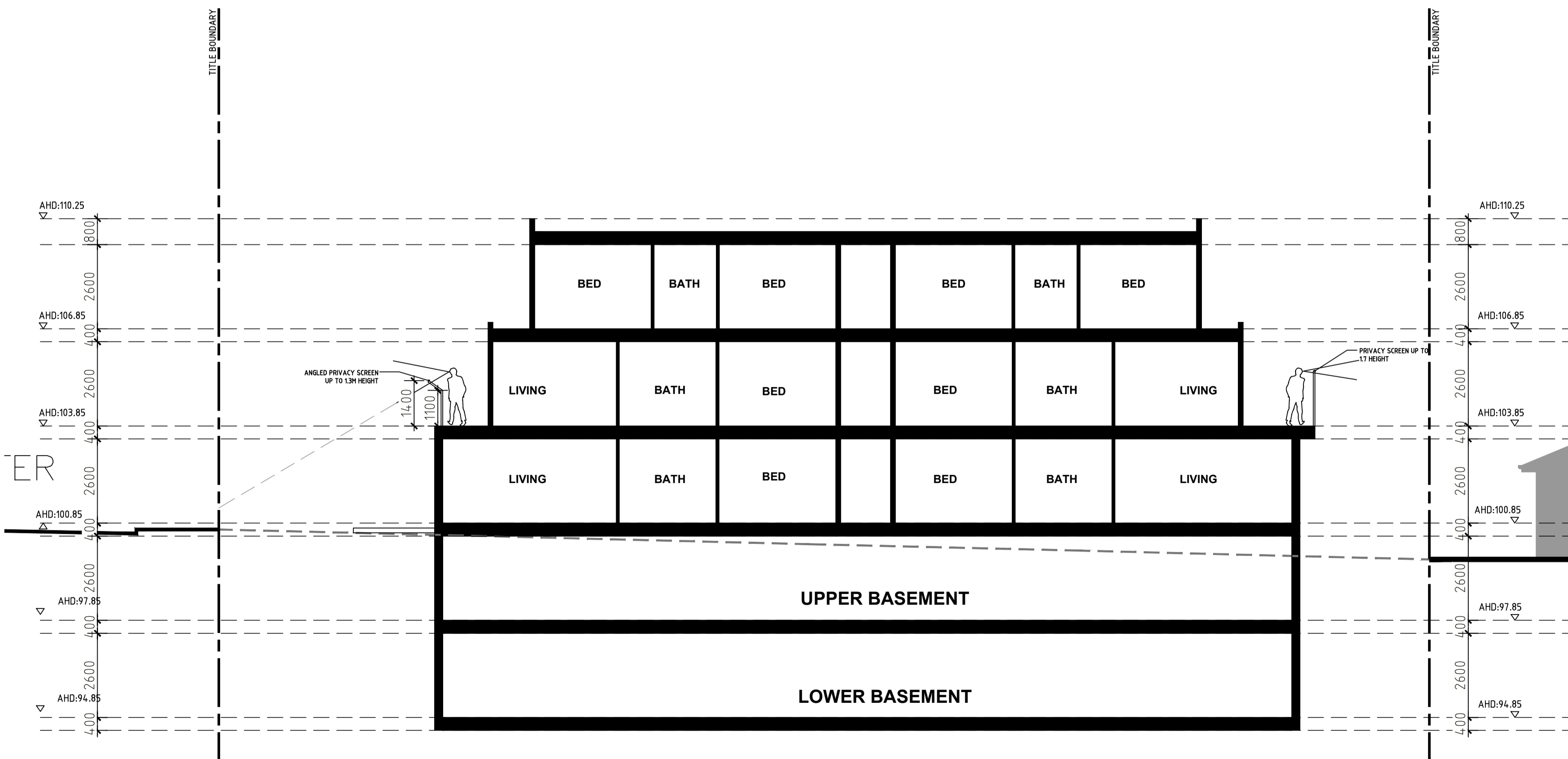
Project Number 15037		Drawing Number TP13	
Date	07-12-2016	Scale	
Drawn	SJ	Checked	AL /JW
		Amendment	

