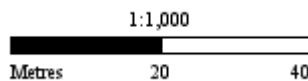
 **Subject Land** **Address:** 330 Manningham Road DONCASTER VIC, 3108

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.



11/05/2017 2:03 pm

DRAWING SCHEDULE

TPA01	SITE PLAN, AREA ANALYSIS	1:200
TPA02	LEVEL B2 FLOOR PLAN	1:100, 1:20
TPA03	LEVEL B1 FLOOR PLAN	1:100
TPA04	GROUND FLOOR PLAN	1:100
TPA05	FIRST FLOOR PLAN	1:100
TPA06	SECOND FLOOR PLAN	1:100
TPA07	PENTHOUSE LEVEL FLOOR PLAN	1:100
TPA08	ROOF PLAN	1:100
TPA09	ELEVATIONS (1)	1:100
TPA10	ELEVATIONS (2)	1:100
TPA11	MATERIALS, COLOURS AND FINISHES SCHEDULE, SECTION A-A	1:100
TPA11a	CROSS SECTION DIAGRAMS	1:100

TPA12	DETAILED SITE ANALYSIS, NEIGHBORHOOD AND SITE DESCRIPTION	1:300
TPA13	DETAILED SITE ANALYSIS, DESIGN RESPONSE	1:300
TPA14	DETAILED SHADOW ANALYSIS, SEPT 22, 9AM, 10AM	1:300
TPA15	DETAILED SHADOW ANALYSIS, SEPT 22, 11AM, 12NOON, 1PM	1:300
TPA16	DETAILED SHADOW ANALYSIS, SEPT 22, 2PM, 3PM	1:300

GENERAL AREA ANALYSIS

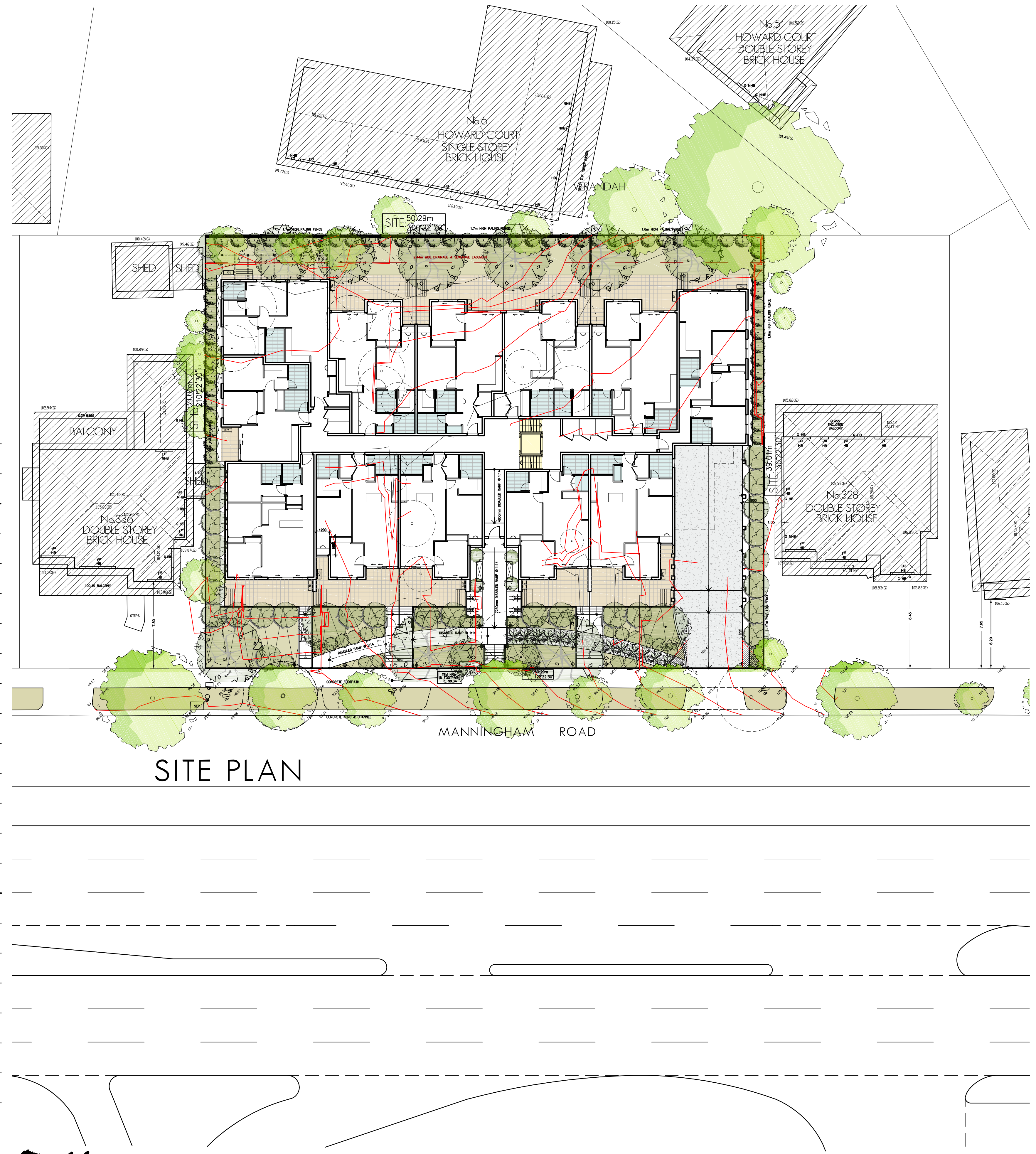
SITE AREA: 19621 m² overall
 NO. OF PROPOSED APARTMENTS: 38 No. UNITS
 (32 TWO-BED APARTMENTS, 6 THREE-BED APARTMENTS)

