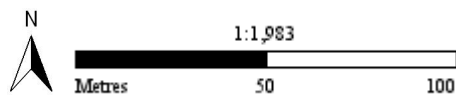
 **Subject Land**      **Address:** 399 Manningham Road DONCASTER VIC, 3108

Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the 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.



17/05/2017 3:37 pm

**OVERALL DEVELOPMENT SUMMARY**

LEVEL	GFA (Excluding Terrace)	GFA Parking	NSA Residential	Residential Amenities	1 Bed	2 Bed 1 Bath	2 Bed 2 Bath Plus Study	3 Bed	Totals
BASEMENT 2	1186.1 m <sup>2</sup>	1016.7 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	0	0
BASEMENT 1	1186.1 m <sup>2</sup>	992.7 m <sup>2</sup>	0.0 m <sup>2</sup>	0.0 m <sup>2</sup>	0	0	0	0	0
GROUND	874.1 m <sup>2</sup>	0.0 m <sup>2</sup>	711.7 m <sup>2</sup>	0.0 m <sup>2</sup>	0	7	3	0	10
LEVEL 1	913.3 m <sup>2</sup>	0.0 m <sup>2</sup>	805.1 m <sup>2</sup>	0.0 m <sup>2</sup>	0	7	4	0	11
LEVEL 2	895.7 m <sup>2</sup>	0.0 m <sup>2</sup>	787.6 m <sup>2</sup>	0.0 m <sup>2</sup>	1	10	0	0	11
LEVEL 3	566.7 m <sup>2</sup>	0.0 m <sup>2</sup>	512.4 m <sup>2</sup>	0.0 m <sup>2</sup>	1	2	0	2	5
	5621.9 m <sup>2</sup>	2009.5 m <sup>2</sup>	2816.8 m <sup>2</sup>	0.0 m <sup>2</sup>	2	26	7	2	37

**UNIT AREA SUMMARY**

UNIT	NSA	Terrace POS	Total	No. of Beds per Unit	No. of Stores per Unit (Min. 6 M <sup>2</sup> )	No. of Carpark per Unit
<b>GROUND</b>						
G.01	65.1 m <sup>2</sup>	14.4 m <sup>2</sup>	79.5 m <sup>2</sup>	2	1	1
G.02	79.9 m <sup>2</sup>	16.6 m <sup>2</sup>	96.5 m <sup>2</sup>	2	1	1
G.03	81.4 m <sup>2</sup>	13.2 m <sup>2</sup>	94.6 m <sup>2</sup>	2	1	1
G.04	67.7 m <sup>2</sup>	15.0 m <sup>2</sup>	82.7 m <sup>2</sup>	2	1	1
G.05	67.7 m <sup>2</sup>	15.0 m <sup>2</sup>	82.7 m <sup>2</sup>	2	1	1
G.06	67.7 m <sup>2</sup>	15.0 m <sup>2</sup>	82.7 m <sup>2</sup>	2	1	1
G.07	67.7 m <sup>2</sup>	15.0 m <sup>2</sup>	82.7 m <sup>2</sup>	2	1	1
G.08	75.8 m <sup>2</sup>	11.7 m <sup>2</sup>	87.5 m <sup>2</sup>	2	1	1
G.09	70.1 m <sup>2</sup>	8.0 m <sup>2</sup>	78.1 m <sup>2</sup>	2	1	1
G.10	68.4 m <sup>2</sup>	12.0 m <sup>2</sup>	80.4 m <sup>2</sup>	2	1	1
<b>LEVEL 1</b>						
1.01	68.2 m <sup>2</sup>	13.0 m <sup>2</sup>	81.2 m <sup>2</sup>	2	1	1
1.02	87.7 m <sup>2</sup>	11.9 m <sup>2</sup>	99.6 m <sup>2</sup>	2	1	1
1.03	81.4 m <sup>2</sup>	12.8 m <sup>2</sup>	94.2 m <sup>2</sup>	2	1	1
1.04	67.7 m <sup>2</sup>	14.6 m <sup>2</sup>	82.3 m <sup>2</sup>	2	1	1
1.05	67.7 m <sup>2</sup>	14.6 m <sup>2</sup>	82.3 m <sup>2</sup>	2	1	1
1.06	67.7 m <sup>2</sup>	14.6 m <sup>2</sup>	82.3 m <sup>2</sup>	2	1	1
1.07	67.7 m <sup>2</sup>	14.6 m <sup>2</sup>	82.3 m <sup>2</sup>	2	1	1
1.08	75.8 m <sup>2</sup>	11.2 m <sup>2</sup>	87.0 m <sup>2</sup>	2	1	1
1.09	81.9 m <sup>2</sup>	9.7 m <sup>2</sup>	91.6 m <sup>2</sup>	2	1	1
1.10	73.3 m <sup>2</sup>	13.0 m <sup>2</sup>	86.3 m <sup>2</sup>	2	1	1
1.11	65.8 m <sup>2</sup>	10.2 m <sup>2</sup>	76.0 m <sup>2</sup>	2	1	1
<b>LEVEL 2</b>						
2.01	68.2 m <sup>2</sup>	13.0 m <sup>2</sup>	81.2 m <sup>2</sup>	2	1	1
2.02	87.7 m <sup>2</sup>	11.9 m <sup>2</sup>	99.6 m <sup>2</sup>	2	1	1
2.03	75.3 m <sup>2</sup>	12.8 m <sup>2</sup>	88.1 m <sup>2</sup>	2	1	1
2.04	66.4 m <sup>2</sup>	14.6 m <sup>2</sup>	81.0 m <sup>2</sup>	2	1	1
2.05	66.4 m <sup>2</sup>	14.6 m <sup>2</sup>	81.0 m <sup>2</sup>	2	1	1
2.06	66.4 m <sup>2</sup>	14.6 m <sup>2</sup>	81.0 m <sup>2</sup>	2	1	1
2.07	66.4 m <sup>2</sup>	14.6 m <sup>2</sup>	81.0 m <sup>2</sup>	2	1	1
2.08	69.8 m <sup>2</sup>	11.2 m <sup>2</sup>	81.0 m <sup>2</sup>	1	1	1
2.09	81.9 m <sup>2</sup>	9.7 m <sup>2</sup>	91.6 m <sup>2</sup>	2	1	1
2.10	73.3 m <sup>2</sup>	13.0 m <sup>2</sup>	86.3 m <sup>2</sup>	2	1	1
2.11	65.8 m <sup>2</sup>	10.2 m <sup>2</sup>	76.0 m <sup>2</sup>	2	1	1
<b>LEVEL 3</b>						
3.01	65.6 m <sup>2</sup>	14.7 m <sup>2</sup>	80.3 m <sup>2</sup>	1	1	1
3.02	82.2 m <sup>2</sup>	15.6 m <sup>2</sup>	97.8 m <sup>2</sup>	2	1	1
3.03	90.7 m <sup>2</sup>	30.7 m <sup>2</sup>	121.3 m <sup>2</sup>	2	1	1
3.04	160.4 m <sup>2</sup>	70.3 m <sup>2</sup>	230.7 m <sup>2</sup>	3	1	2
3.05	113.5 m <sup>2</sup>	90.7 m <sup>2</sup>	204.2 m <sup>2</sup>	3	1	2

APARTMENT MIX				
1 Bed	2 Bed	2 Bed Plus	3 Bed	Total
5.4%	70.3%	18.9%	5.4%	100%

**SITE AREA** : 1992.490 M<sup>2</sup>

**SITE COVERAGE** : 59.7 %

**SITE PERMEABILITY** : 34.5%

**CARPARKING / STORAGE**

Level	CARPARKS			Bicycle Parks	Stores
	Residential	Visitor	Total		
BASEMENT 2	25	0	25	0	22
BASEMENT 1	14	8	22	10	24
GROUND	0	0	0	4	0
	39	8	47	14	46

DISCLAIMER:  
ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd.  
Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.

\*For preliminary feasibility purposes. Areas are not to be used for purpose of lease or sale agreements. Layouts may not comply with building regulations or other regulatory requirements. The information contained in this schedule is believed to be correct at the time of printing. Areas are generally measured in accordance with the Property Council of Australia Method of Measurement.

ROTHELOWMAN Property Pty. Ltd. retain all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd.  
Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.

REVISIONS			
No.	Date	Description	By
-	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RFI RESPONSE	DB
B	21.03.17	RFI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**DEVELOPMENT SUMMARY**

SCALE: @ A1

DATE:  
01/12/16

DWG No:

**TP0.00**

PROJECT No:  
**215459**

DRAWN BY:  
LM / CE / AT

REV

**B**

MELBOURNE  
LEVEL 1/153 STURTT STREET  
SOUTHBANK VIC 3006  
AUSTRALIA  
T 03 9268 6800  
[www.rothelowman.com.au](http://www.rothelowman.com.au) ACN 005 783 997







DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:43:54 PM

ABBREVIATIONS:  
 P.O.S. PRIVATE OPEN SPACE  
 XO CROSSOVER

REVISIONS			
No	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**SITE PLAN - EXISTING**

SCALE: @ A1  
**1 : 250**

DATE:  
 01/12/16

DWG No:  
**TP0.01**

PROJECT No:  
**215459**

MELBOURNE  
 LEVEL 1/153 STURTT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
[www.rothelowman.com.au](http://www.rothelowman.com.au) ACN 005 783 997

DRAWN BY:  
 LM / CE / AT

REV

**ROTHELOWMAN**





DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:43:59 PM

ABBREVIATIONS:  
 P.O.S. PRIVATE OPEN SPACE  
 XO CROSSOVER

REVISIONS			
No	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**SITE PLAN - PROPOSED**

SCALE: @ A1  
**1 : 250**

DATE:  
 02/05/16

DWG No:  
**TP0.02**

PROJECT No:  
**215459**

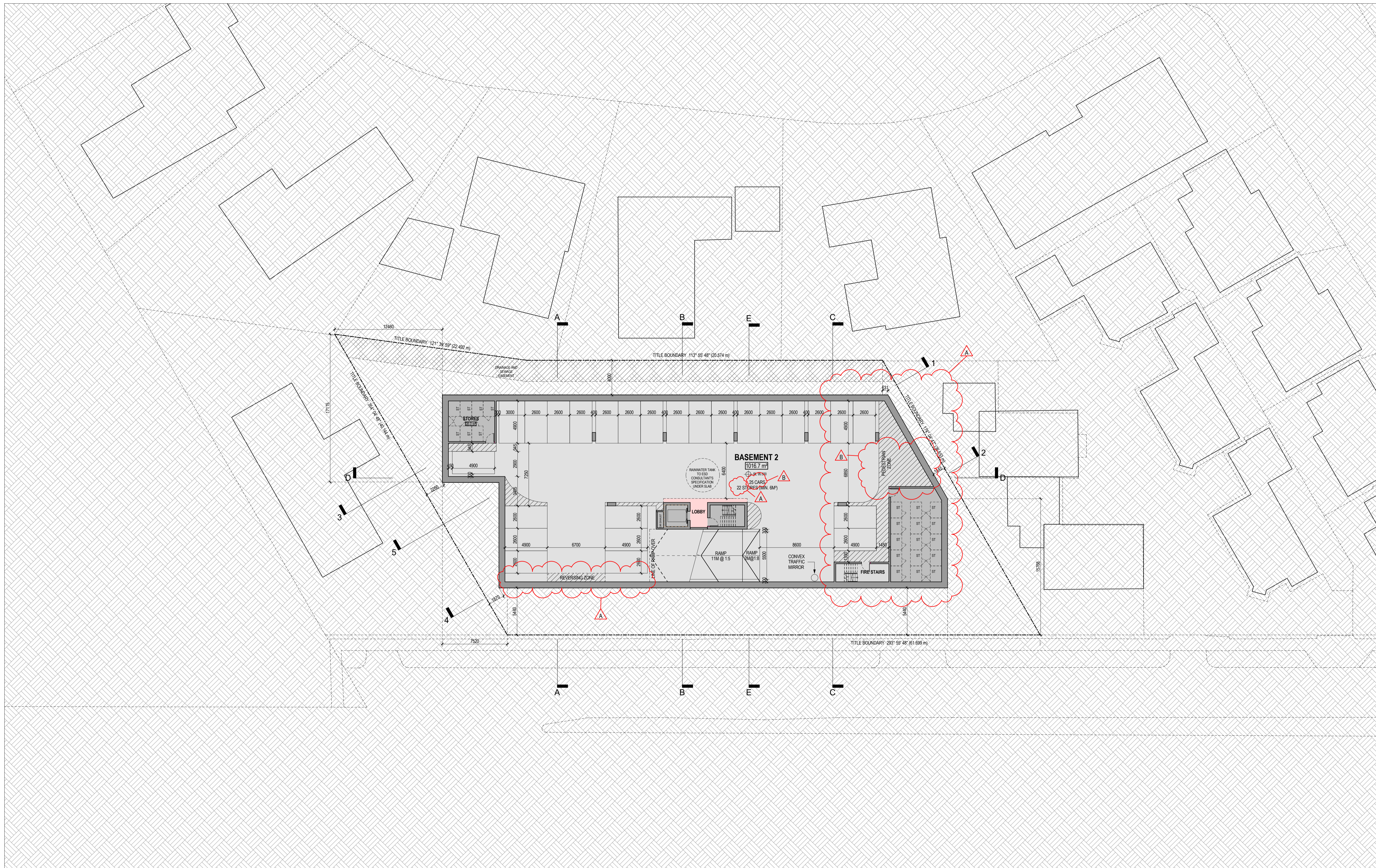
MELBOURNE  
 LEVEL 1/153 STURTT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997

DRAWN BY:  
 LM / CE / AT

REV

**ROTHELOWMAN**





DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:55:37 PM

ABBREVIATIONS:  
 T TANDEM CARPARK  
 ST STORES  
 V VISITOR CARPARK

No	Date	Description	By
T	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RFI RESPONSE	DB
B	21.03.17	RFI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**BASEMENT 02**

SCALE: @ A1  
**1 : 200**

DATE:  
 01/13/16

DWG No:  
**TP1.01**

PROJECT No:  
**215459**

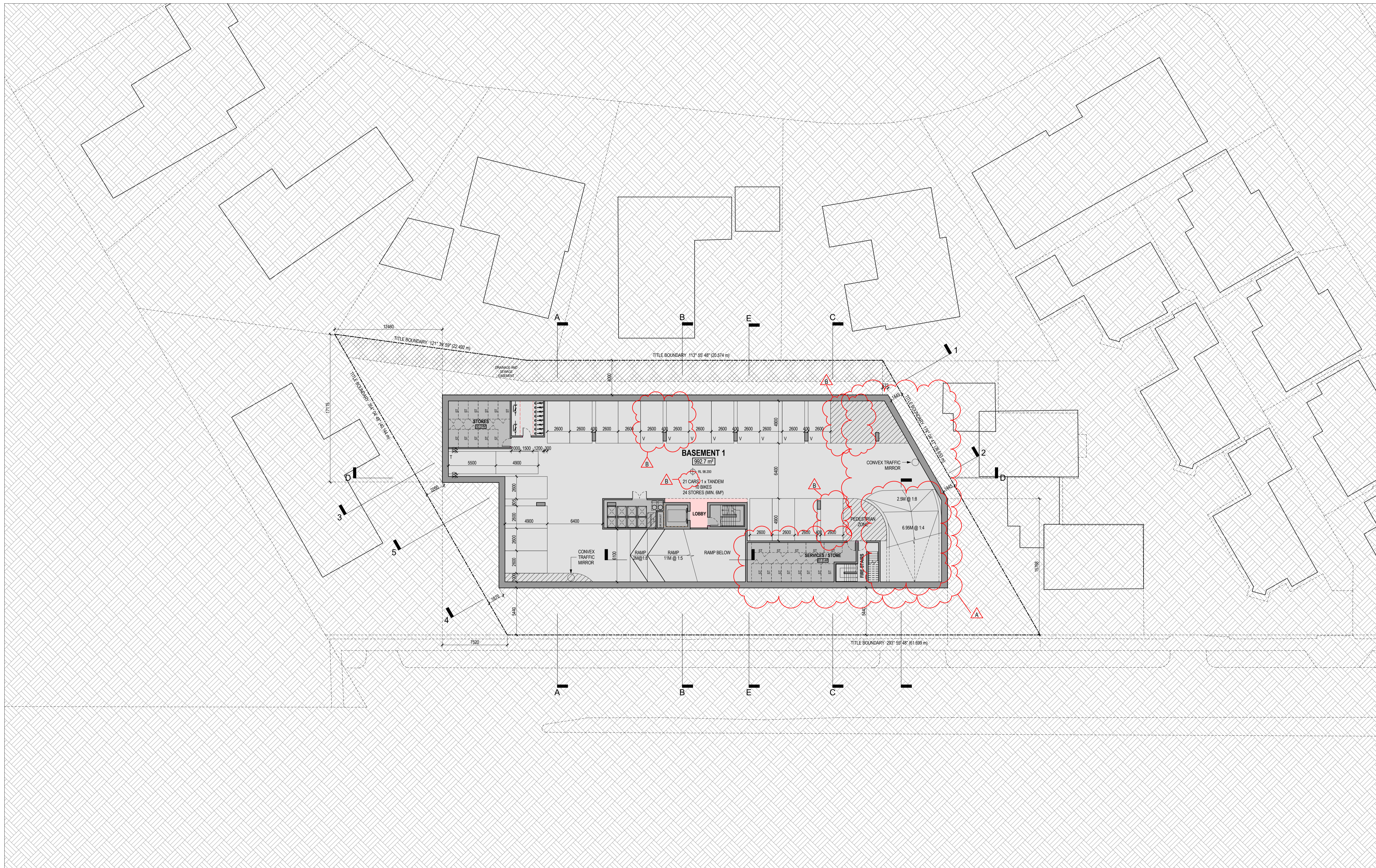
MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
[www.rothelowman.com.au](http://www.rothelowman.com.au) ACN 005 783 997

DRAWN BY:  
 LM / CE / AT

REV  
**B**

**ROTHELOWMAN**





DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:44:04 PM

ABBREVIATIONS:  
 T TANDEM CARPARK  
 ST STORES  
 V VISITOR CARPARK

No	Date	Description	By
T	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RFI RESPONSE	DB
B	21.03.17	RFI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**BASEMENT 01**