NO.3
DOUBLE STOREY
FACED BRICK
TILE ROOF



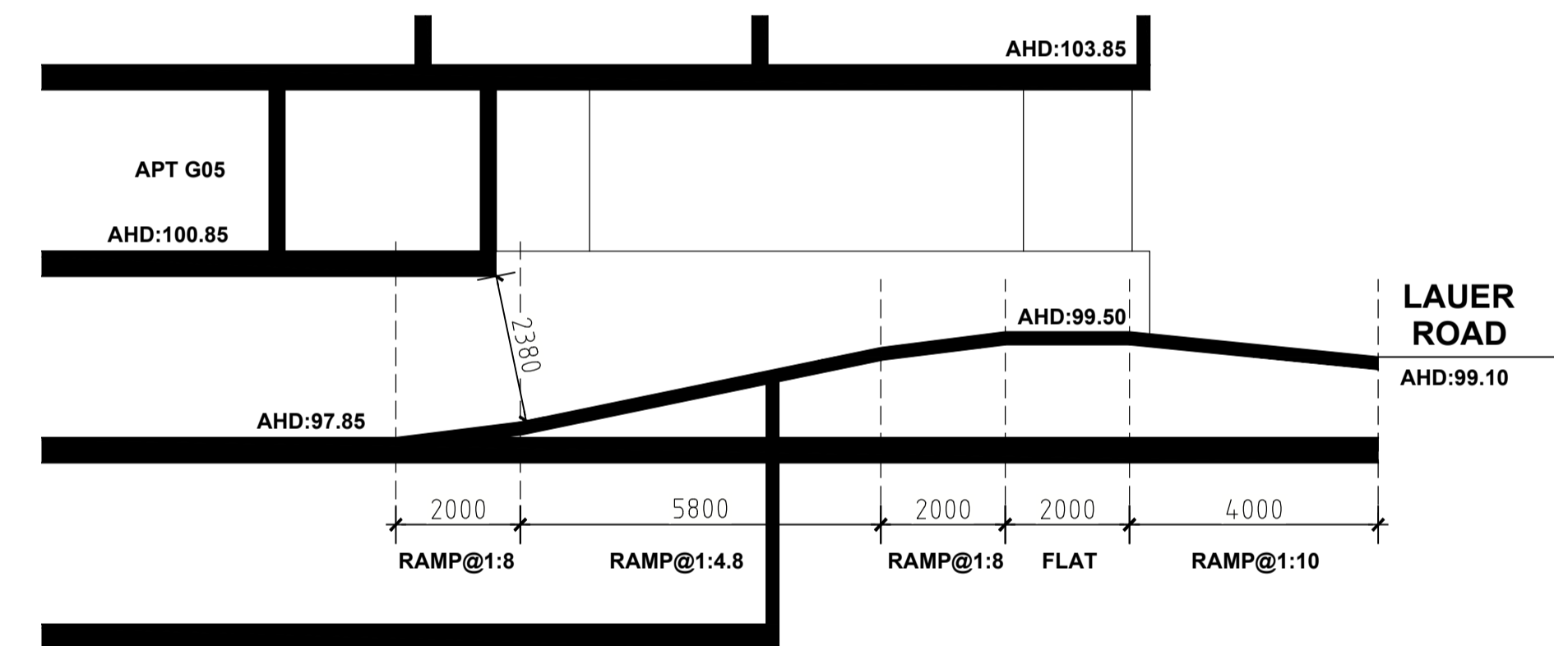
SECTION AA

SCALE 1:100 @ A1



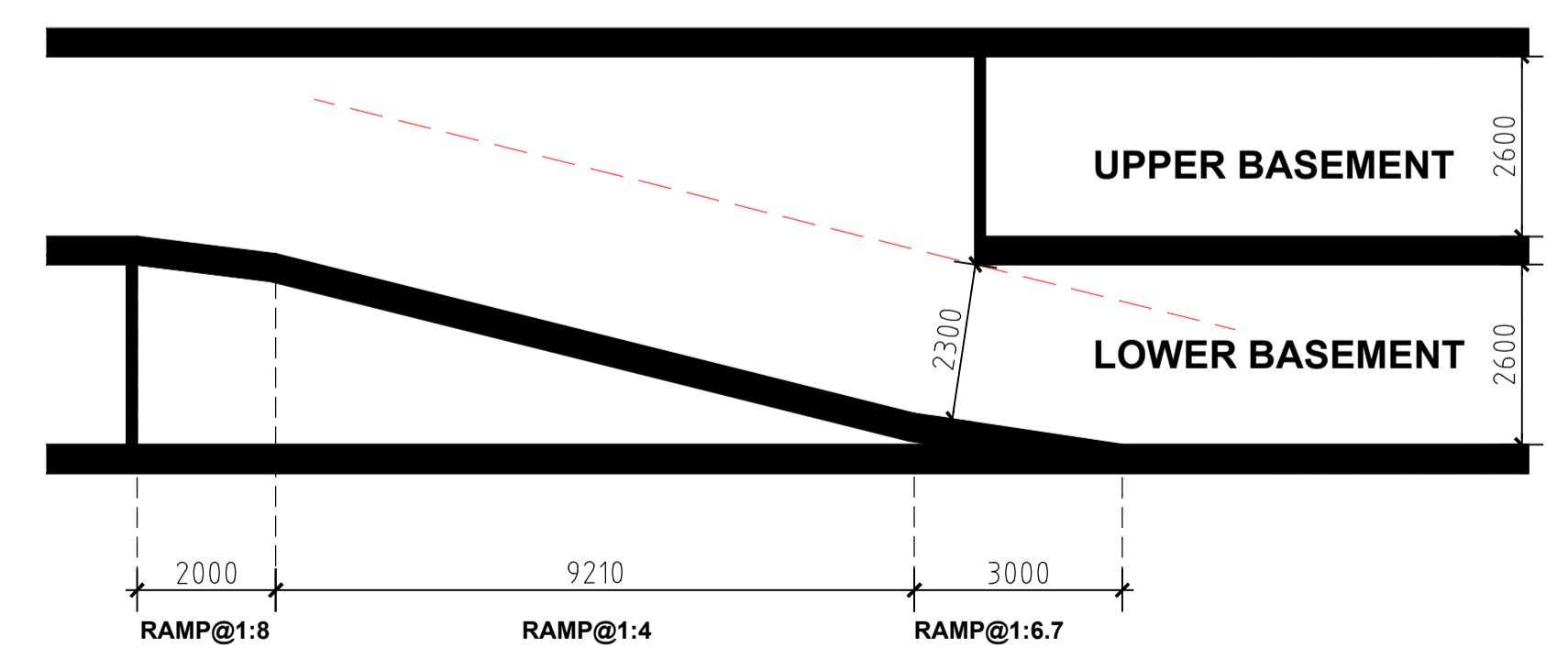
SECTION BB

SCALE 1:100 @ A1



SECTION CC

SCALE 1:100 @ A1

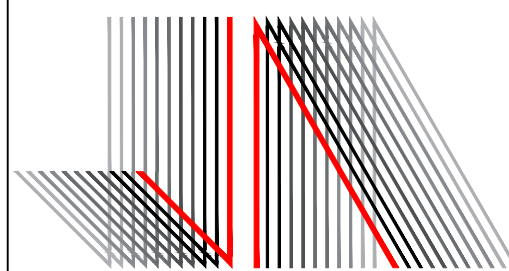


SECTION THROUGH THE RAMP THROUGH LOWER BASEMENT (inside of curve)