OVERALL BUILDING AREA (EXCLUDES BALCONIES): 31359m²
 BUILDING/SITE COVERAGE: 50.0%
 IMPERVIOUS PAVING AREA: 4210m²
 IMPERVIOUS PAVING/SITE COVERAGE: 21.5%

DETAILED AREA ANALYSIS

Unit No	Floor	Description	Area	Balcony/Courtyard
GROUND FLOOR TOTAL AREA - 982.0m²				
G01	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 1 CAR SPACE	73.5m ²	23.5m ²
G02	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, COURTYARD, 1 CAR SPACE	80.7m ²	42.1m ²
G03	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 2 CAR SPACES	93.3m ²	55.7m ²
G04	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 1 CAR SPACE	87.2m ²	51.0m ²
G05	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 1 CAR SPACE	80.9m ²	51.6m ²
G06	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 1 CAR SPACE	87.1m ²	51.6m ²
G07	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 1 CAR SPACE	80.6m ²	50.9m ²
G08	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 1 CAR SPACE	83.3m ²	53.3m ²
G09	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 1 CAR SPACE	66.1m ²	17.2m ²
G10	GROUND FLOOR LEVEL	3 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 2 CAR SPACES	86.7m ²	66.5m ²
G11	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 1 CAR SPACE	81.4m ²	40.9m ²
G12	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, DECK, 1 CAR SPACE	81.2m ²	23.3m ²
FIRST FLOOR TOTAL AREA - 987.3m²				
101	FIRST FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	80.7m ²	10.9m ²
102	FIRST FLOOR LEVEL	3 BEDROOMS, 1 BATHROOM, L'DRY, BALCONY, 2 CAR SPACES	103.4m ²	10.5m ²
103	FIRST FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 2 CAR SPACES	88.3m ²	10.8m ²
104	FIRST FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	85.3m ²	10.0m ²
105	FIRST FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	83.0m ²	10.3m ²
106	FIRST FLOOR LEVEL	2 BEDROOMS, 1 STUDY, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	88.0m ²	10.3m ²
107	FIRST FLOOR LEVEL	2 BEDROOMS, 1 STUDY, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	81.5m ²	10.1m ²
108	FIRST FLOOR LEVEL	2 BEDROOMS, 1 STUDY, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	70.4m ²	8.0m ²
109	FIRST FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, L'DRY, BALCONY, 1 CAR SPACE	61.4m ²	8.7m ²
110	FIRST FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	72.6m ²	15.8m ²