SCALE: @ A1  
**1 : 200**

DATE:  
 01/12/16

DWG No:  
**TP1.02**

PROJECT No:  
**215459**

MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
[www.rothelowman.com.au](http://www.rothelowman.com.au) ACN 005 783 997

DRAWN BY:  
 LM / CE / AT

REV  
**B**

**ROTHELOWMAN**





# MANNINGHAM ROAD

**DISCLAIMER:**  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:44:17 PM

<b>FENCE TYPES:</b>		<b>ABBREVIATIONS:</b>	
	3mm THICK PERFORATED METAL SCREEN	D	DOOR
	EXISTING PALING FENCE TO BE RETAINED	H	HABITABLE WINDOW
	NEW 1700H PALING FENCE	NHW	NON-HABITABLE WINDOW
	NEW BLOCKWORK FENCE - HEIGHT AS INDICATED	P.O.S.	PRIVATE OPEN SPACE
		PS	1700mm HIGH PRIVACY SCREEN
		PO	PRIVATE OPEN SPACE
		CA	COMMUNAL AREA
		DPZ	DEEP PLANTING ZONE

**REFER TO LANDSCAPE ARCHITECTS FOR HARD, SOFT LANDSCAPE AND PLANTING.**

<b>REVISIONS</b>			
No.	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RFI RESPONSE	DB
B	21.03.17	RFI RESPONSE	DB

**PROJECT TITLE**  
 399-403 MANNINGHAM RD  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

**DRAWING TITLE**  
 GROUND FLOOR PLAN

SCALE: @ A1  
 1 : 200

DATE: 06/03/13  
 DWG No: TP1.03

PROJECT No: 215459  
 DRAWN BY: LM / CE / AT  
 REV: B

MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997





DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd.  
 Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:44:26 PM

ABBREVIATIONS:  
 D DOOR  
 LDRY LAUNDRY  
 HW HABITABLE WINDOW  
 NHW NON-HABITABLE WINDOW  
 OG OPAQUE GLASS  
 OW OPERABLE WINDOW  
 P.O.S. PRIVATE OPEN SPACE  
 PS 1700mm HIGH PRIVACY SCREEN  
 R ROBE

REVISIONS			
No	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**LEVEL 01**

SCALE: @ A1  
**1 : 200**

DATE: 01/12/16

DWG No: TP1.04

PROJECT No: 215459

DRAWN BY: LM/AT

REV: A

MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997

**ROTHELOWMAN**





# MANNINGHAM ROAD

**DISCLAIMER:**  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd.  
 Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:44:36 PM

**ABBREVIATIONS:**

D	DOOR
LDRY	LAUNDRY
HW	HABITABLE WINDOW
NHW	NON-HABITABLE WINDOW
OG	OPERCABLE WINDOW
P.O.S.	PRIVATE OPEN SPACE
PS	1700mm HIGH PRIVACY SCREEN
R	ROBE

**REVISIONS**

No	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

**PROJECT TITLE**  
 399-403 MANNINGHAM RD  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

**DRAWING TITLE**  
 LEVEL 02

**SCALE:** @ A1  
 1 : 200

**DATE:**  
 12/19/16

**DWG No:**  
 TP1.05

**PROJECT No:**  
 215459

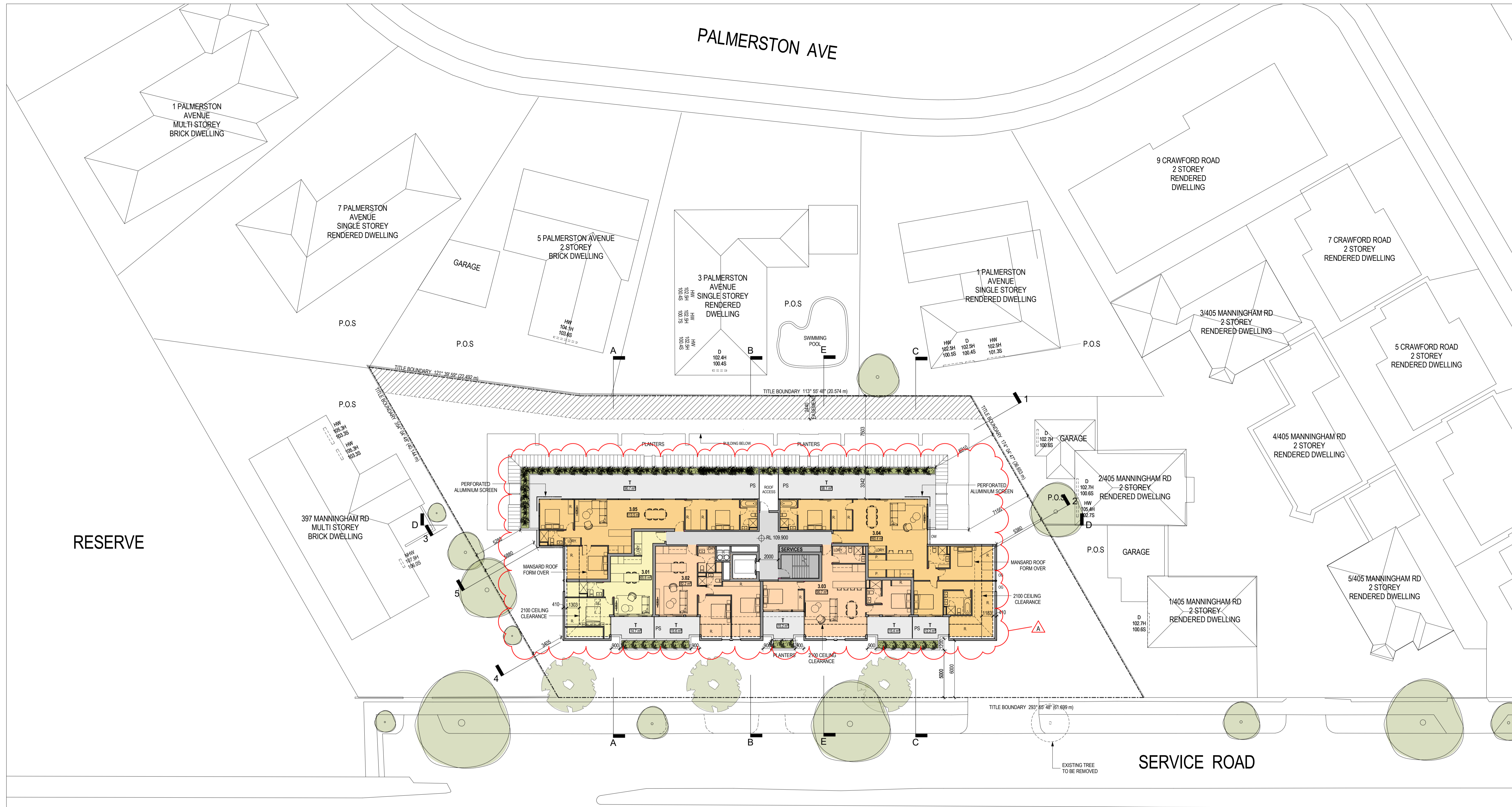
**DRAWN BY:**  
 AL

**REV**

**MELBOURNE**  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997

**ROTHELOWMAN**





# MANNINGHAM ROAD

**DISCLAIMER:**  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:44:45 PM

**ABBREVIATIONS:**

D	DOOR
LDRY	LAUNDRY
NHW	NON-HABITABLE WINDOW
CG	SECURE GLASS
OW	OPERABLE WINDOW
P.O.S.	PRIVATE OPEN SPACE
PS	1700mm HIGH PRIVACY SCREEN
R	ROBE

**REVISIONS**

No	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

**PROJECT TITLE**  
 399-403 MANNINGHAM RD  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

**DRAWING TITLE**  
 LEVEL 03

**SCALE:** @ A1  
 1 : 200

**PROJECT No:**  
 215459

**MELBOURNE**  
 LEVEL 1/153 STURTT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997

**DATE:**  
 12/19/16

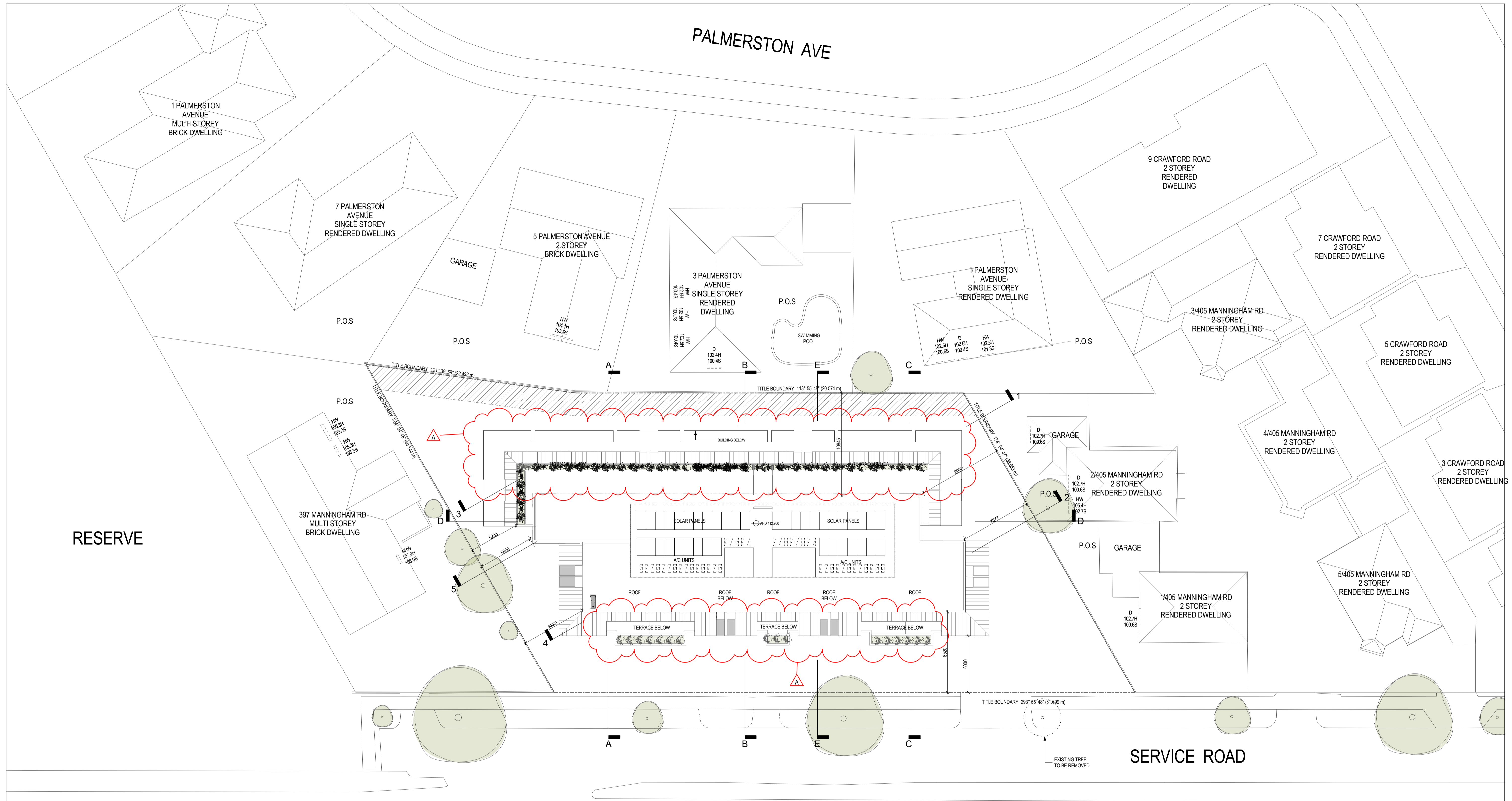
**DRAWN BY:**  
 AL

**DWG No:**  
 TP1.06

**REV**  
 | A

**ROTHELOWMAN**





RESERVE

SERVICE ROAD

MANNINGHAM ROAD

DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:44:49 PM

ABBREVIATIONS:  
 D DOOR  
 LDRY LAUNDRY  
 HW HABITABLE WINDOW  
 NHW NON-HABITABLE WINDOW  
 OG OBSCURE GLASS  
 OW OPERABLE WINDOW  
 P.O.S. PRIVATE OPEN SPACE  
 PS 1700mm HIGH PRIVACY SCREEN  
 R ROBE

REVISIONS			
No	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**ROOF**

SCALE: @ A1  
**1 : 200**

DATE: 02/02/16

DWG No: TP1.07

PROJECT No: 215459

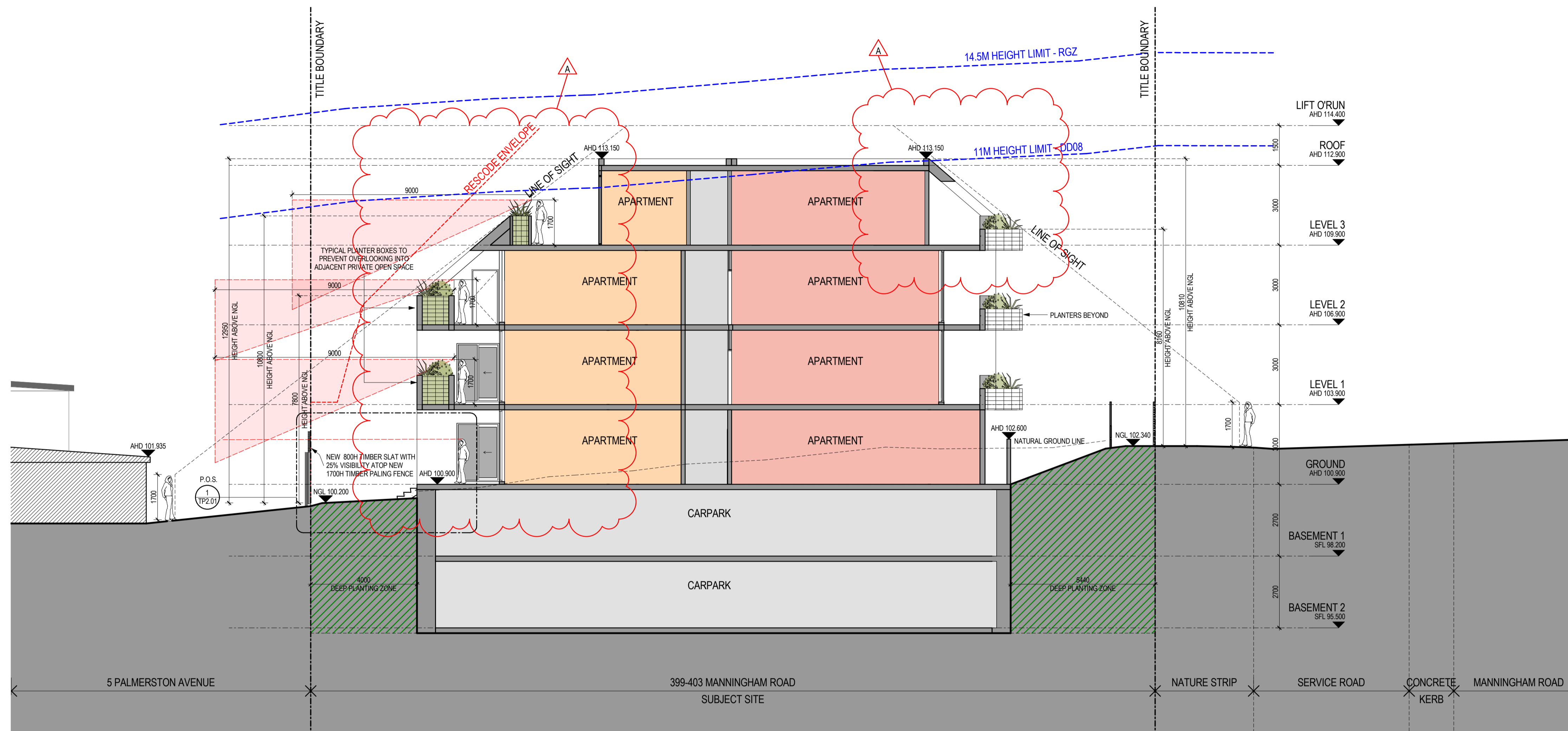
DRAWN BY: LM / CE / AT

REV: A

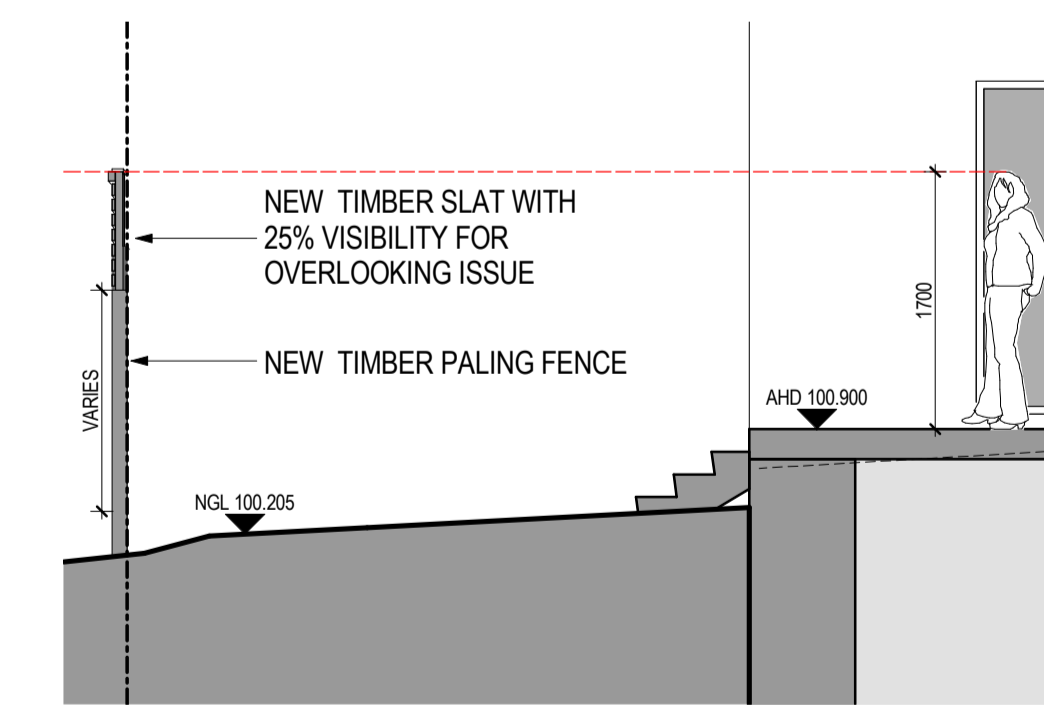
MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997