SCALE 1:100 @ A1

AMENDMENT ISSUE
07.12.2016

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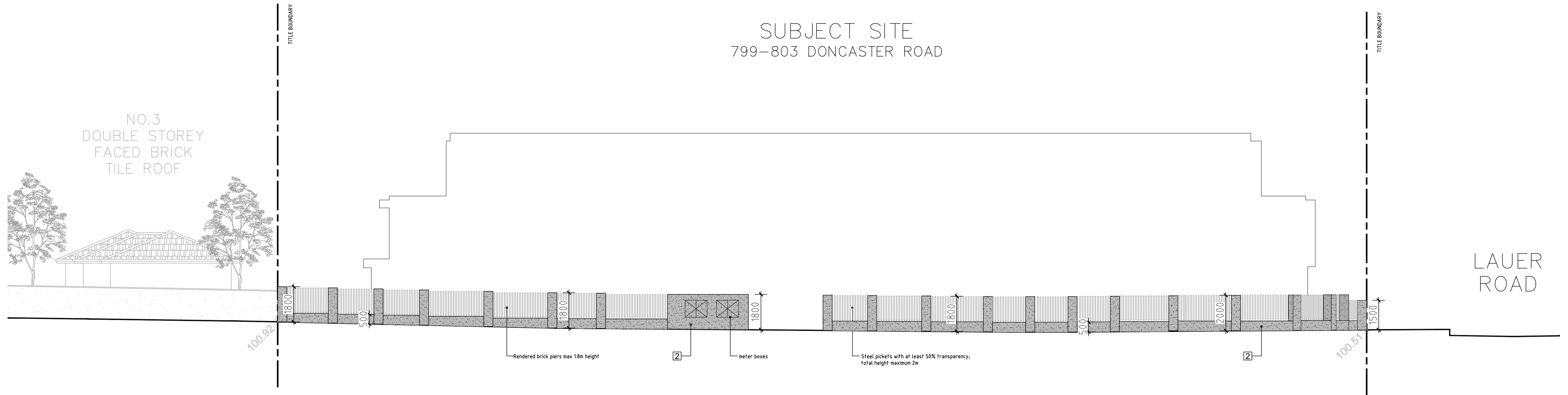
Drawing
ELEVATIONS

Project Number
15037

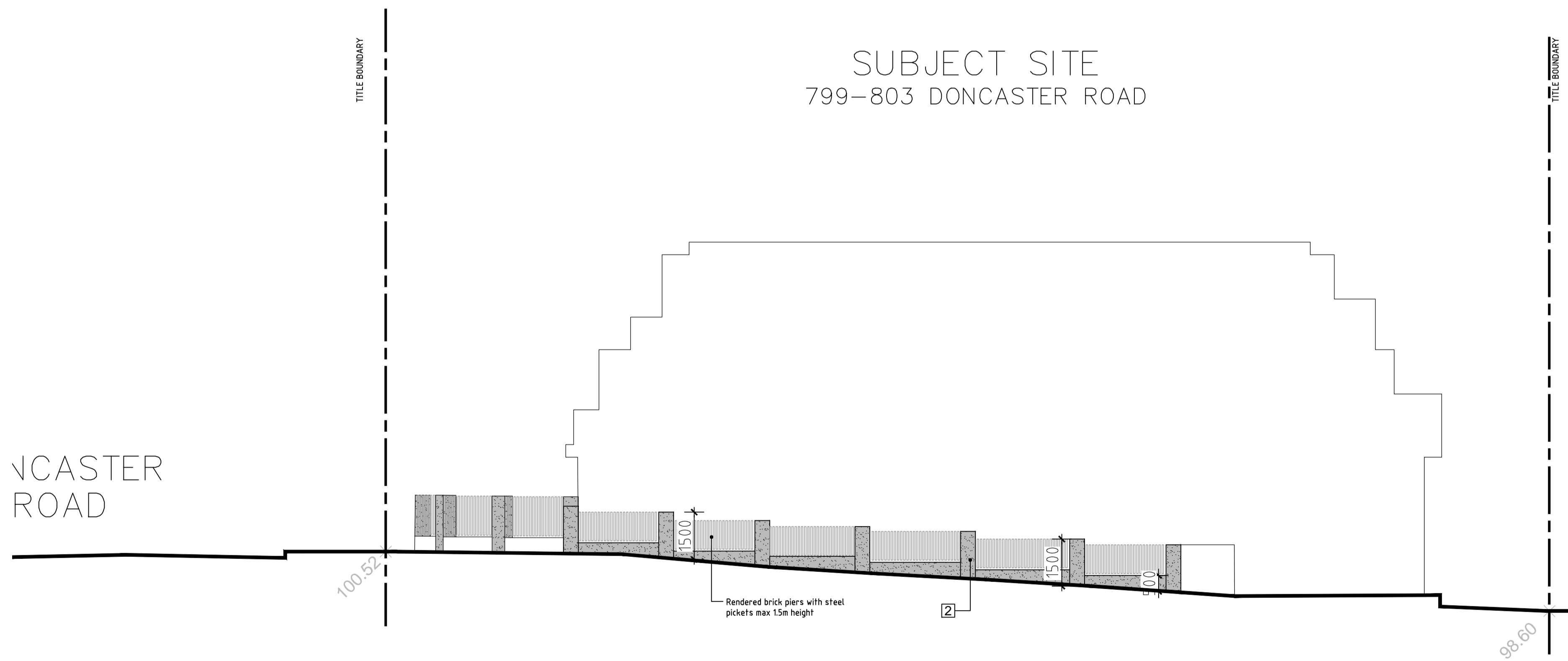
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Drawn	SJ	Checked	AL /JW	