Unit No	Floor	Description	Area	Balcony
111	GROUND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	78.7m ²	10.6m ²
112	FIRST FLOOR LEVEL	2 BEDROOMS, 1 STUDY, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	86.9m ²	10.6m ²
SECOND FLOOR TOTAL AREA - 964.8m²				
201	SECOND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	80.7m ²	10.5m ²
202	SECOND FLOOR LEVEL	2 BEDROOMS, 1 STUDY, 1 BATHROOM, L'DRY, BALCONY, 1 CAR SPACE	81.2m ²	10.5m ²
203	SECOND FLOOR LEVEL	3 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 2 CAR SPACES	96.3m ²	29.4m ²
204	SECOND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	82.0m ²	9.1m ²
205	SECOND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	82.5m ²	9.8m ²
206	SECOND FLOOR LEVEL	2 BEDROOMS, 1 STUDY, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	86.6m ²	9.8m ²
207	SECOND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	77.8m ²	8.8m ²
208	SECOND FLOOR LEVEL	2 BEDROOMS, 1 STUDY, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	80.3m ²	11.9m ²
209	SECOND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, L'DRY, BALCONY, 1 CAR SPACE	65.9m ²	9.2m ²
210	SECOND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, L'DRY, BALCONY, 1 CAR SPACE	62.8m ²	10.8m ²
211	SECOND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	76.3m ²	10.6m ²
212	SECOND FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	86.9m ²	10.6m ²
PENTHOUSE FLOOR TOTAL AREA - 201.8m²				
301	PENTHOUSE FLOOR LEVEL	3 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 2 CAR SPACES	93.6m ²	33.3m ²
302	DELETED			
303	DELETED			
304	PENTHOUSE FLOOR LEVEL	2 BEDROOMS, 1 BATHROOM, 1 ENSUITE, L'DRY, BALCONY, 1 CAR SPACE	83.7m ²	12.3m ²
305	DELETED			
306	DELETED			



SITE PLAN

NEW CENTURY
APARTMENT

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 IVANHOE
 3079
 PH: (03) 9 499 8826
 FAX: (03) 9 499 8823
 EMAIL: office@petridisarchitects.com.au

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE:
 SITE PLAN, AREA ANALYSIS
 TPA01 - 1 OF 16
 JOB NO. 14-128