**ROTHELOWMAN**





**SECTION A**  
SCALE 1:100



**TYPICAL DETAIL SECTION OF PALING FENCE PRIVACY SCREEN**  
SCALE 1:50

**DISCLAIMER:**  
ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
21/03/2017 2:44:52 PM

**ABBREVIATIONS:**

P.O.S.	PRIVATE OPEN SPACE
PS	PRIVACY SCREEN
	DEEP PLANTING ZONE HEIGHT BELOW 2100

**REVISIONS**

No	Date	Description	By
-	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

**PROJECT TITLE**  
399-403 MANNINGHAM RD  
399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

**DRAWING TITLE**  
SITE SECTION A

**SCALE:** @ A1  
As indicated

**DATE:** 01/15/16

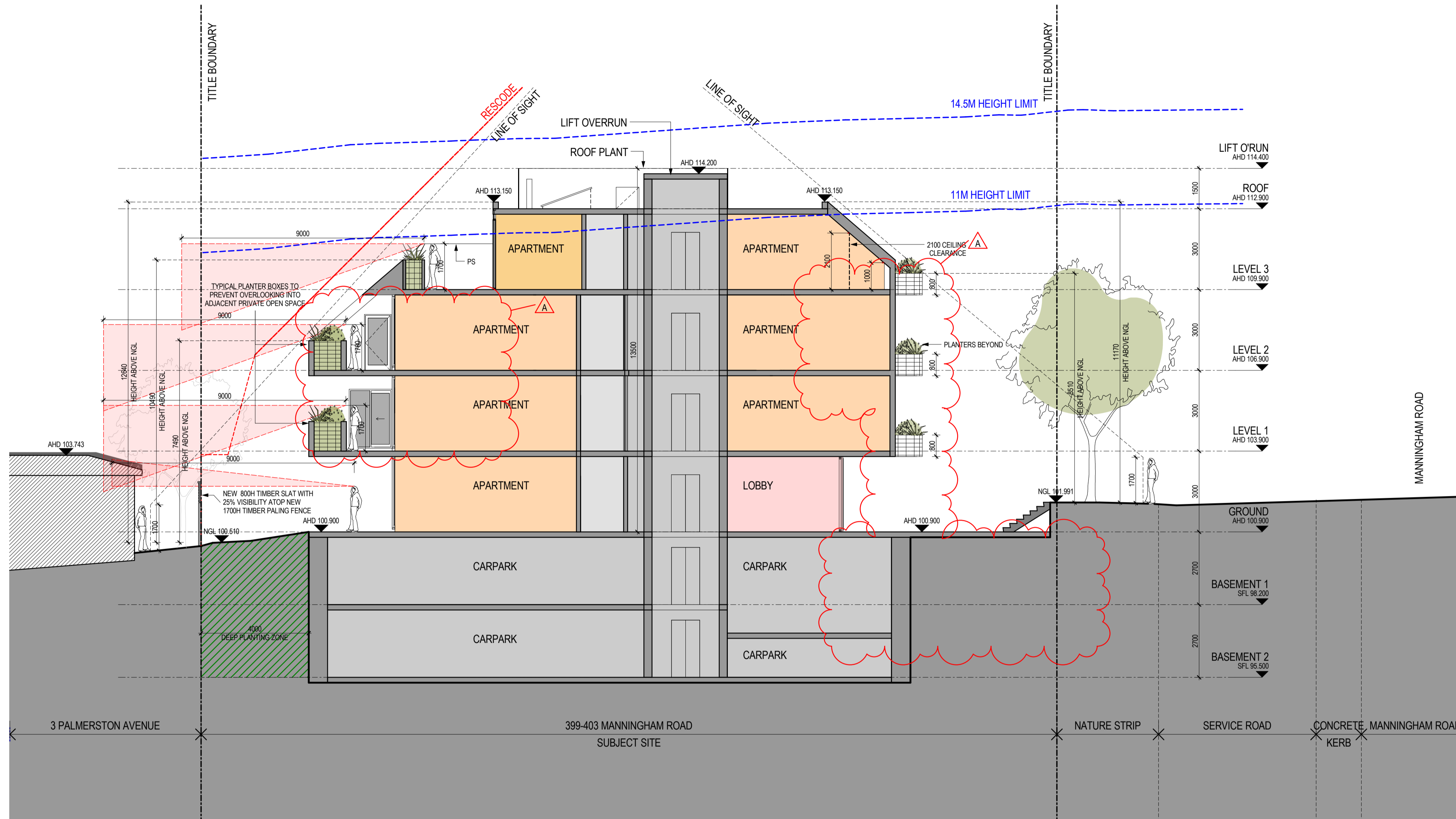
**DWG No:** TP2.01

**PROJECT No:** 215459

**MELBOURNE**  
LEVEL 1/153 STURTT STREET  
SOUTHBANK VIC 3006  
AUSTRALIA  
T 03 9268 6800  
[www.rothelowman.com.au](http://www.rothelowman.com.au) ACN 005 783 997

**ROTHELOWMAN**





**SECTION B**

DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:44:55 PM

**ABBREVIATIONS:**  
 P.O.S. PRIVATE OPEN SPACE  
 PS PRIVACY SCREEN  
 DEEP PLANTING ZONE HEIGHT BELOW 2100

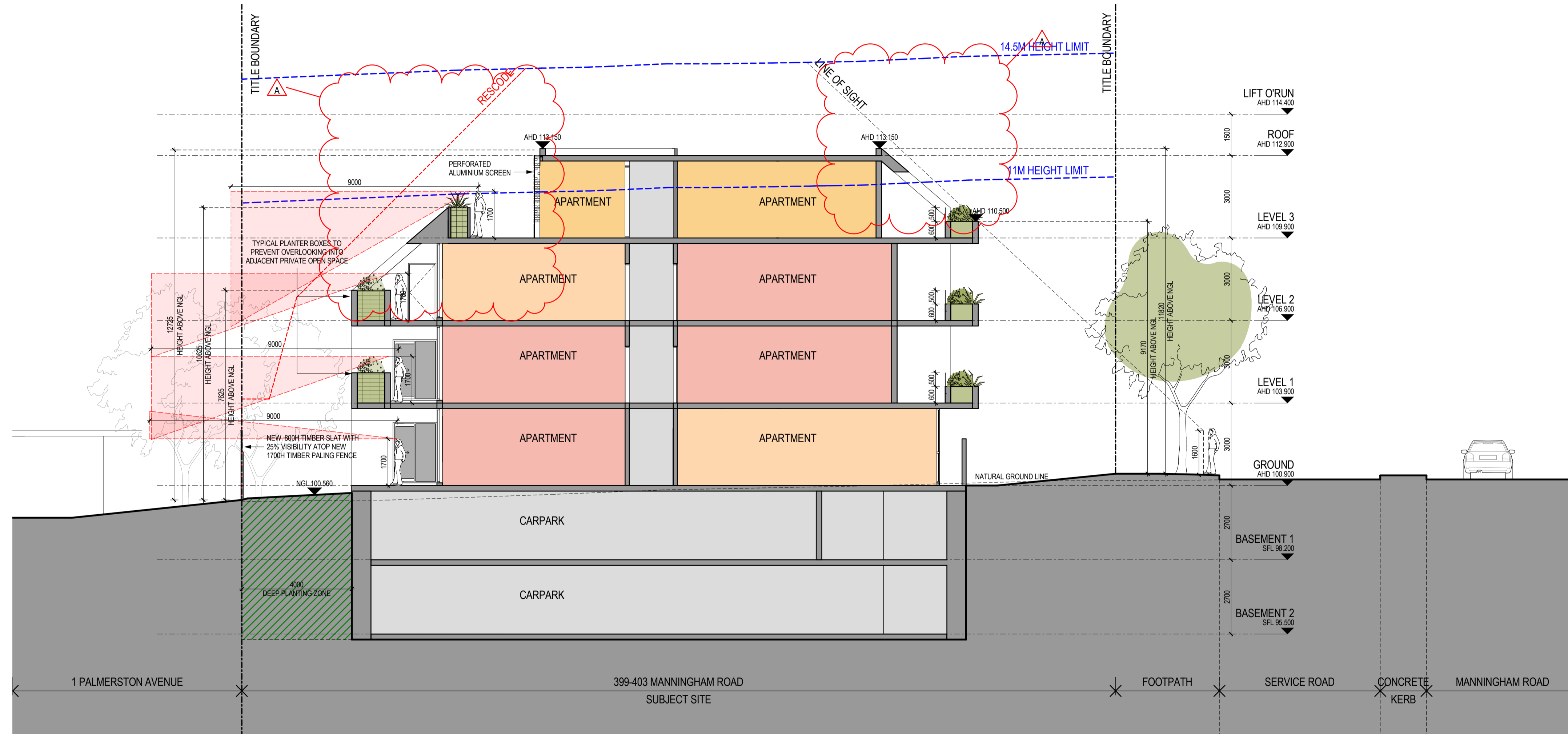
REVISIONS			
No	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108  
 DRAWING TITLE  
**SITE SECTION B**

SCALE: @ A1  
**1 : 100**  
 DATE: 02/15/16  
 DWG No: TP2.02

PROJECT No: 215459  
 PROJECT TITLE: MELBOURNE LEVEL 1/153 STURT STREET SOUTHBANK VIC 3006 AUSTRALIA T 03 9268 6800 www.rothelowman.com.au ACN 005 783 997  
 DRAWN BY: LM / CE / AT  
 REV: A  
**ROTHELOWMAN**





SECTION C

DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:44:57 PM

ABBREVIATIONS:  
 P.O.S. PRIVATE OPEN SPACE  
 PS PRIVACY SCREEN  
 DEEP PLANTING ZONE HEIGHT BELOW 2100

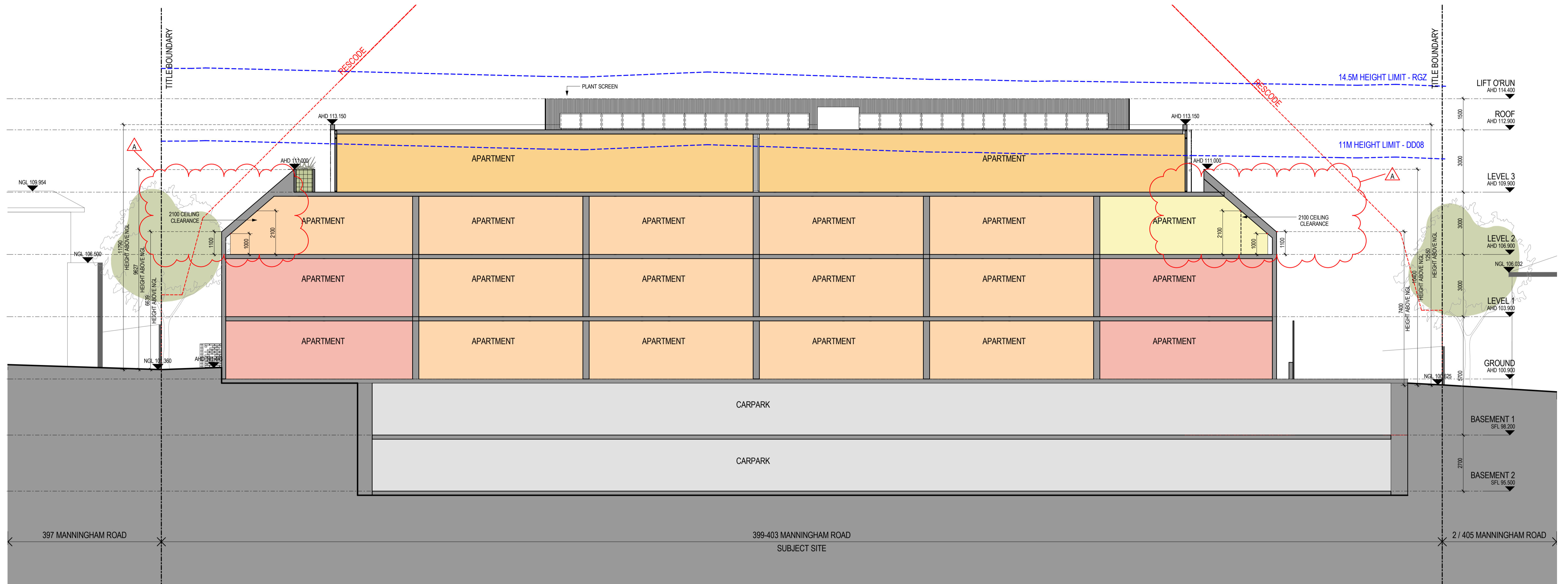
REVISIONS			
No	Date	Description	By
	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108  
 DRAWING TITLE  
**SITE SECTION C**

SCALE: @ A1  
**1 : 100**  
 DATE:  
 02/18/16  
 DWG No:  
**TP2.03**

PROJECT No:  
**215459**  
 DRAWN BY:  
 LM/VAT  
 REV  
**A**  
 MELBOURNE  
 LEVEL 1/153 STURTT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997  
**ROTHELOWMAN**





SECTION D

DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:45:00 PM

ABBREVIATIONS:  
 P.O.S. PRIVATE OPEN SPACE  
 PS PRIVACY SCREEN  
 DEEP PLANTING ZONE HEIGHT BELOW 2100

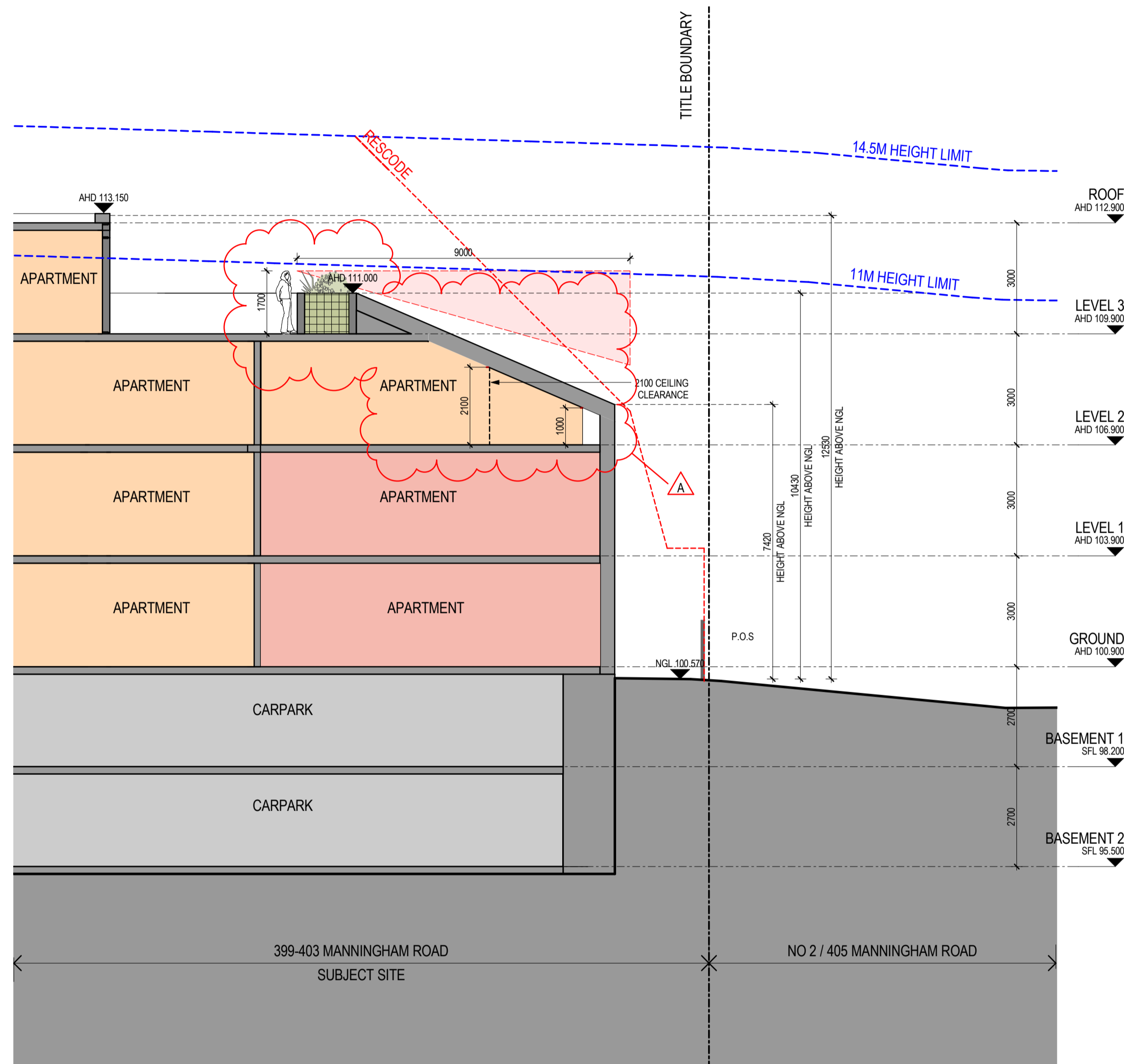
REVISIONS			
No	Date	Description	By
-	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108  
 DRAWING TITLE  
**SITE SECTION D**