Drawing Number
TP14

SUBJECT SITE
799-803 DONCASTER ROAD



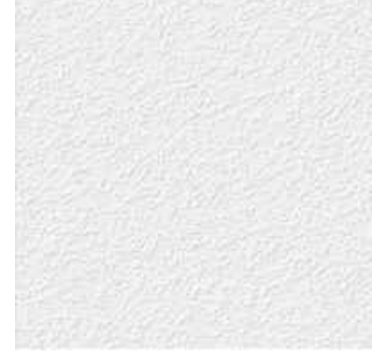




FRONT FENCE ELEVATION(SOUTH)
SCALE 1:100 @ A1



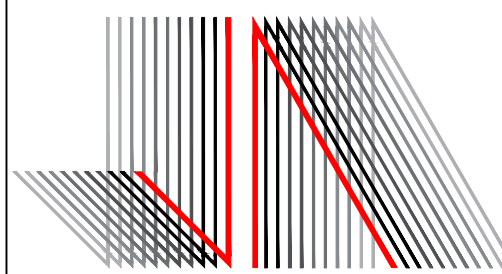
FRONT FENCE ELEVATION(EAST)
SCALE 1:100 @ A1

Material Schedule for 799-803 Doncaster Road, Doncaster

External Finishes/Cladding		
Material 1:	Selected Face Brick	
Material 2:	Selected Render Color Grey	
Material 3:	Selected Render Color White	
Material 4:	Selected Timber Cladding	
Material 5:	Selected Metal Cladding	

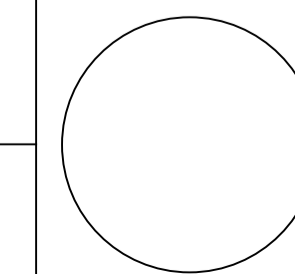
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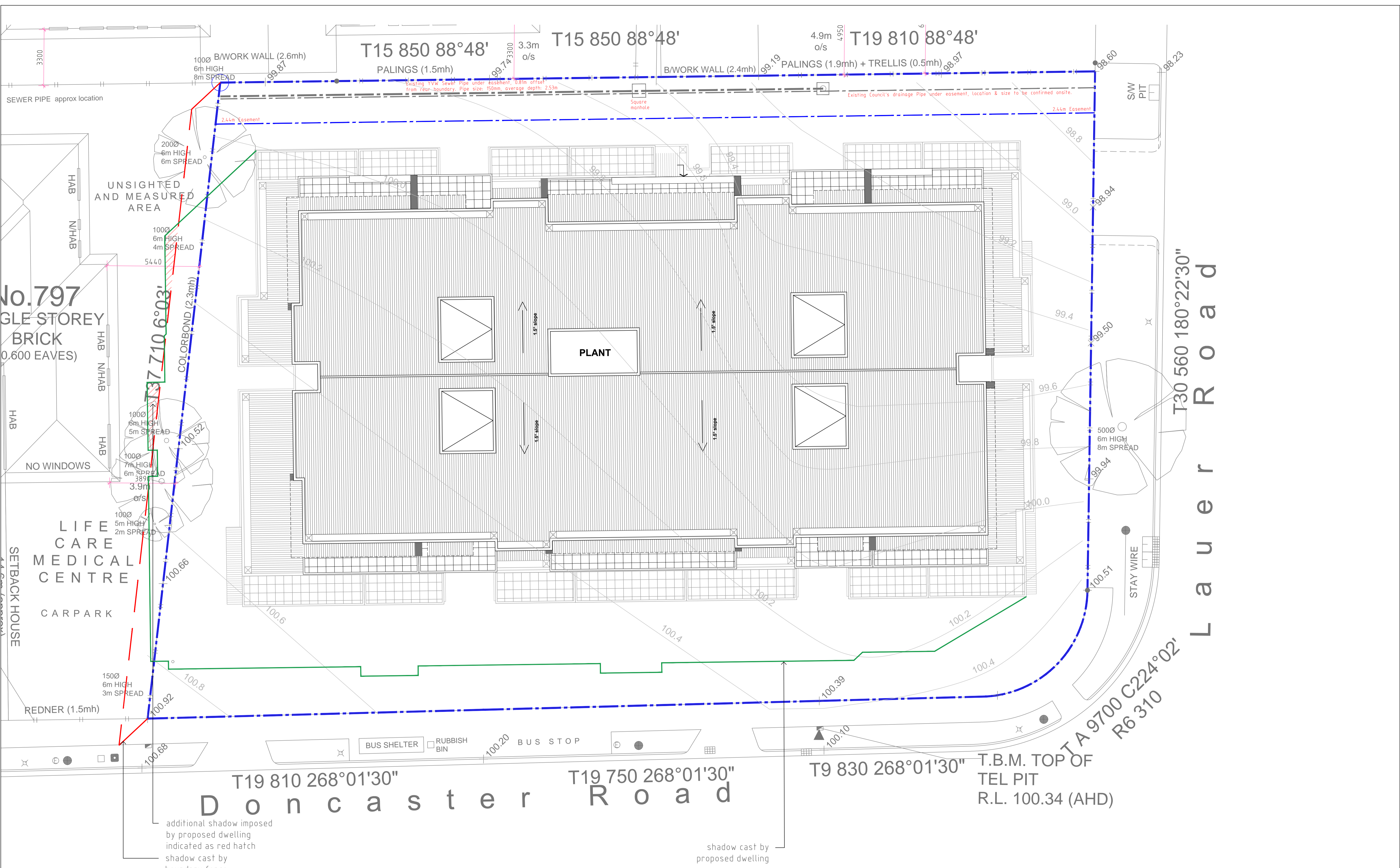
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Project
799-803 Doncaster Road, Doncaster, 3108
Drawing
FRONT FENCE ELEVATION