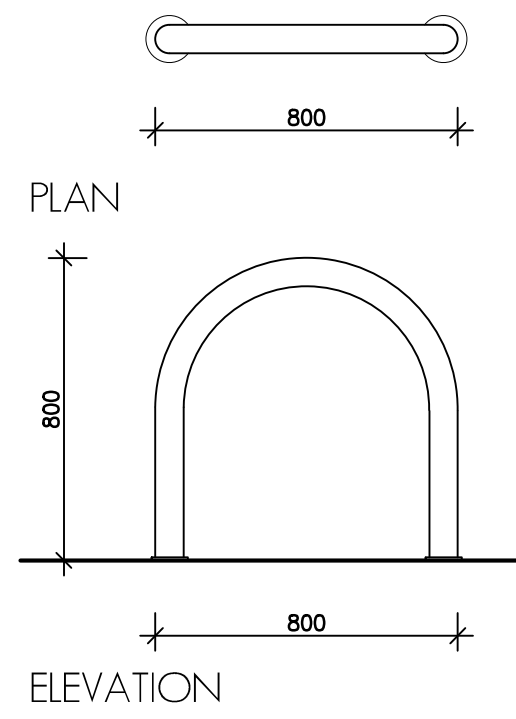
DATE: 5th APRIL 2017
 SCALE: 1:200

DRAWN BY: A.KW
 COUNCIL RFI

ALL LEVELS ARE TO AHD

CARPARK BICYCLE PARKING DETAILS

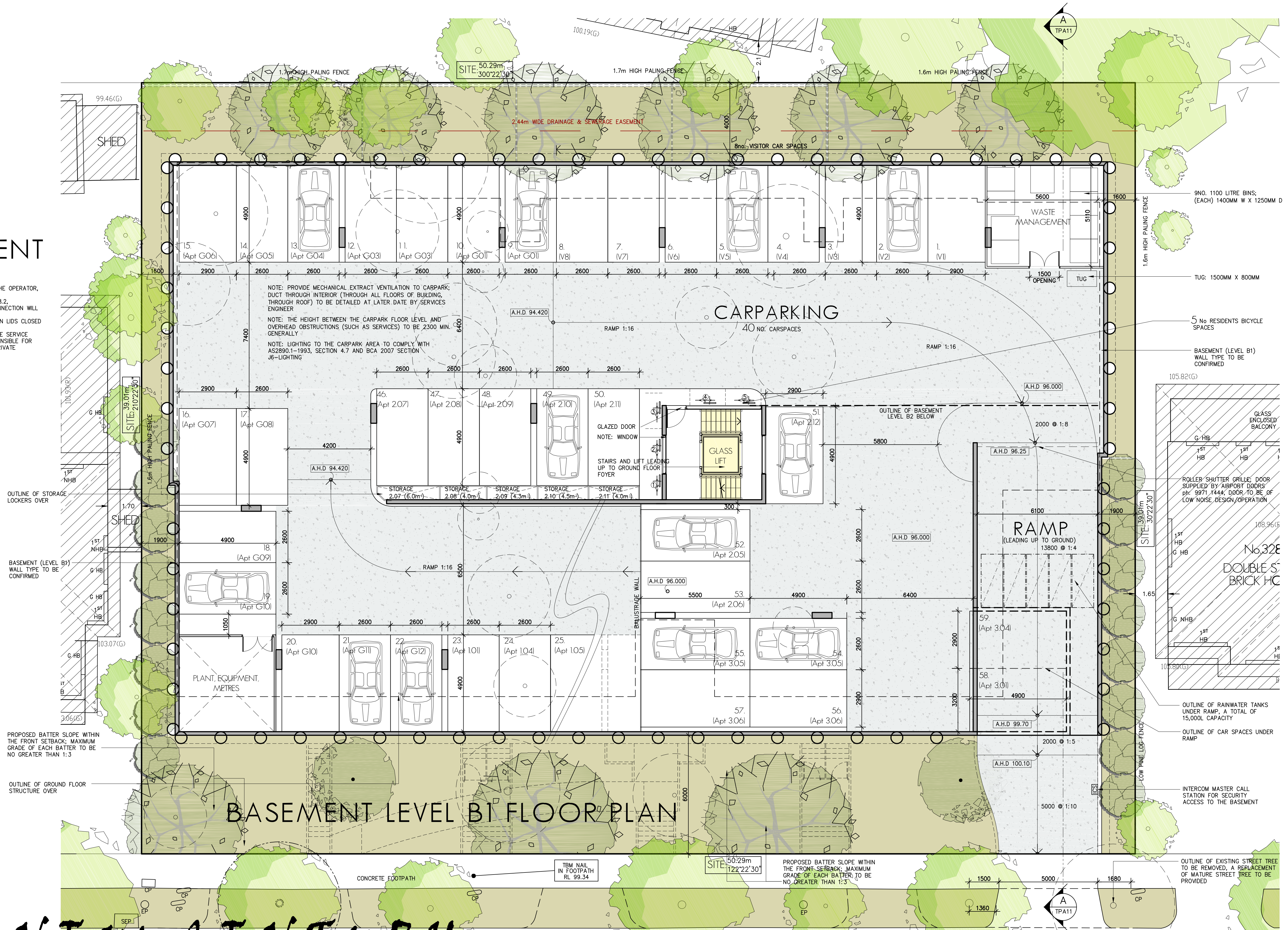
SCALE 1:20



WASTE MANAGEMENT

WASTE STORAGE AREA

- SIGNAGE AND USAGE LABELS FOR THE GARAGE AND RECYCLING BINS WILL BE PROVIDED BY THE OPERATOR.
- THE BIN STORE WILL BE SECURE AND VERMIN PROOF.
- THE BIN STORE SHALL BE VENTILATED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 1668.2.
- THE BIN WASH AREA COMPROMISING OF A TAP AND FLOOR DRAIN WITH TRAP AND SEWER CONNECTION WILL BE LOCATED WITHIN THE BIN STORE FOR WASHING OF BINS.
- THE BUILDING MANAGER SHALL KEEP THE BIN STORE AND COLLECTION AREAS CLEAN, KEEP BIN LIDS CLOSED AND WASH BINS REGULARLY.
- THE BODY CORPORATE OF THE PROPOSED DEVELOPMENT SHALL SOURCE AND ENTER INTO THE SERVICE AGREEMENTS FOR PRIVATE WASTE COLLECTION SERVICES. THE BODY CORPORATE WILL BE RESPONSIBLE FOR ALL PAYMENTS AND COSTS ASSOCIATED WITH THE WASTE COLLECTION SERVICE PROVIDED BY PRIVATE COLLECTION CONTRACTORS.