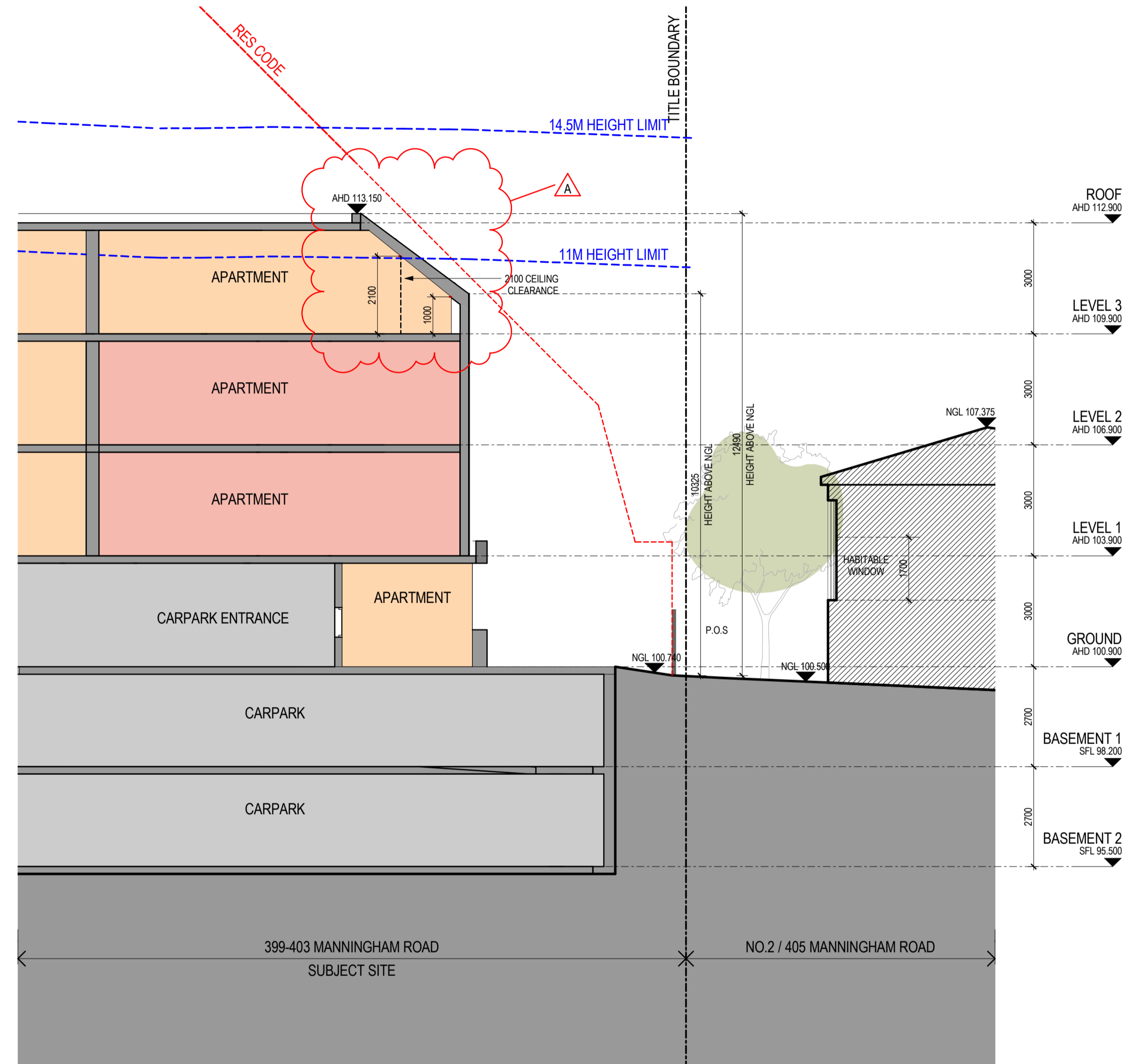
SCALE: @ A1  
**1 : 100**  
 DATE:  
 02/19/16  
 DWG No:  
**TP2.04**

PROJECT No:  
**215459**  
 DRAWN BY:  
 LM / CE / AT  
 REV  
**A**  
 MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997  
**ROTHELOWMAN**





RESCODE - EAST BOUNDARY 01



RESCODE - EAST BOUNDARY 02

DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:45:02 PM

ABBREVIATIONS:  
 P.O.S. PRIVATE OPEN SPACE  
 PS PRIVACY SCREEN  
 DEEP PLANTING ZONE  
 HEIGHT BELOW 2100

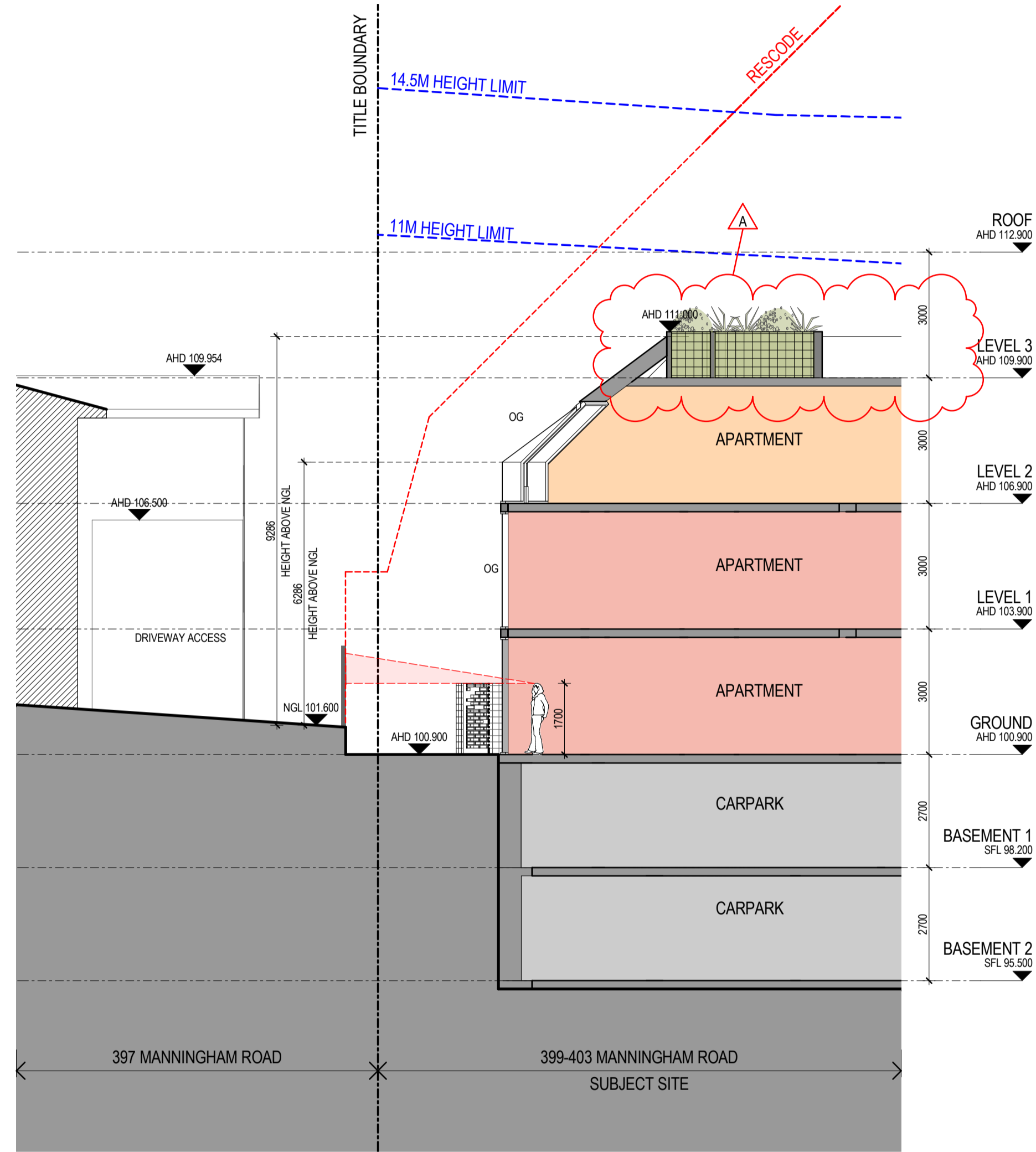
REVISIONS			
No	Date	Description	By
-	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RFI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108  
 DRAWING TITLE  
**SITE SECTION - EAST BOUNDARY**

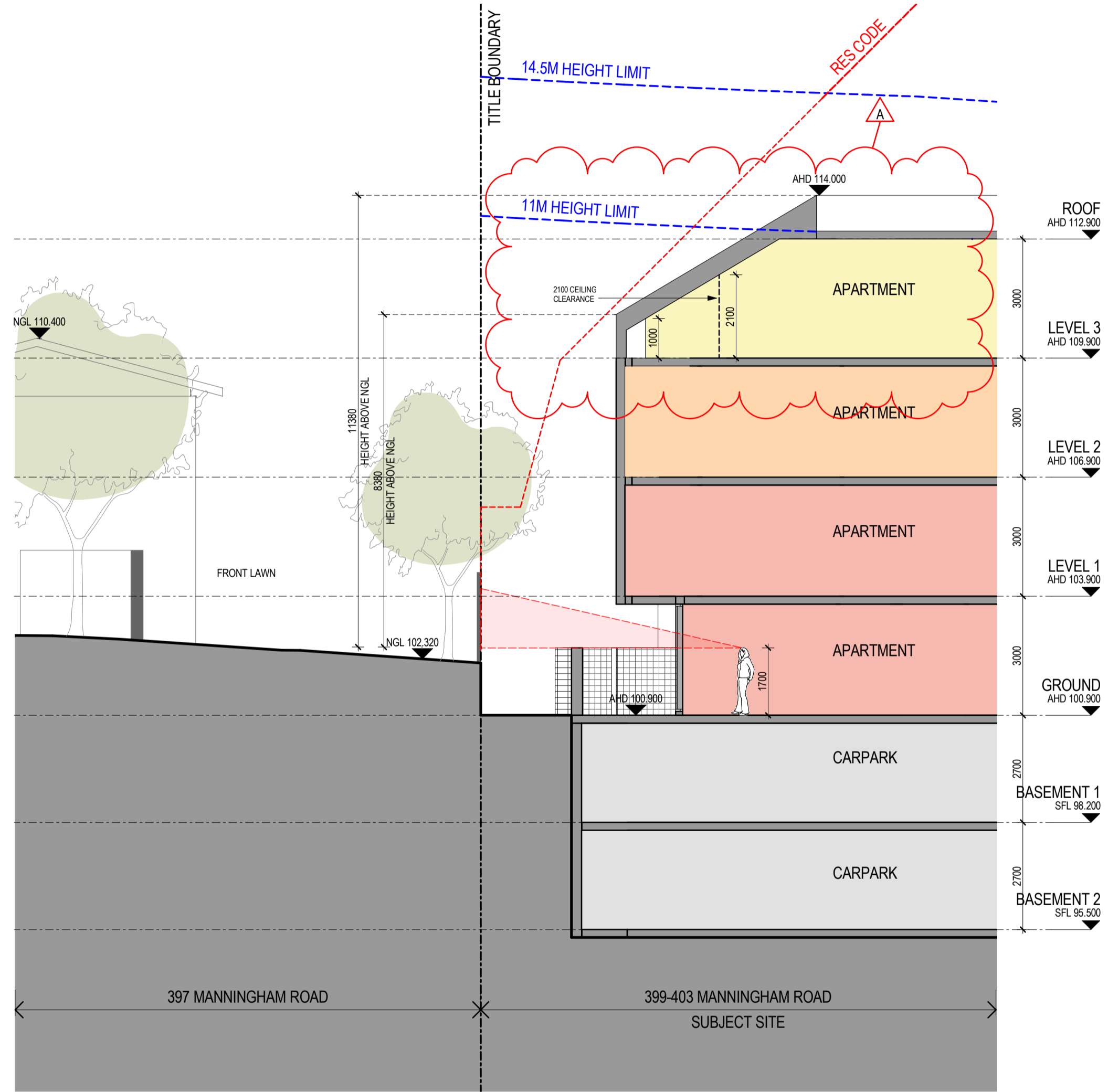
SCALE: @ A1  
**1 : 100**  
 DATE: 02/19/16  
 DWG No: TP2.05

PROJECT No: 215459  
 MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997  
 DRAWN BY: LM / CE / AT  
 REV: A  
**ROTHELOWMAN**

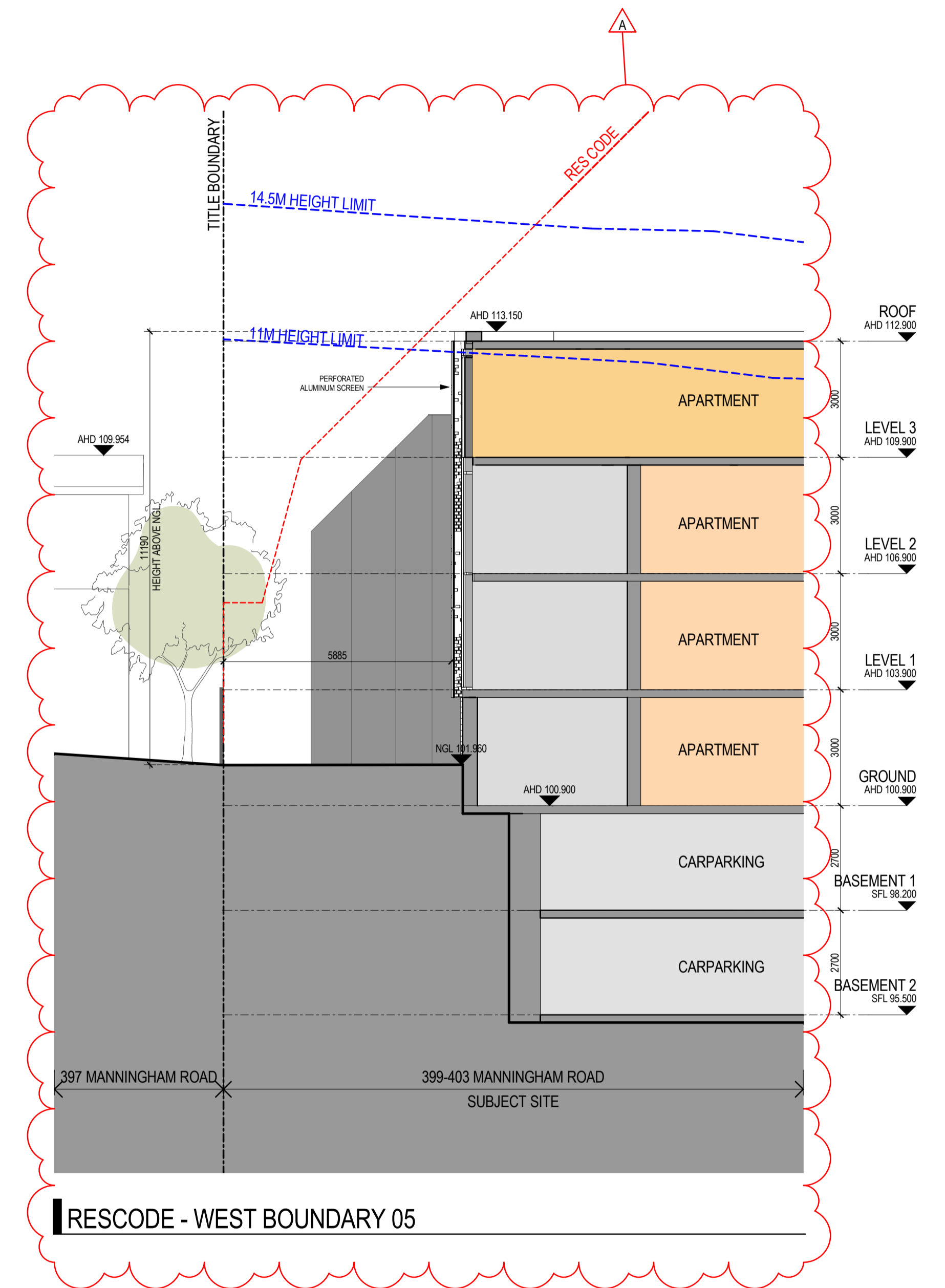




RESCODE - WEST BOUNDARY 03



RESCODE - WEST BOUNDARY 04



RESCODE - WEST BOUNDARY 05

DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:45:05 PM

ABBREVIATIONS:  
 P.O.S. PRIVATE OPEN SPACE  
 PS PRIVACY SCREEN  
 DEEP PLANTING ZONE  
 HEIGHT BELOW 2100

REVISIONS			
No	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RFI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**SITE SECTION - WEST BOUNDARY**

SCALE: @ A1  
**1 : 100**

DATE:  
 04/04/16

DWG No:  
**TP2.06**

PROJECT No:  
**215459**

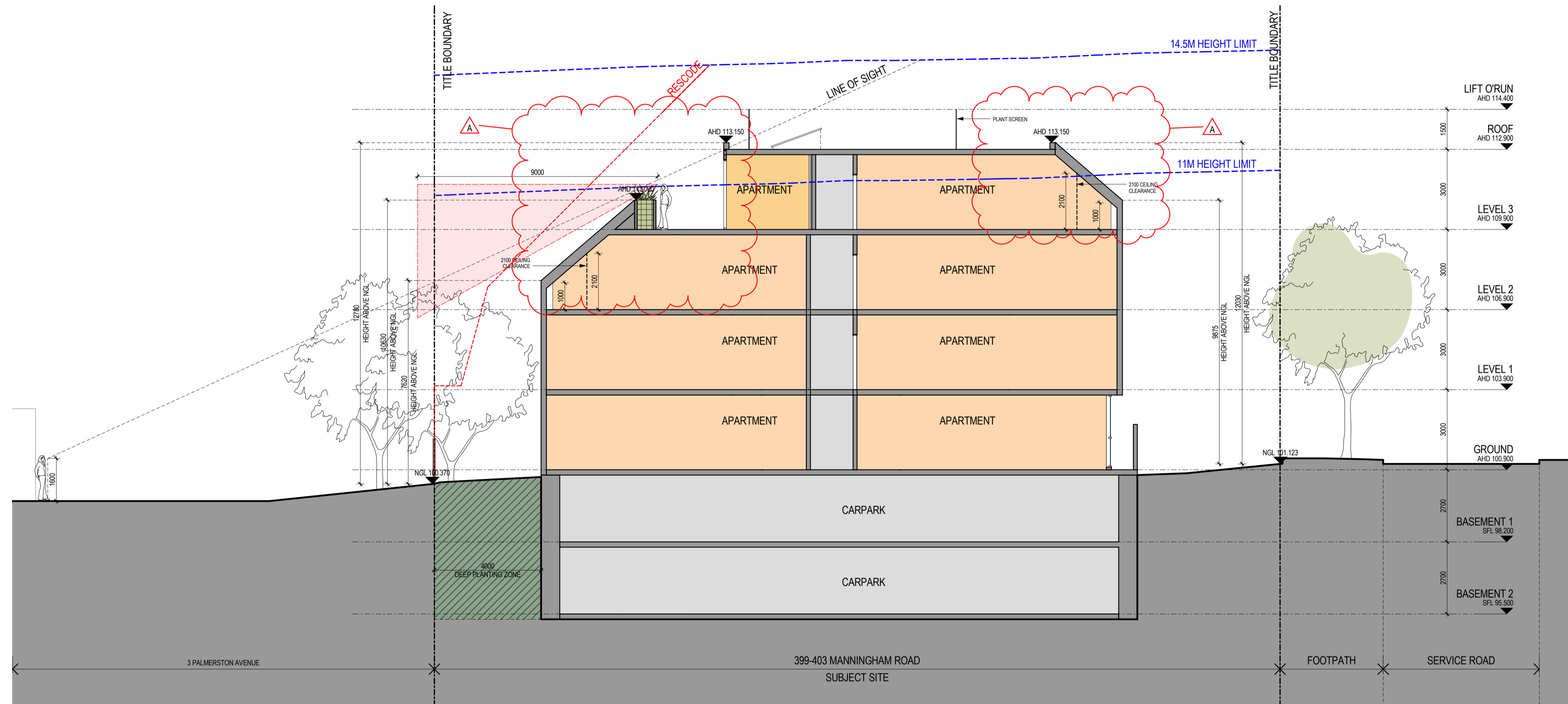
MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997