Project Number
15037
Date 07-12-2016 Scale 1:100
Drawn AL / SJ Checked AL / JW

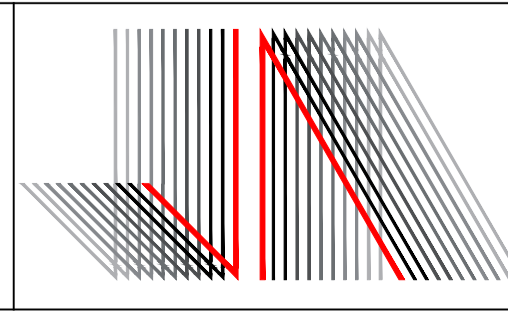
Drawing Number
TP15
Amendment



SHADOW DIAGRAM SEP 22 10AM
SCALE 1:100 @ A1

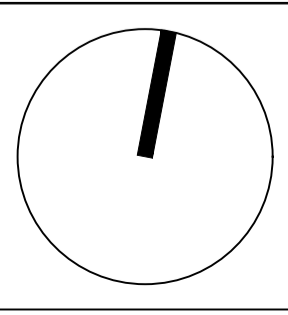
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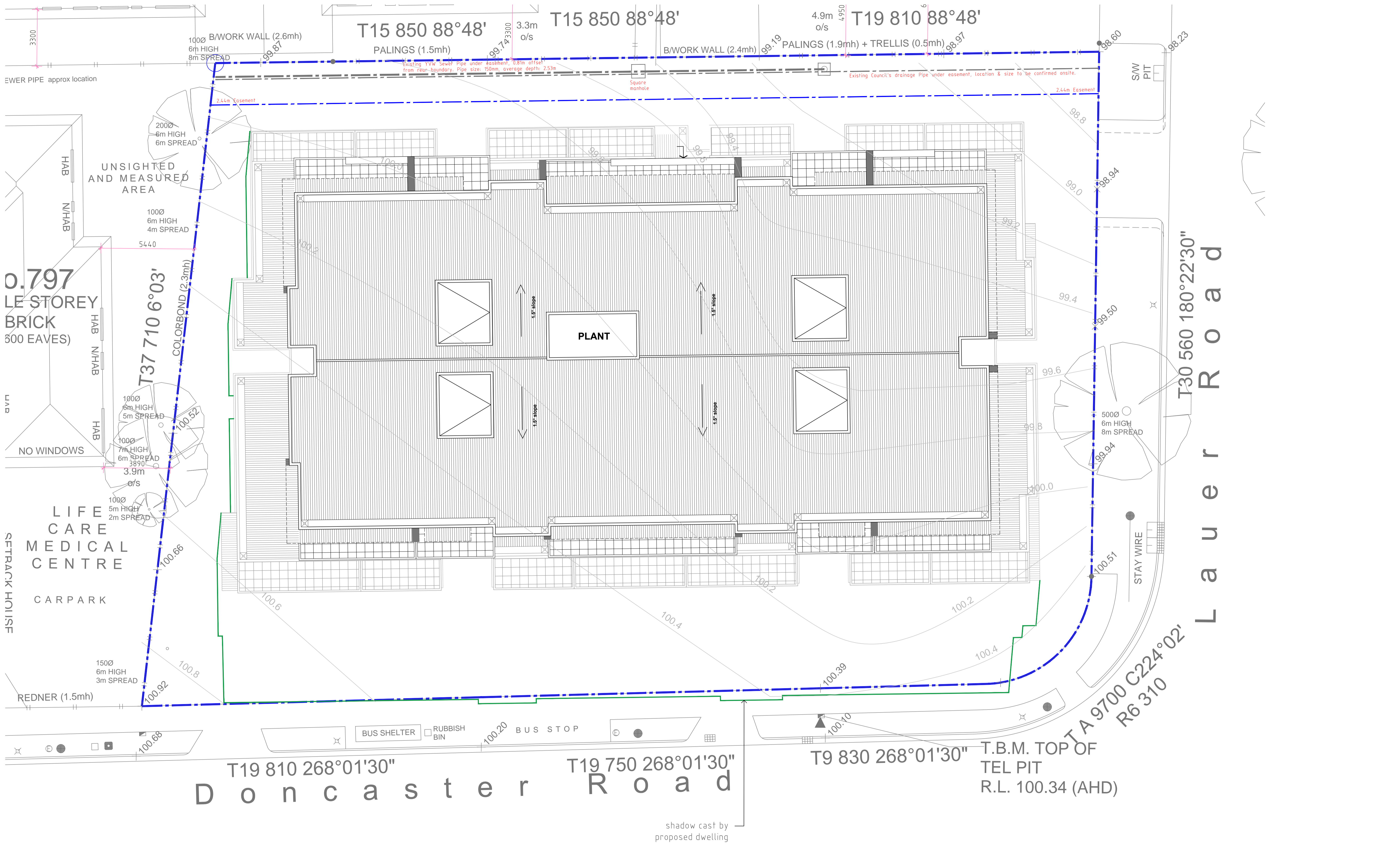
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Project
799-803 Doncaster Road, Doncaster, 3108
Drawing
SHADOW DIAGRAM



Project Number 15037		Drawing Number TP17	
Date 07-12-2016	Scale	Amendment	
Drawn SJ	Checked AL	JW	

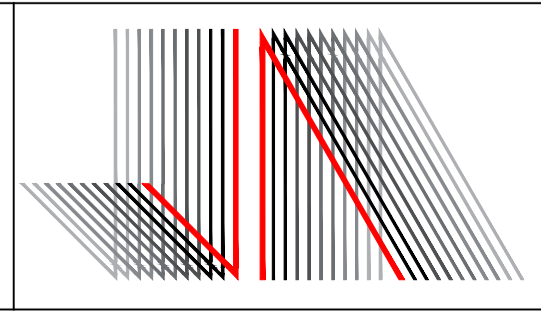
Project Number
15037
Drawing Number
TP17
Amendment