DRAWN BY:  
 LM / CE / AT

REV  
**A**

**ROTHELOWMAN**





**SECTION E**

DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:45:07 PM

REVISIONS			
No	Date	Description	By
-	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RFI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**SECTION E**

SCALE: @ A1  
**1 : 100**

DATE:  
 05/23/16

DWG No:  
**TP2.07**

PROJECT No:  
**215459**

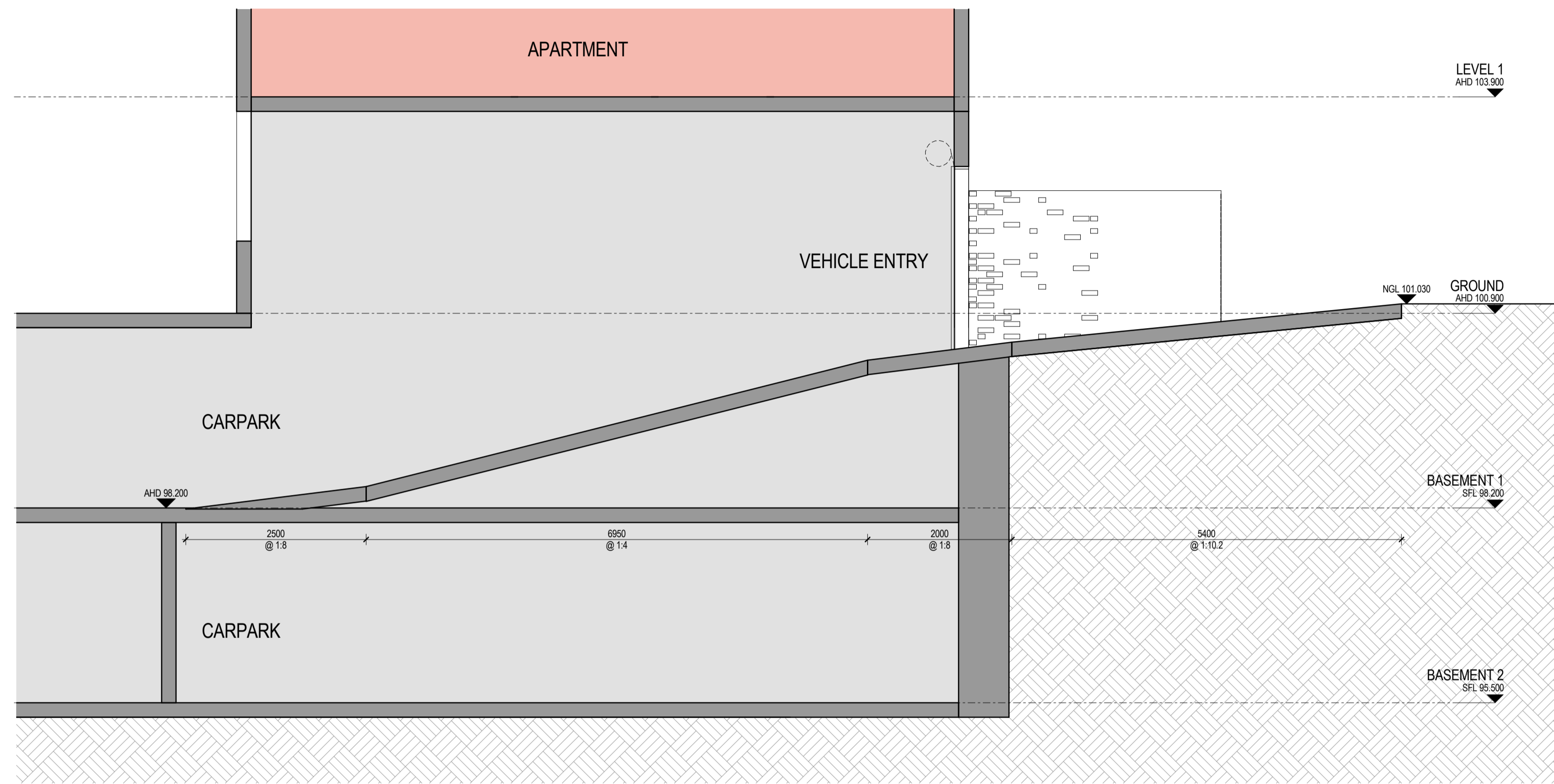
MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelwman.com.au ACN 005 783 997

DRAWN BY:  
 LM / AT

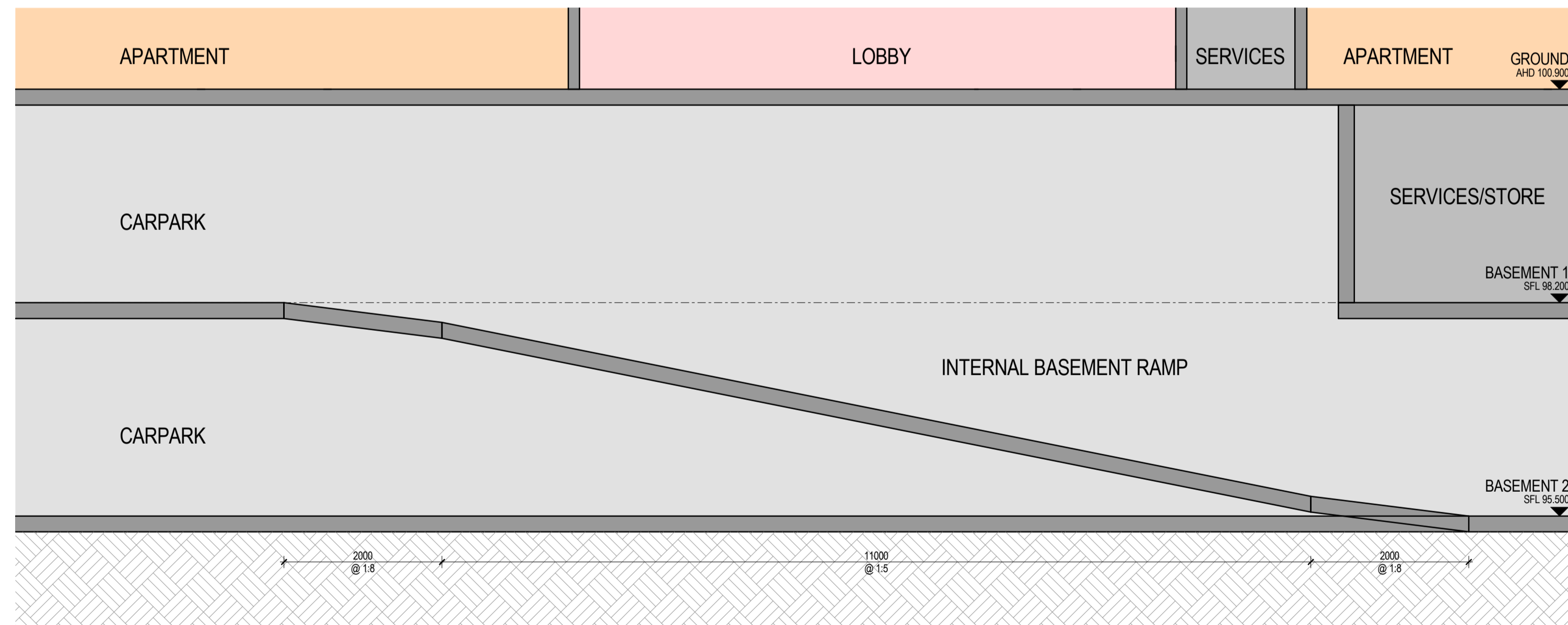
REV  
**A**

**ROTHELOWMAN**





**ENTRY RAMP SECTION**



**INTERNAL RAMP SECTION**

DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstance shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:47:38 PM

REVISIONS			
No	Date	Description	By
-	21.03.17	RFI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**RAMP SECTIONS**

SCALE: @ A1  
**1 : 50**

DATE:  
 20/03/17

DWG No:  
**TP2.08**

PROJECT No:  
**215459**

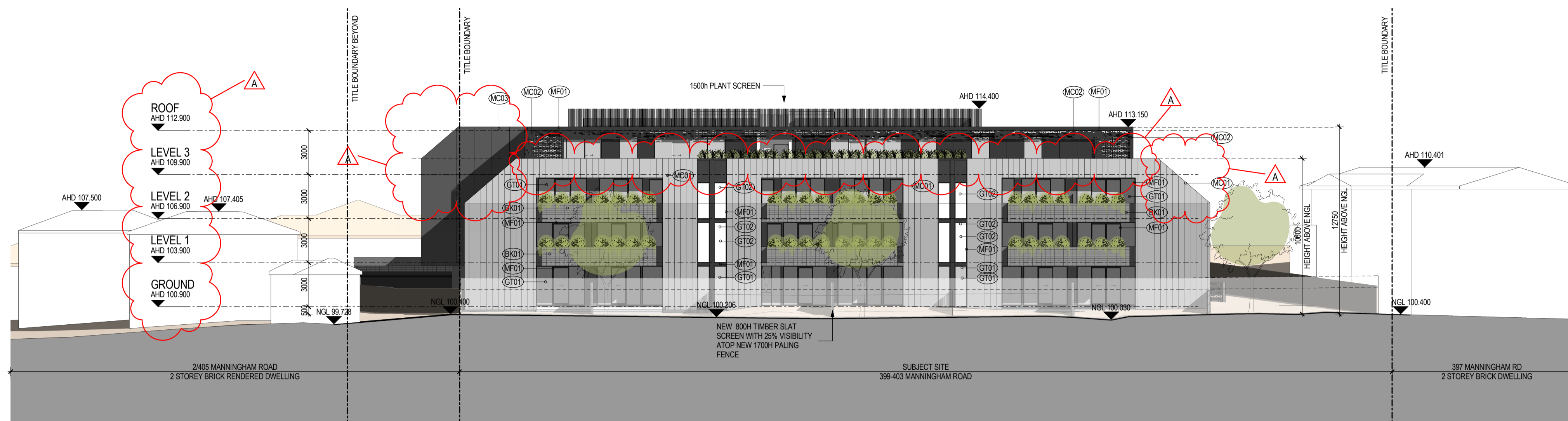
MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997

DRAWN BY:  
 AL

REV  
 -

**ROTHELOWMAN**





**NORTH ELEVATION**  
SCALE 1:200



**SOUTH ELEVATION - MANNINGHAM ROAD**  
SCALE 1:200



**DETAIL ELEVATION OF METAL FENCE TO NORTH BOUNDARY**  
SCALE 1:50

DISCLAIMER:  
ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
21/03/2017 2:45:47 PM

**SCREEN**  
MC02: 3mm THICK PERFORATED METAL SCREEN MAX. 25% TRANSPARENCY AS REQUIRED TO MINIMISE OVERLOOKING

**MATERIAL**  
BK01 CONCRETE BLOCK - CHARCOAL  
CF01 CONCRETE FINISH - DARK  
GT01 GLAZING - GREY  
GT02 GLAZING - TRANSLUCENT  
MC01 ZINC METAL CLADDING - LIGHT GREY  
MC02 METAL CLADDING - CHARCOAL PATTERN (SEE SCREEN DETAIL)  
MC03 METAL CLADDING - CHARCOAL  
MF01 POWDER COATING - BLACK

REVISIONS			
No	Date	Description	By
1	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RFI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**NORTH AND SOUTH ELEVATIONS**

SCALE: @ A1  
As indicated

DATE: 01/25/16

DWG No: TP3.01

PROJECT No: 215459

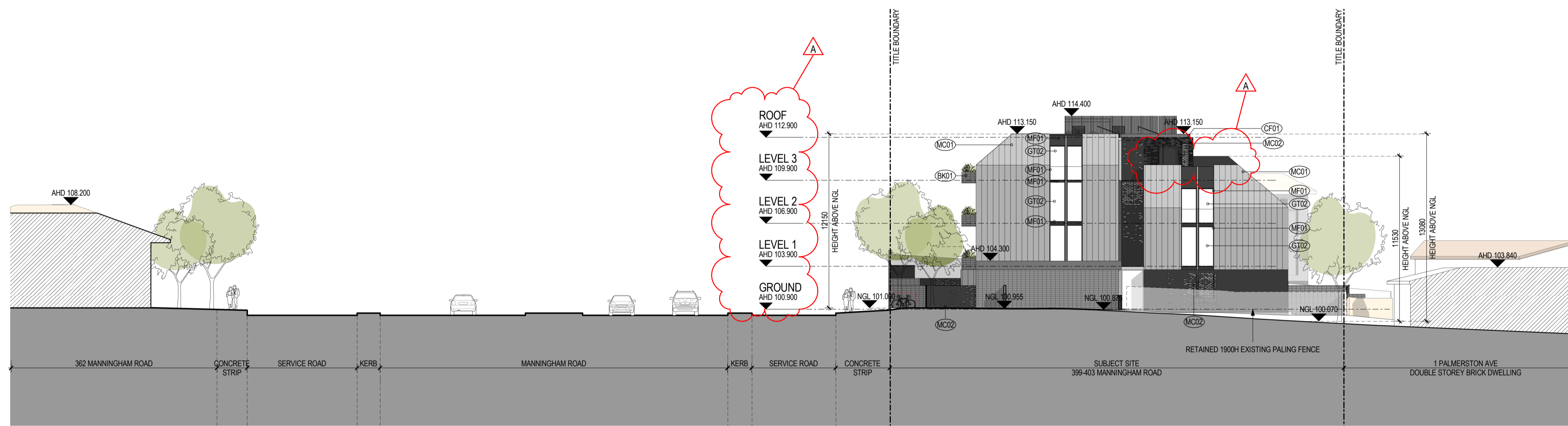
DRAWN BY: LM / CE / AT

REV: A

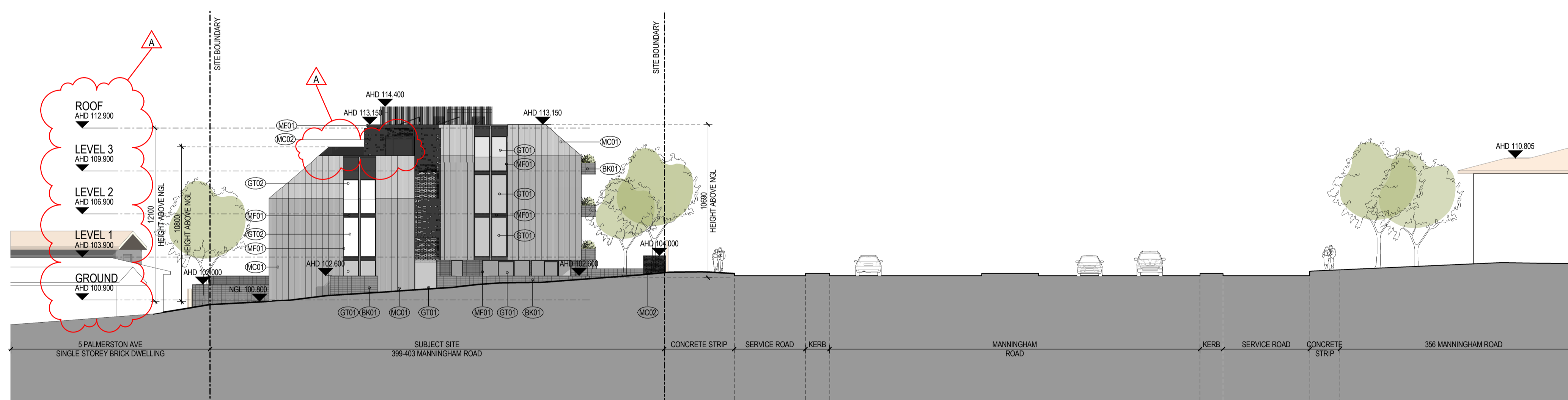
MELBOURNE  
LEVEL 1/153 STURT STREET  
SOUTHBANK VIC 3006  
AUSTRALIA  
T 03 9268 6800  
www.rothelovman.com.au ACN 005 783 997

**ROTHELOWMAN**





**EAST ELEVATION**



**WEST ELEVATION**

DISCLAIMER:  
 ROTHELOWMAN Property Pty. Ltd. retains all common law, statutory law and other rights including copyright and intellectual property rights in respect of this document.  
 The recipient indemnifies ROTHELOWMAN Property Pty. Ltd. against all claims resulting from use of this document for any purpose other than its intended use, unauthorized changes or reuse of the document on other projects without the permission of ROTHELOWMAN Property Pty. Ltd. Under no circumstances shall transfer of this document be deemed a sale or constitute a transfer of the license to use this document.  
 21/03/2017 2:46:22 PM

**SCREEN**

MC02	3mm THICK PERFORATED METAL SCREEN MAX. 25% TRANSPARENCY CHARCOAL PATTERN FIXED UNLESS NOTED OTHERWISE.
------	-----------------------------------------------------------------------------------------------------------------

**MATERIAL**

BK01	CONCRETE BLOCK - CHARCOAL
CF01	CONCRETE FINISH - DARK
GT01	GLAZING - GREY
GT02	GLAZING - TRANSLUCENT
MC01	ZINC METAL CLADDING - LIGHT GREY
MC02	METAL CLADDING - CHARCOAL PATTERN (SEE SCREEN DETAIL)
MC03	METAL CLADDING - CHARCOAL
MF01	POWDER COATING - BLACK

**REVISIONS**

No	Date	Description	By
-	02.05.16	TOWN PLANNING SUBMISSION	LM
A	06.03.17	RPI RESPONSE	DB

PROJECT TITLE  
**399-403 MANNINGHAM RD**  
 399-403 MANNINGHAM ROAD, DONCASTER VIC 3108

DRAWING TITLE  
**EAST AND WEST ELEVATIONS**

SCALE: @ A1  
**1 : 200**

DATE:  
 01/25/16

DWG No:  
**TP3.02**

PROJECT No:  
**215459**

MELBOURNE  
 LEVEL 1/153 STURT STREET  
 SOUTHBANK VIC 3006  
 AUSTRALIA  
 T 03 9268 6800  
 www.rothelowman.com.au ACN 005 783 997

DRAWN BY:  
 LM / CE / AT

REV

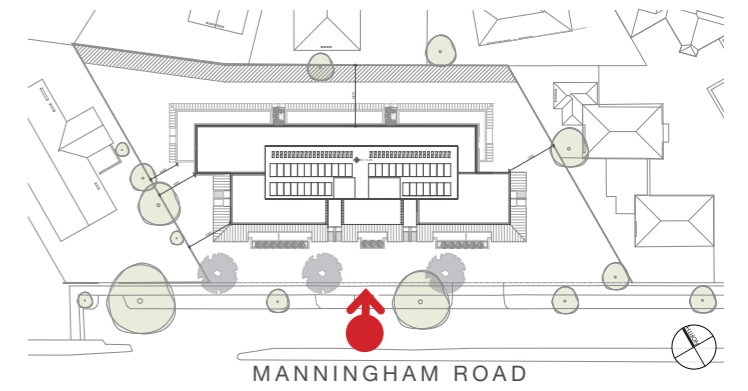
**ROTHELOWMAN**



# 399-403 MANNINGHAM ROAD, DONCASTER

DESIGN PROPOSAL

DESIGN PROPOSAL - 3D PERSPECTIVE



ROTHE LOWMAN



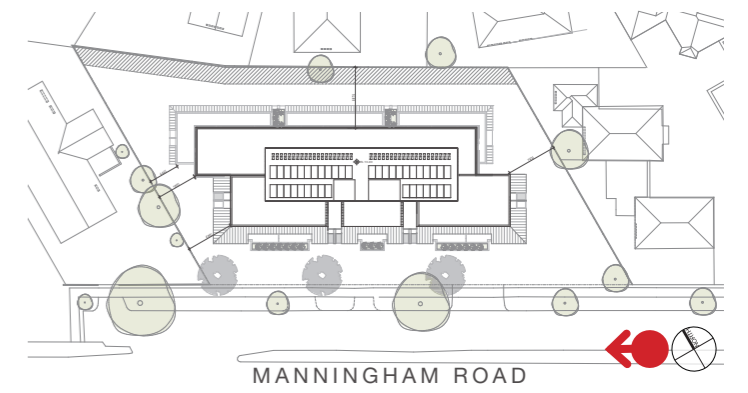
VIEW ALONG MANNINGHAM ROAD LOOKING NORTH



# 399-403 MANNINGHAM ROAD, DONCASTER

DESIGN PROPOSAL

DESIGN PROPOSAL - 3D PERSPECTIVE



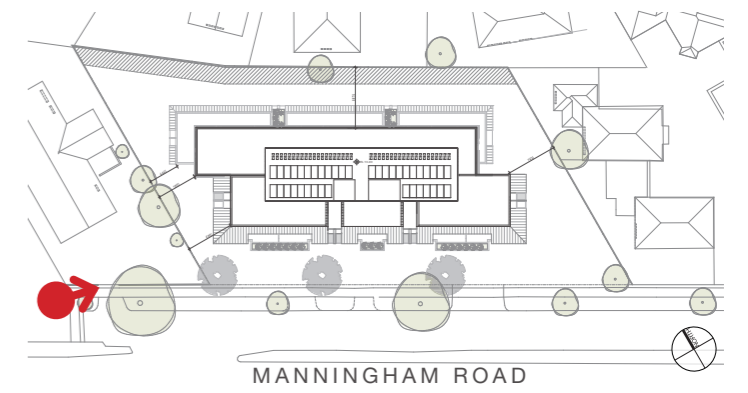
VIEW ALONG MANNINGHAM ROAD LOOKING WEST



# 399-403 MANNINGHAM ROAD, DONCASTER

DESIGN PROPOSAL

DESIGN PROPOSAL - 3D PERSPECTIVE



VIEW FROM MANNINGHAM ROAD LOOKING EAST

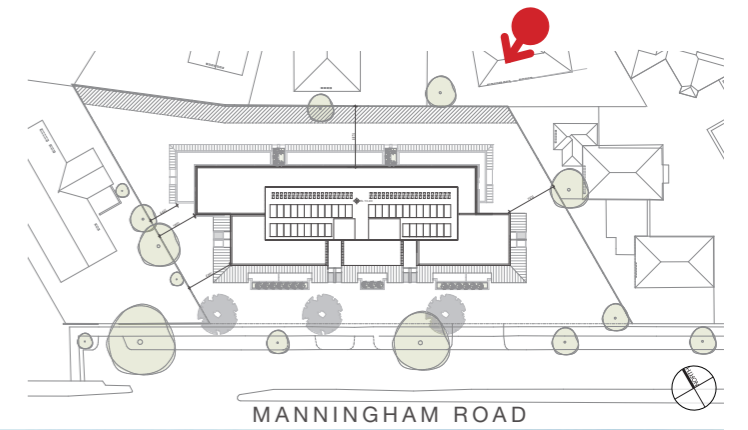


# 399-403 MANNINGHAM ROAD, DONCASTER

## 4.0 DESIGN PROPOSAL

### 4.05 DESIGN PROPOSAL - 3D PERSPECTIVE

#### CURRENT PROPOSAL



VIEW FROM ADJACENT PRIVATE OPEN SPACE



## 5.0 SHADOW ANALYSIS

---

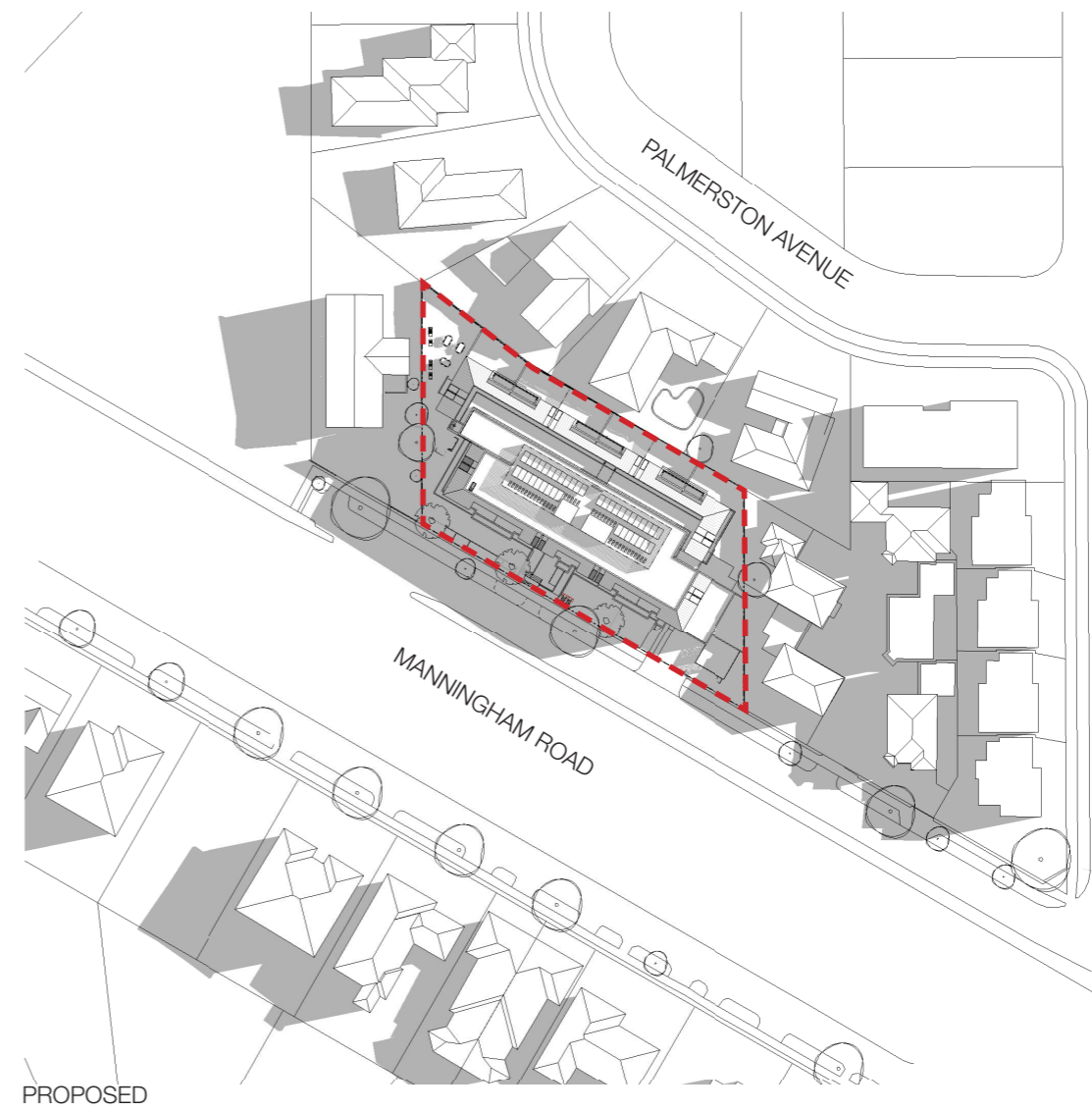


# 399-403 MANNINGHAM ROAD, DONCASTER

## 5.0 SHADOW ANALYSIS

### 5.01 9AM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



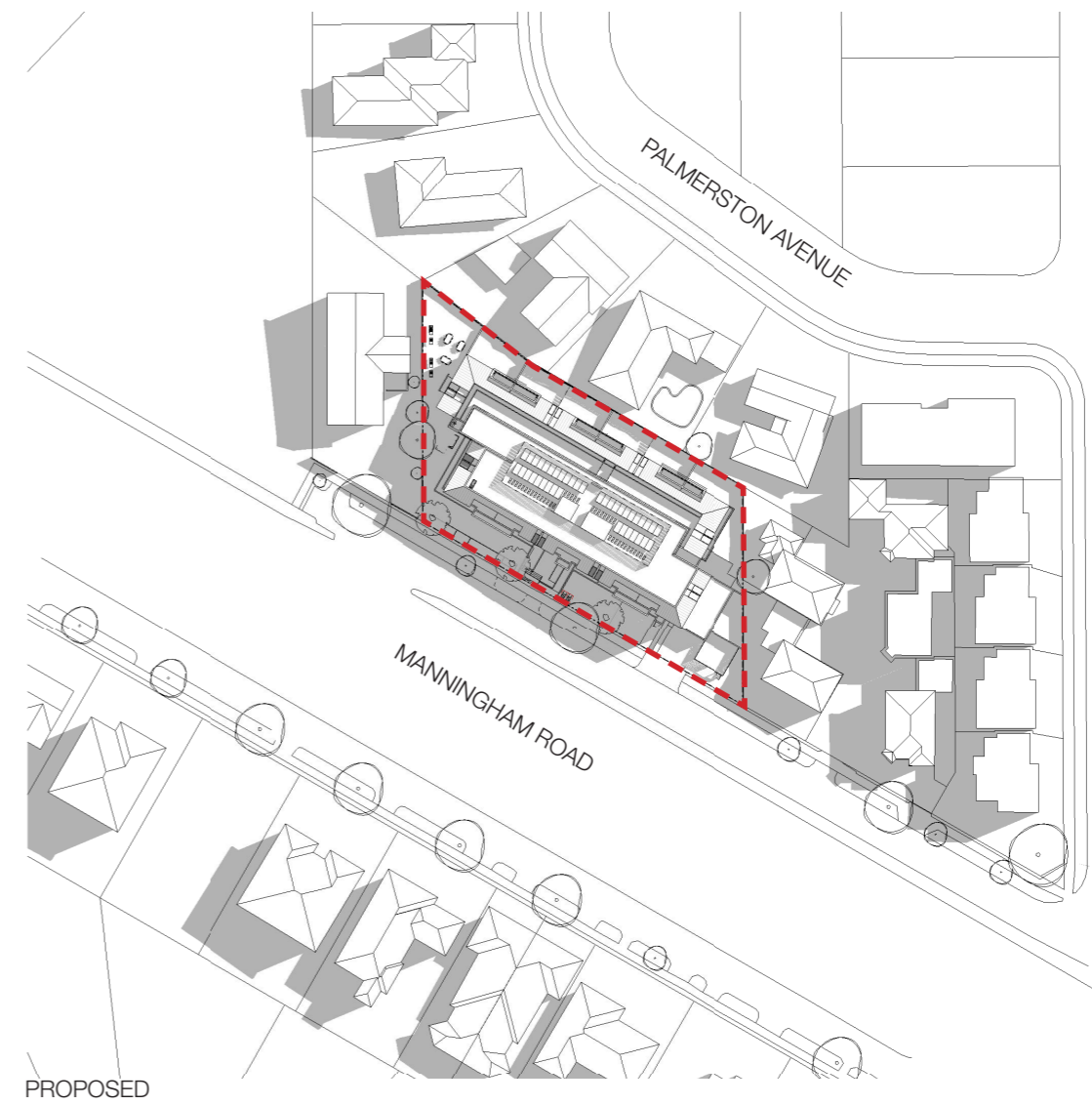
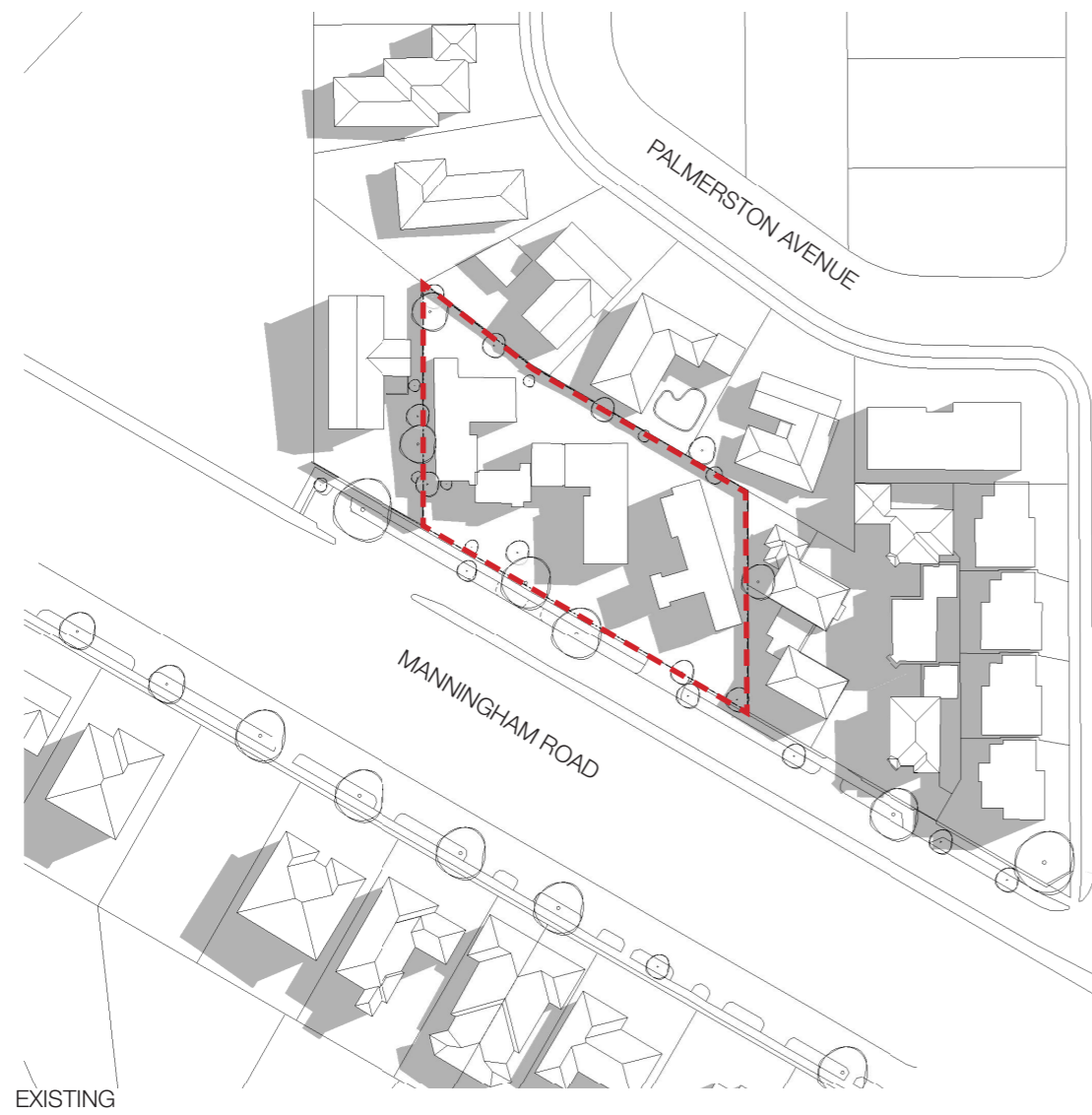