SHADOW DIAGRAM SEP 22 12PM
SCALE 1:100 @ A1

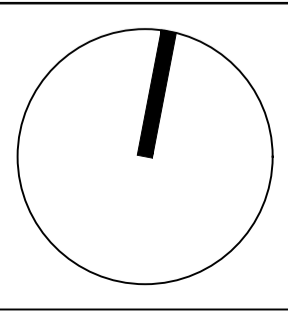
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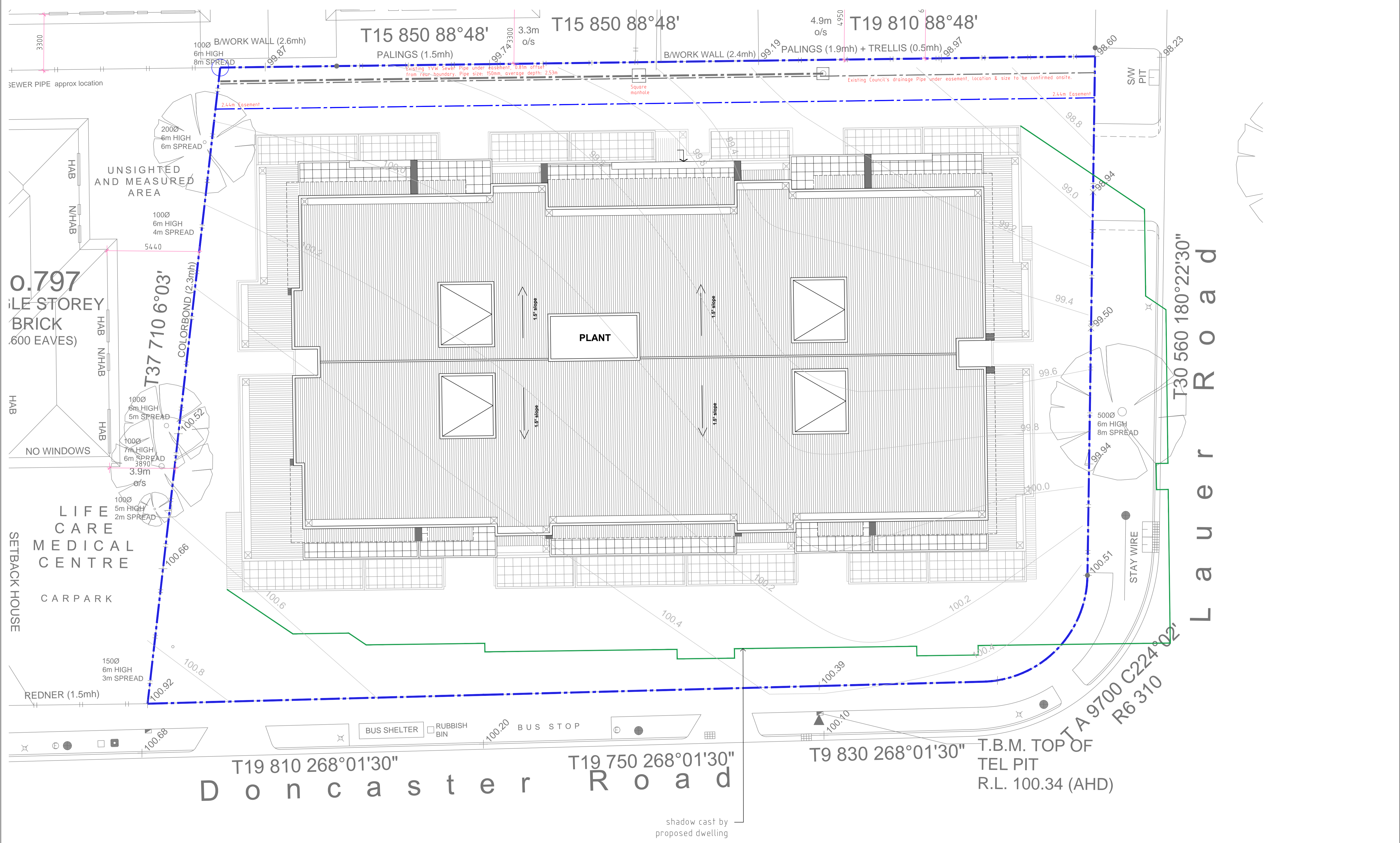
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Project
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Drawing
SHADOW DIAGRAM



Project Number 15037		Drawing Number TP18	
Date 07-12-2016	Scale	Amendment	
Drawn SJ	Checked AL	JW	

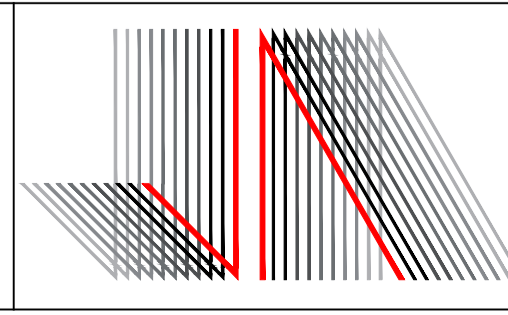
Amendment



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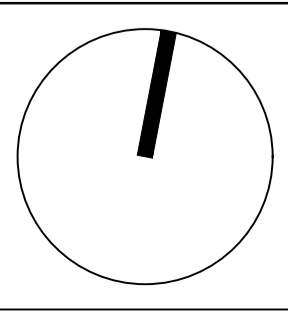
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Notes
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Drawing
SHADOW DIAGRAM



Project Number 15037		Drawing Number TP19	
Date 07-12-2016	Scale	Amendment	
Drawn SJ	Checked AL	JW	

Project Number
15037
Drawing Number
TP19
Amendment

5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

Section 61(4) of the Act makes specific reference to covenants. Under Section 61(4) of the *Planning & Environment Act 1987* the Responsible Authority must not issue a planning permit that would result in a breach of a registered restrictive covenant.

5.2 MANNINGHAM PLANNING SCHEME

Clauses of the Manningham Planning Scheme the Responsible Authority must consider:

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.07 Residential Growth Zone, Schedule 2
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
- Clause 55 Two or more dwellings on a lot and Residential Buildings
- Clause 65 Decision Guidelines

Zone

Clause 32.07 Residential Growth Zone, Schedule 2

The purpose of the Residential Growth Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To provide housing at increased densities in buildings up to and including four storey buildings.*
- *To encourage a diversity of housing types in locations offering good access to services and transport including activities areas.*
- *To encourage a scale of development that provides a transition between areas of more intensive use and development and areas of restricted housing growth.*
- *To allow educational, recreational, religious, community and a limited range of other non residential uses to serve local community needs in appropriate locations.*

A Planning Permit is required to construct two or more dwellings on a lot within this zone.

An assessment for buildings and works for two or more dwellings is required under the provisions of Clause 55 of the Manningham Planning Scheme.

The purpose of Clause 55 is generally to provide well designed dwellings with considered regard to internal amenity, while at the same time, maintaining the amenity and character of the locality, with particular emphasis on the amenity of adjoining residents.

Overlay(s)

Clause 43.02 Schedule 8 to the Design and Development Overlay

The design objectives are as follows:

- *To increase residential densities and provide a range of housing types around activity centres and along main roads.*
- *To encourage development that is contemporary in design that includes an articulated built form and incorporates a range of visually interesting building materials and façade treatments.*
- *To support three storey, 'apartment style', developments within the Main Road sub-precinct and in sub-precinct A, where the minimum land size can be achieved.*
- *To support two storey townhouse style dwellings with a higher yield within sub-precinct B and sub-precinct A, where the minimum land size cannot be achieved.*
- *To ensure new development is well articulated and upper storey elements are not unduly bulky or visually intrusive, taking into account the preferred neighbourhood character.*
- *To encourage spacing between developments to minimise a continuous building line when viewed from a street.*
- *To ensure the design and siting of dwellings have regard to the future development opportunities and future amenity of adjoining properties.*
- *To ensure developments of two or more storeys are sufficiently stepped down at the perimeter of the Main Road sub-precinct to provide an appropriate and attractive interface to sub-precinct A or B, or other adjoining zone.*
- *Higher developments on the perimeter of sub-precinct A must be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B or other adjoining zone.*
- *To ensure overlooking into adjoining properties is minimised.*
- *To ensure the design of carports and garages complement the design of the building.*
- *To ensure the design of basement and undercroft car parks complement the design of the building, eliminates unsightly projections of basement walls above natural ground level and are sited to allow for effective screen planting.*
- *To create a boulevard effect along Doncaster Road and Manningham Road by planting trees within the front setback that are consistent with the street trees.*
- *To encourage landscaping around buildings to enhance separation between buildings and soften built form.*

Permit Requirement

- *A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.*
- *A permit is not required to construct or extend one dwelling on a lot more than 500 square metres.*

Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.
- A permit cannot be granted to vary the condition regarding the minimum land size and configuration specified in Table 2 to this Schedule.

- A permit cannot be granted to vary the Maximum Building Height specified in Table 2 to this Schedule. This does not apply to:
 - The rebuilding of a lawful building or works which have been damaged or destroyed.
 - A building which exceeds the specified building height for which a valid building permit was in effect prior of the introduction of this provision.
- For the purposes of this Schedule, the Maximum Building Height does not include building services, lift over-runs and roof mounted equipment, including screening devices.
- For the purposes of this Schedule, balconies, terraces, and verandahs may encroach within the Street Setback by a maximum of 2.0m, but must not extend along the width of the building.

Table 1

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street Setback
DDO8-1 Main Road Sub-Precinct	11 metres provided the condition regarding minimum lot size is met. If the condition is not met, the maximum height is 9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	1800 square metres must be all the same sub-precinct. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage	<p>For one dwelling on a lot:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser. • Minimum side street setback is the distance specified in Clause 54.03-1. <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> • Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser. • Minimum side street setback is the distance specified in Clause 55.03-1.

A Planning Permit is required to construct a building or construct or carry out works under this overlay.

State Planning Policy Framework

The relevant sections of the state planning policy framework are as follows:

Clause 15.01-1 Urban design

The objective of this policy is:

- *To create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.*

Clause 15.01-2 Urban design principles

The objective of this policy is:

- *To achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.*

Clause 15.01-4 Design for safety

The objective of this policy is:

- *To improve community safety and encourage neighbourhood design that makes people feel safe.*

Policy guidelines

Planning must consider as relevant:

- *Safer Design Guidelines for Victoria (Crime Prevention Victoria and Department of Sustainability and Environment, 2005).*

Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

- *To recognise and protect cultural identity, neighbourhood character and sense of place.*

Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

- *To encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.*

Clause 16.01-1 Integrated housing

The objective of this policy is:

- *To promote a housing market that meets community needs.*

Clause 16.01-2 Location of residential development

The objective of this policy is:

- *To locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.*

Clause 16.01-4 Housing diversity

The objective of this policy is:

- *To provide for a range of housing types to meet increasingly diverse needs.*

Clause 16.01-5 Housing affordability

The objective of this policy is:

- *To deliver more affordable housing closer to jobs, transport and services.*

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Clause 21.03 Key Influences

This clause identifies that future housing need and residential amenity are critical land-use issues that will challenge Manningham's future growth and sustainable development. The MSS acknowledges that there is a general trend towards smaller household size as a result of an aging population and smaller family structure which will lead to an imbalance between the housing needs of the population and the actual housing stock that is available.