# 399-403 MANNINGHAM ROAD, DONCASTER

## 5.0 SHADOW ANALYSIS

### 5.02 10AM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



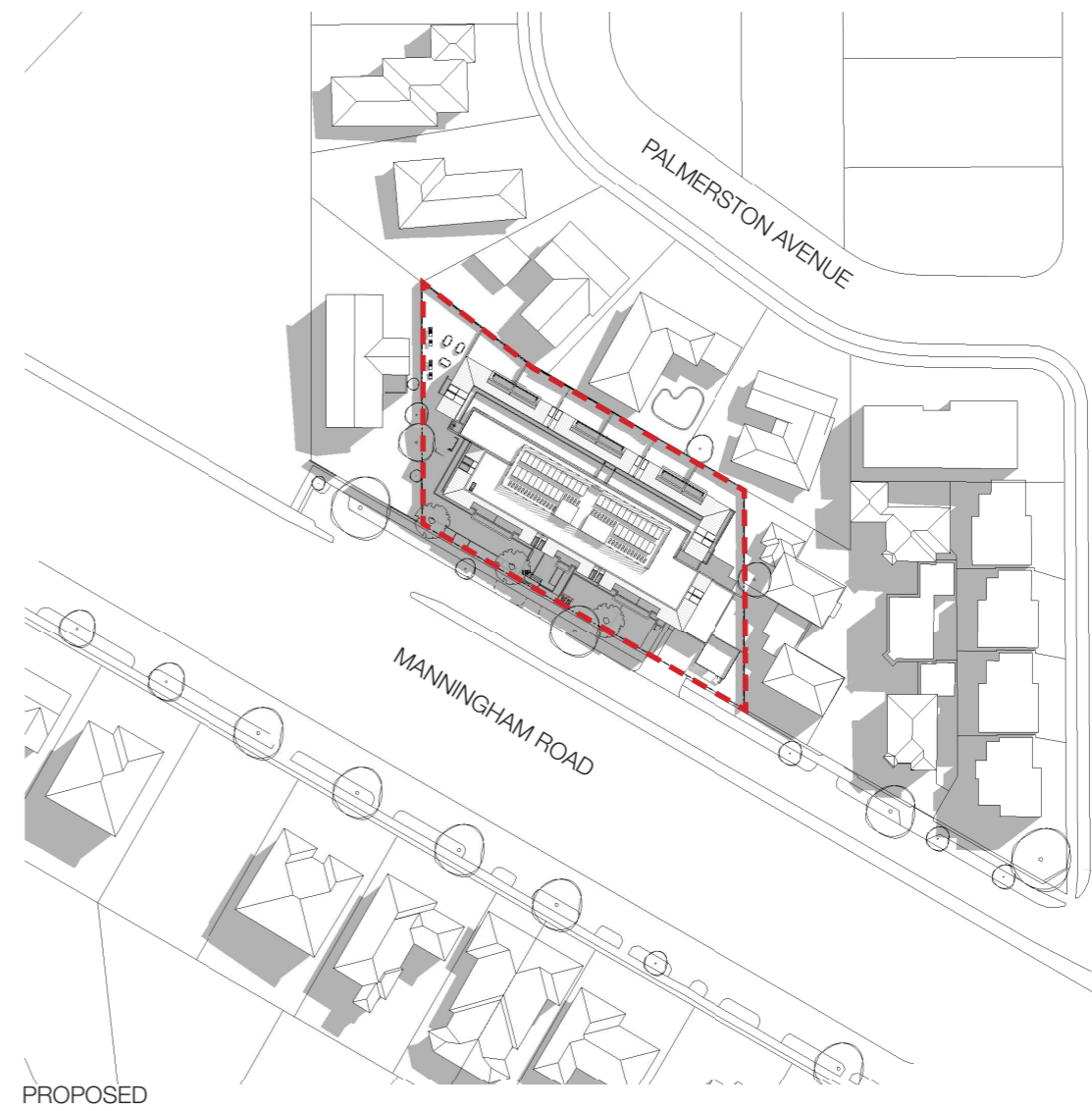
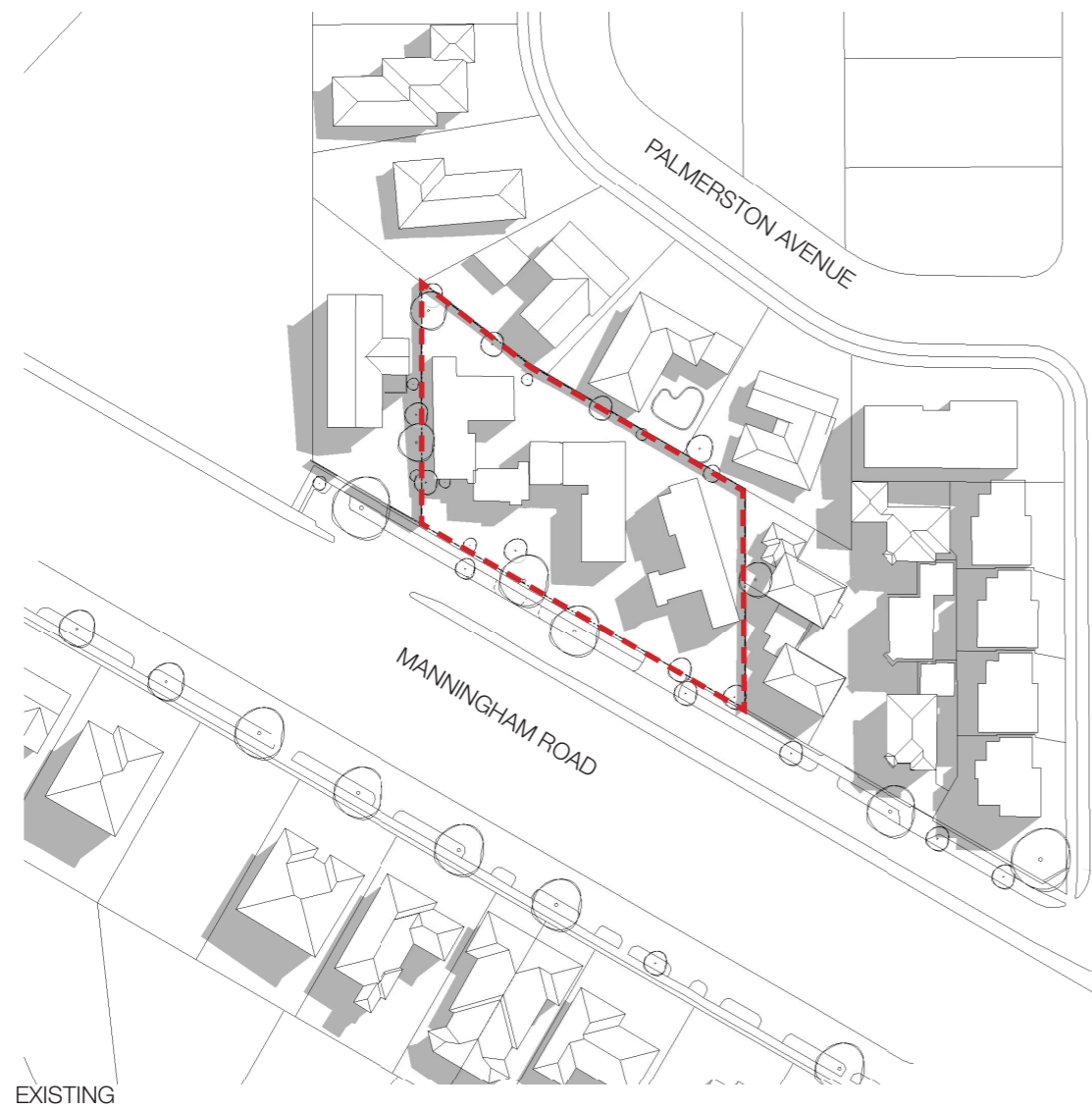


# 399-403 MANNINGHAM ROAD, DONCASTER

## 5.0 SHADOW ANALYSIS

### 5.03 11AM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



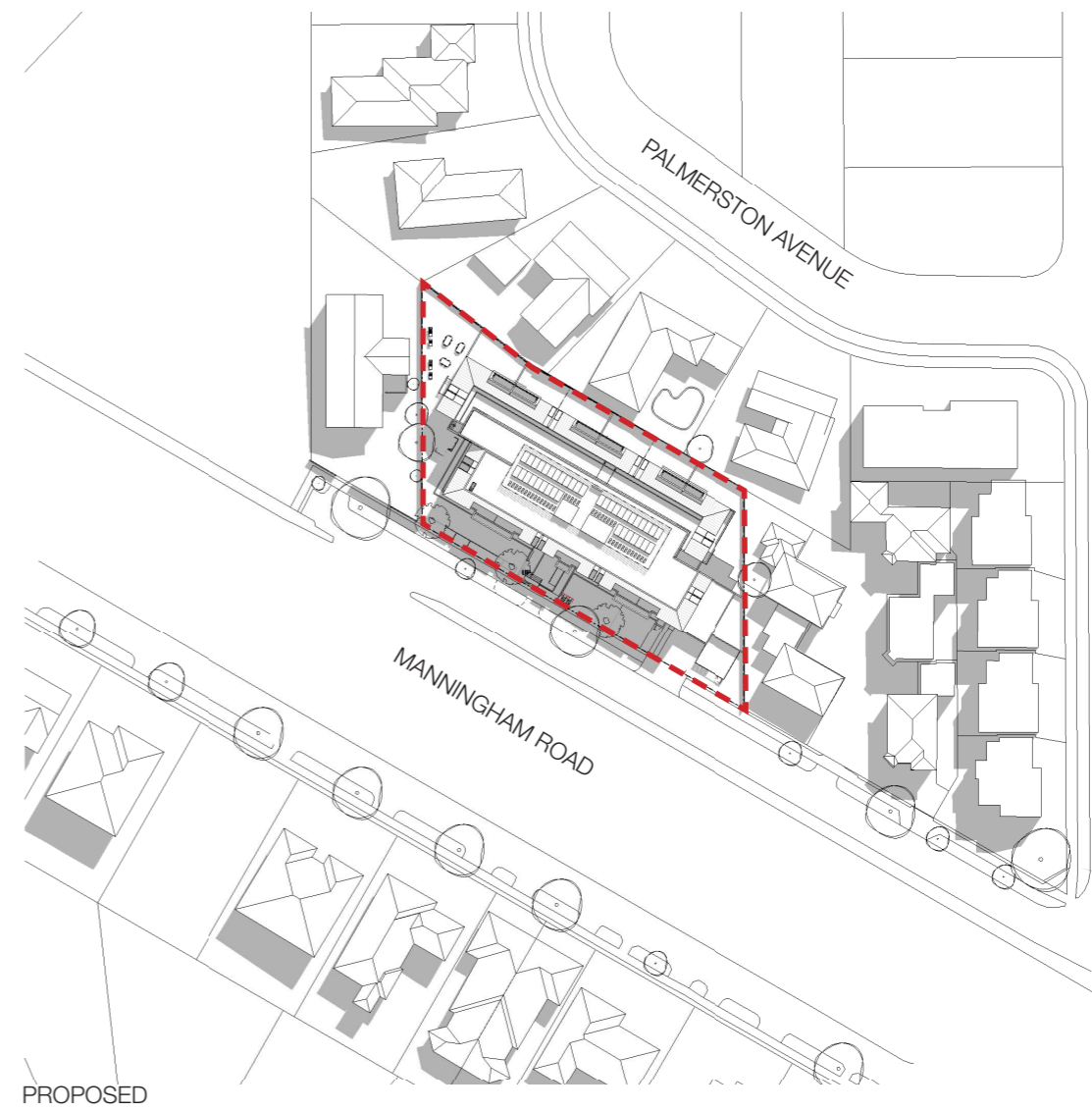


# 399-403 MANNINGHAM ROAD, DONCASTER

## 5.0 SHADOW ANALYSIS

### 5.04 12PM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



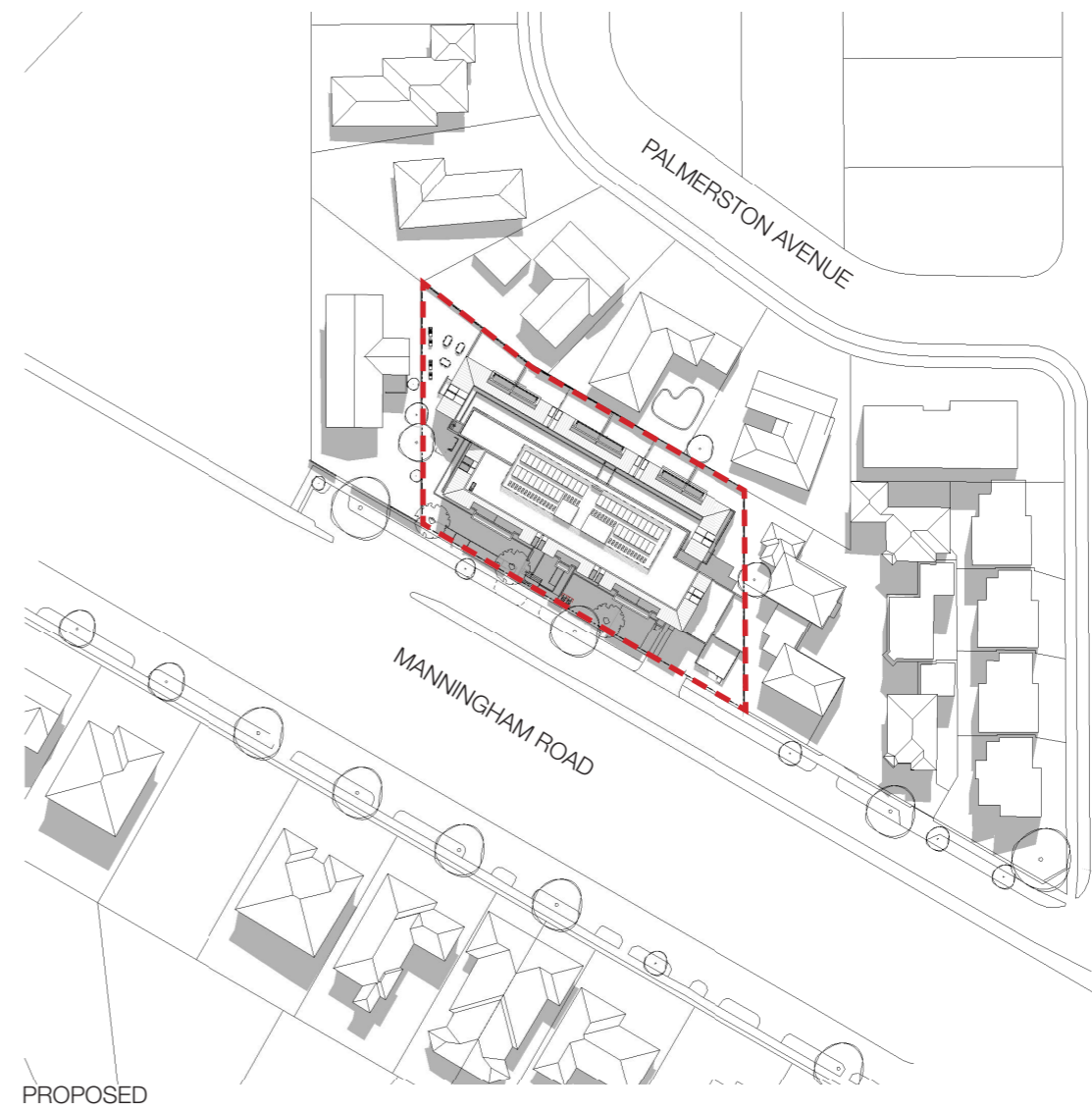
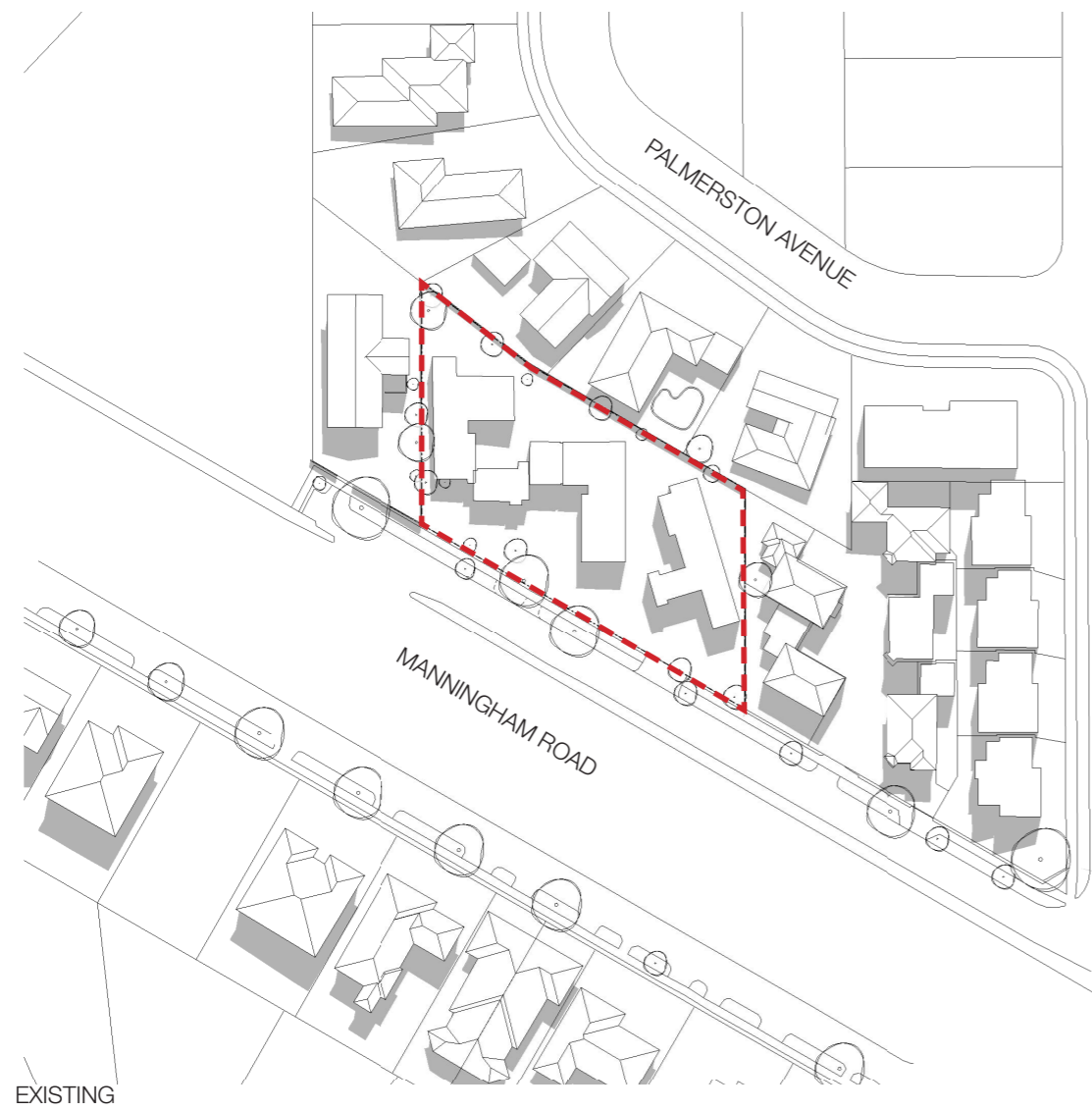