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs,

the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.05 Residential

This policy outlines the division of Manningham into four Residential Character Precincts. The precincts seek to channel increased housing densities around activity centres and main roads where facilities and services are available. In areas which are removed from these facilities a lower intensity of development is encouraged. A low residential density is also encouraged in areas that have identified environmental or landscape features.

The site is within “Precinct 2 –Residential Areas Surrounding Activity Centres and Along Main Roads”.

A substantial level of change is anticipated in Precinct 2. Whilst this area will be a focus for higher density developments, there are three sub-precincts which each stipulate different height, scale and built form outcomes to provide a transition between each sub-precinct and adjoining properties, primarily in Precinct 1 – Residential Areas Removed from Activity Centres and Main Roads.

The three sub-precincts within Precinct 2 consist of:

Sub-precinct – Main Road (DDO8-1) is an area where three storey (11 metres) ‘apartment style’ developments are encouraged on land with a minimum area of 1,800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1,800m² must all be in the same sub-precinct. All development in the Main Road sub-precinct should have a maximum site coverage of 60 percent.

Higher developments on the perimeter of the Main Road sub-precinct should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct A or B, or other adjoining zone.

Sub-precinct A (DDO8-2) is an area where two storey units (9 metres) and three storey (11 metres) ‘apartment style’ developments are encouraged. Three storey, contemporary developments should only occur on land with a minimum area of 1800m². Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1800m² must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m², a townhouse style development proposal only will be considered, but development should be a maximum of two storeys. All development in Sub-precinct A should have a maximum site coverage of 60 percent.

Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B, or other adjoining zone.

Sub-precinct B (DDO8-3) is an area where single storey and two storey dwellings only will be considered and development should have a maximum site coverage of 60 percent. There is no minimum land area for such developments.

The site is located within **Sub-Precinct – Main Road**.

Development in Precinct 2 should:

- *Provide for contemporary architecture*
- *Achieve high design standards*

- *Provide visual interest and make a positive contribution to the streetscape*
- *Provide a graduated building line from side and rear boundaries*
- *Minimise adverse amenity impacts on adjoining properties*
- *Use varied and durable building materials*
- *Incorporate a landscape treatment that enhances the overall appearance of the development.*
- *Integrate car parking requirements into the design of buildings and landform.*

Clause 21.05-2 Housing

The relevant objectives of this policy are:

- *To accommodate Manningham's projected population growth through urban consolidation, in infill developments and Key Redevelopment Sites.*
- *To ensure that housing choice, quality and diversity will be increased to better meet the needs of the local community and reflect demographic changes.*
- *To ensure that higher density housing is located close to activity centres and along main roads in accordance with relevant strategies.*
- *To promote affordable and accessible housing to enable residents with changing needs to stay within their local neighbourhood or the municipality.*
- *To encourage development of key Redevelopment Sites to support a diverse residential community that offers a range of dwelling densities and lifestyle opportunities.*
- *To encourage high quality and integrated environmentally sustainable development.*

The strategies to achieve these objectives include:

- *Ensure that the provision of housing stock responds to the needs of the municipality's population.*
- *Promote the consolidation of lots to provide for a diversity of housing types and design options.*
- *Ensure higher density residential development occurs around the prescribed activity centres and along main roads identified as Precinct 2 on the Residential Framework Plan 1 and Map 1 to this clause.*
- *Encourage development to be designed to respond to the needs of people with limited mobility, which may for example, incorporate lifts into three storey developments.*

Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:

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

The strategies to achieve this objective include:

- *Require residential development to be designed and landscaped to make a positive contribution to the streetscape and the character of the local area.*
- *Ensure that where development is constructed on steeply sloping sites that any development is encouraged to adopt suitable architectural techniques that minimise earthworks and building bulk.*
- *Ensure that development is designed to provide a high level of internal amenity for residents.*
- *Require residential development to include stepped heights, articulation and sufficient setbacks to avoid detrimental impacts to the area's character and amenity.*

Local Planning Policy

Clause 22.08 Safety through urban design

This policy applies to all land in Manningham. It endeavours to provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham. The policy seeks attractive, vibrant and walkable public spaces where crime, graffiti and vandalism is minimised.

Clause 22.09 Access for disabled people

This policy also applies to all land in Manningham. It seeks to ensure that people with a disability have the same level of access to buildings, services and facilities as any other person. The policy requires the needs of people with a disability to be taken into account in the design of all proposed developments.

Particular Provisions

Clause 52.06 Car Parking

Pursuant to Clause 52.06-5, car parking is required to be provided at the following rate:

- 1 space for 1 and 2 bedroom dwellings
- 2 spaces for 3 or more bedroom dwellings
- 1 visitor space to every 5 dwellings for developments of 5 or more dwellings

Clause 52.06-8 outlines various design standards for parking areas that should be achieved.

Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

The purpose of this clause is:

- *To ensure appropriate access to identified roads.*
- *To ensure appropriate subdivision of land adjacent to identified roads.*

A permit is required to create or alter access to a road in a Road Zone, Category 1. A permit is required to create or alter access to land in a Public Acquisition Overlay if the purpose of acquisition is for a Category 1 road.

Clause 52.34 Bicycle Facilities

No bicycle spaces are required to be provided as the development is less than 4 storeys.

Clause 55 Two more dwellings on a lot and residential buildings

The development of two or more dwellings on a lot must meet the requirements of this clause. An assessment against this clause is provided in Appendix 1 of this report.

General Provisions

Clause 65 Decision Guidelines

This clause outlines that before deciding on an application, the responsible authority must consider, as appropriate:

- The State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- The purpose of the zone, overlay or other provision.
- The orderly planning of the area.
- The effect on the amenity of the area.

5.3 OTHER RELEVANT LEGISLATION AND POLICY

The following are relevant documents referenced in the Scheme that are particularly applicable to this application:

- (a) Design Guidelines for Higher Density Residential Development (Department of Sustainability and Environment, 2004).