# 399-403 MANNINGHAM ROAD, DONCASTER

## 5.0 SHADOW ANALYSIS

### 5.05 1PM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



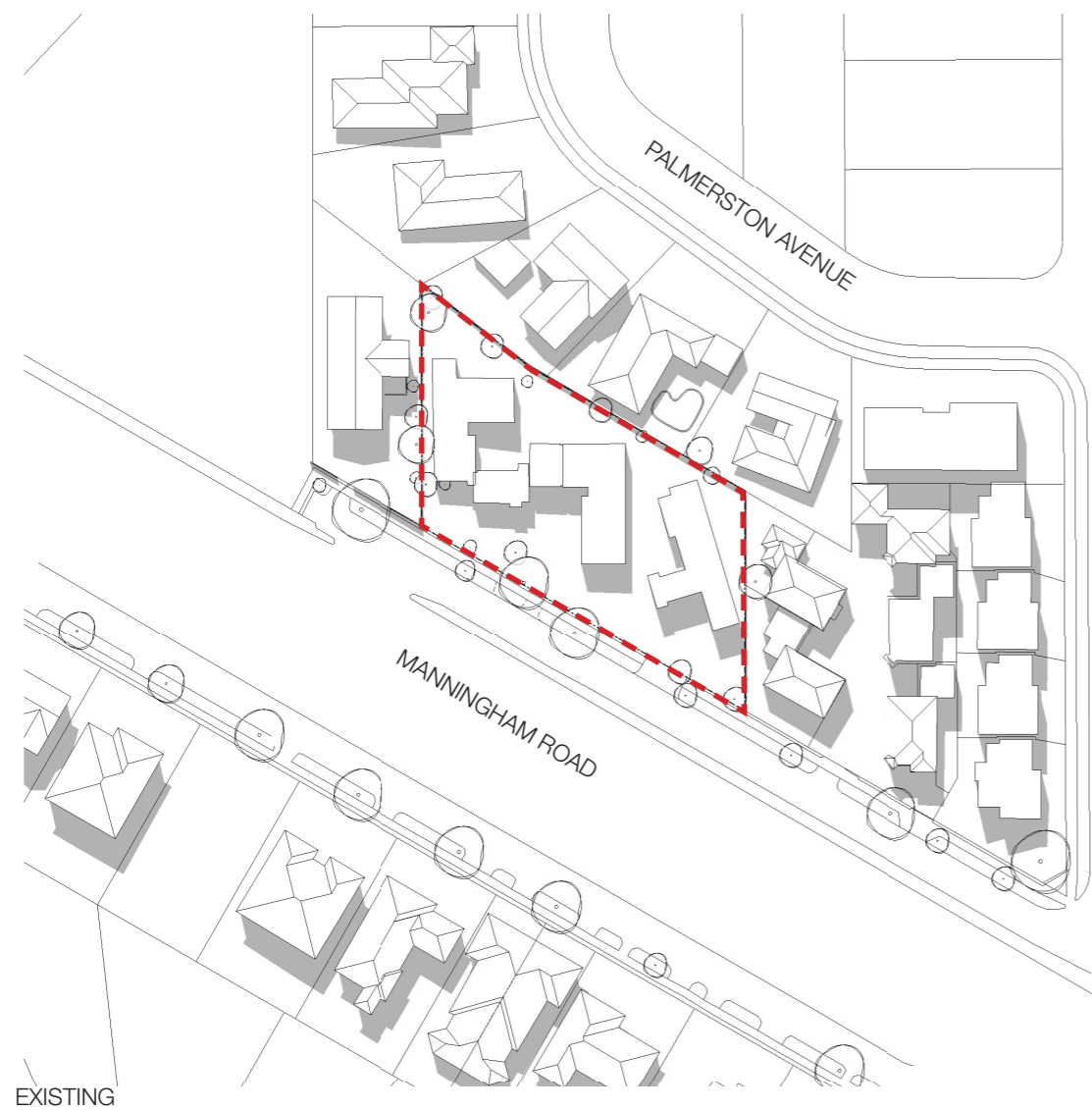


# 399-403 MANNINGHAM ROAD, DONCASTER

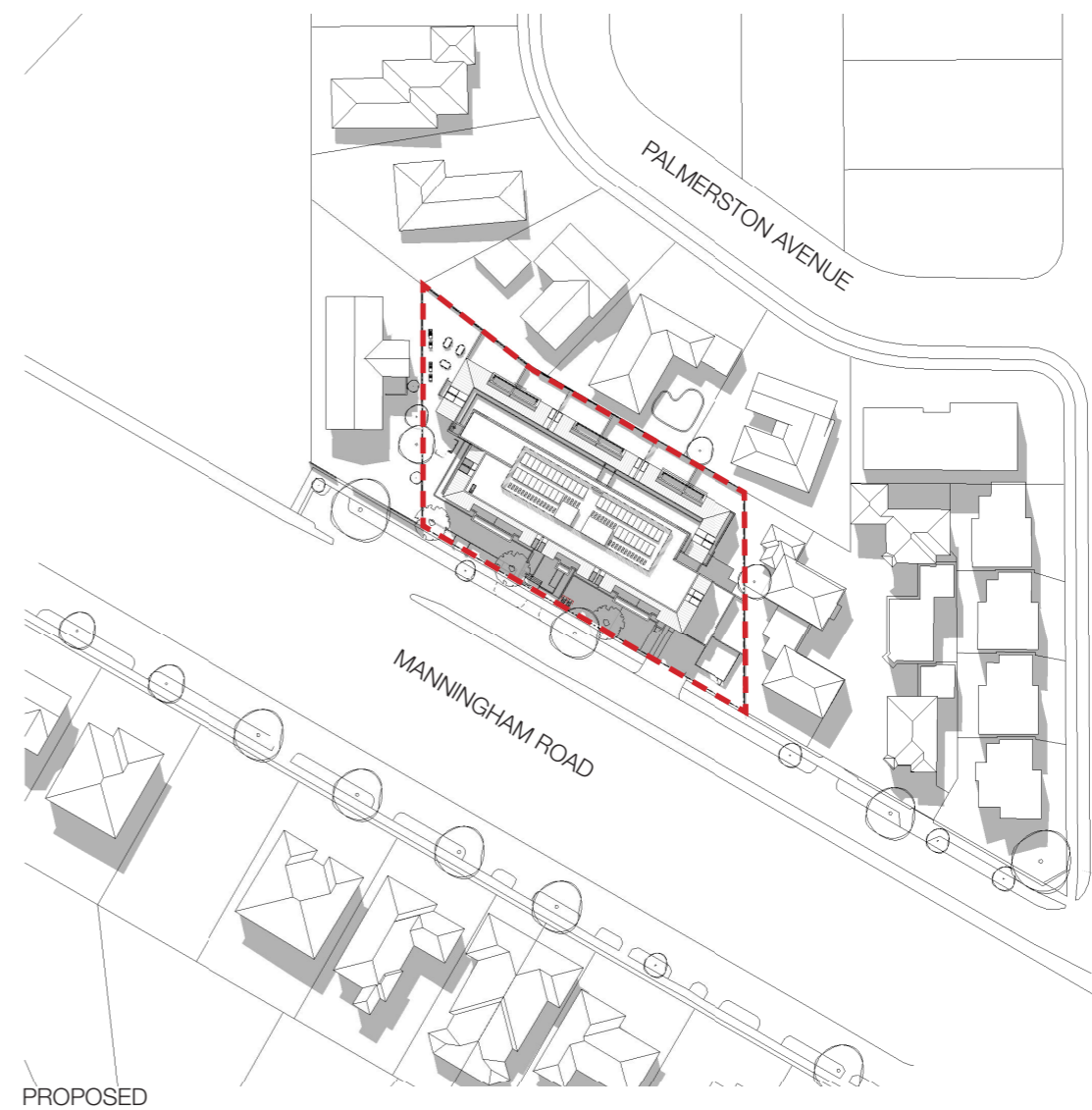
## 5.0 SHADOW ANALYSIS

### 5.06 2PM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.



EXISTING



PROPOSED



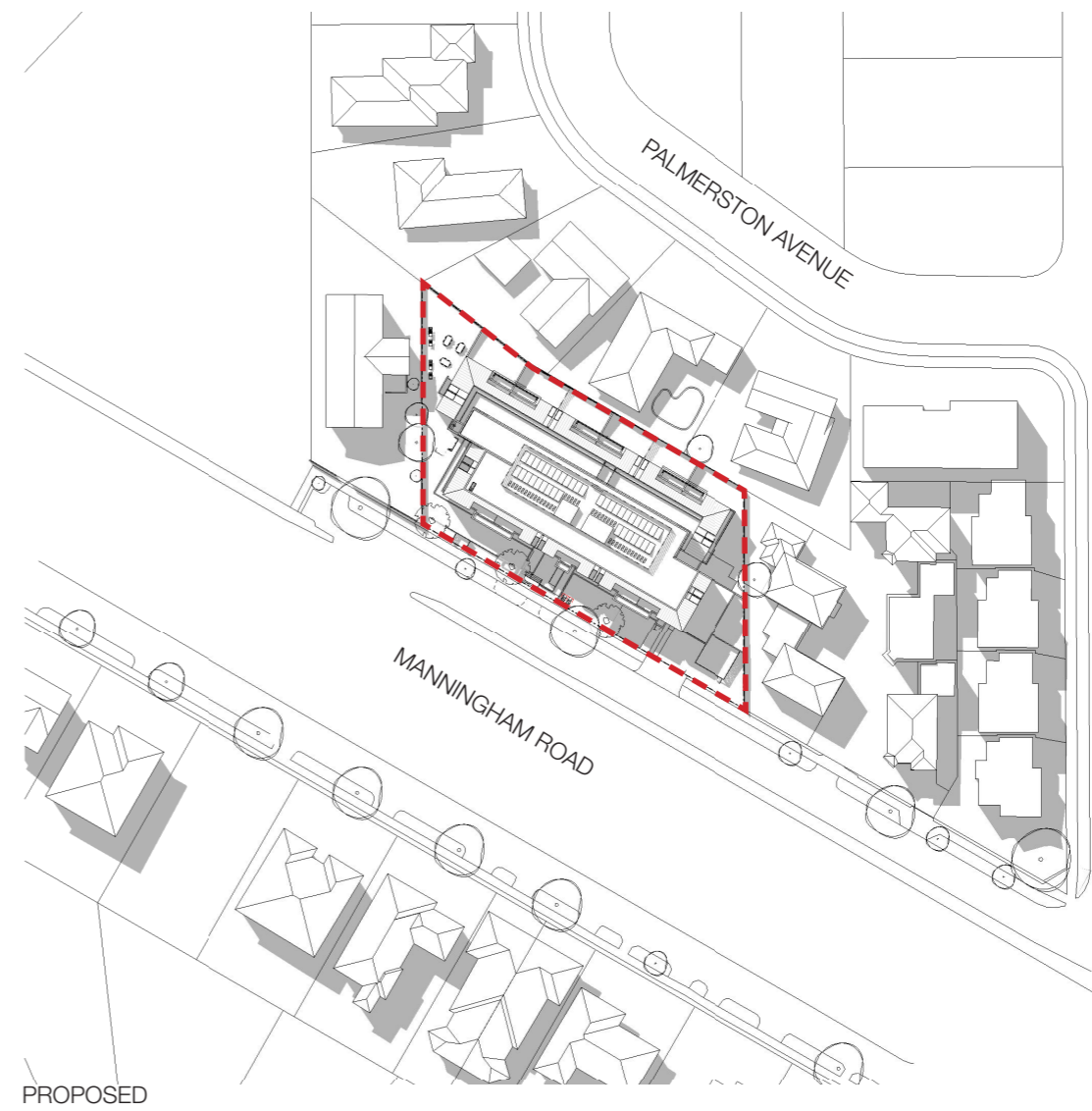
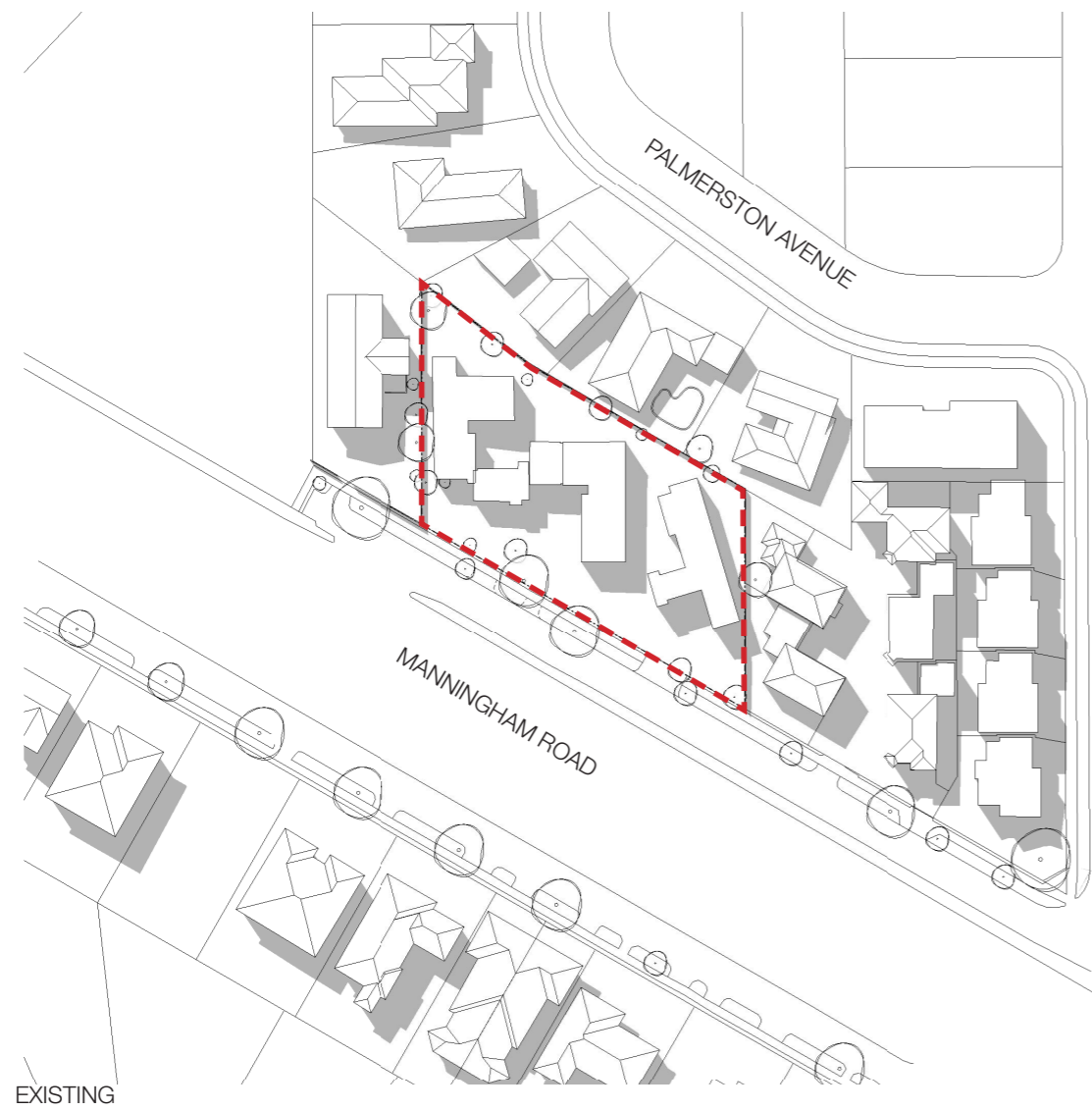


# 399-403 MANNINGHAM ROAD, DONCASTER

## 5.0 SHADOW ANALYSIS

### 5.07 3PM ANALYSIS - 22ND SEPTEMBER

DISCLAIMER: Survey topography, building heights and fence heights used to produce these shadow diagrams have been produced by others. Shadow diagrams have been calculated and drawn to the best of our ability with all due care taken to ensure their accuracy.





## **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

### 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"> <li>• Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser.</li> <li>• Minimum side street setback is the distance specified in Clause 54.03-1.</li> </ul> <p>For two or more dwellings on a lot or a residential building:</p> <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser.</li> <li>• Minimum side street setback is the distance specified in Clause 55.03-1.</li> </ul>

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 1,800m<sup>2</sup>. 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 1,800m<sup>2</sup> 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 1800m<sup>2</sup>. 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 1800m<sup>2</sup> must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m<sup>2</sup>, 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

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required in development of four or more storeys:

- 1 space for every 5 dwellings for residents.
- 1 space for every 10 dwellings for visitors.

#### 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 the 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.