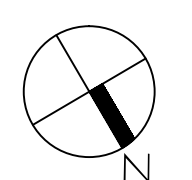


BASEMENT LEVEL B1 FLOOR PLAN

NEW CENTURY APARTMENT

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE:
BASEMENT LEVEL B1 FLOOR PLAN
 TPA03 - 3 OF 16
 JOB NO. 14-128
 DATE: 7th FEBRUARY 2017
 SCALE: 1: 100, 1:20
 DRAWN BY: A.K.W
 COUNCIL RFI
 ALL LEVELS ARE TO AHD

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 EMAIL: office@petridisarchitects.com.au



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 ATTN: TRAVIS BLOOM
 3/7-9 MALLETT ROAD TULLAMARINE, 3042
 PH: 9330 3040
 E: surveyors@multisurveying.com

LANDSCAPE DESIGN:
 KEYSTONE ALLIANCE
 ATTENTION: NINA HEIDARIAN
 713 PLENTY ROAD,
 RESERVOIR, 3073
 PHONE: 9478 8991 FAX: 9478 8997
 E: justin@keystonealliance.com.au

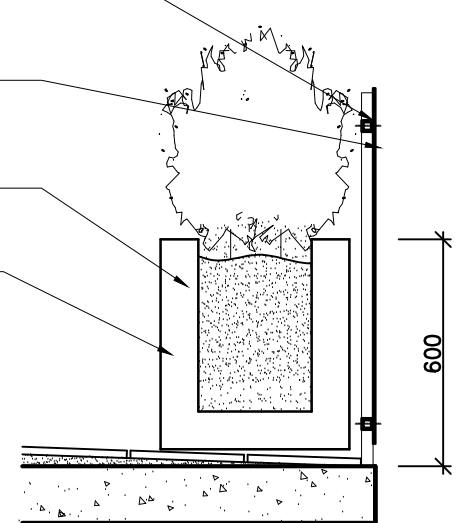
ESD STATEMENT
 LD CONSULTING
 ATT: JOVANA JOSEVSKI
 SUITE 7 LEVEL 1, 252 ST GEORGES RD, NORTH FITZROY
 Ph. 03 9016 9486 M 0434 911 404
 E: craigharris@ldconsulting.com.au

TRAFFIC ENGINEER
 TTM CONSULTING PTY LTD
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 SUITE 9, 70-80 WELLINGTON STREET, COLLINGWOOD
 Ph. 03 9419 0911
 E: sachin@ttmconsulting.com.au

WASTE MANAGEMENT
 LD CONSULTING
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 E: craigharris@ldconsulting.com.au

ARBORICULTURAL REPORT
 PSY INV PTY LTD
 ATT: PETER YAU
 7 MAUREEN STREET, MOUNT WAVERLEY
 M 0419 559 658
 E: pyau@psy.com.au

GLASS BALUSTRADE (LAMINATED SAFETY GLASS)
 STEEL FRAMING
 PLANTER BOX
 FINISHED BALCONY FLOOR LEVEL, CREATE FALLS IN TWO DIRECTIONS, DISCHARGE TO DESIGNATED STORMWATER OUTLET



PLANTER BOX DETAIL (BALCONY)

SCALE 1:20

- PROPOSED BATTER SLOPE WITHIN THE FRONT SETBACK; MAXIMUM GRADE OF EACH BATTER TO BE NO GREATER THAN 1:3
- PROPOSED MEDIUM HEIGHT LANDSCAPING ON BATTER SLOPE OF COMMON GARDEN
- PROPOSED 1700mm FRONT COURTYARD FENCING: 750mm (APPROX.) SOLID RETAINING WALL; 950mm (APPROX.) TIMBER FENCING (WITH 50% TRANSPARENCY) ON TOP
- PROPOSED WALKWAY, PROVIDING DISABLED ACCESS TO MAIN ENTRY
- OUTLINE OF EXISTING CROSSOVER TO BE RELOCATED
- LOCATION OF COMMUNAL LIGHTINGS ALONG FOOTPATH (FREE STANDING)
- PROPOSED NEW MATURE STREET TREE



GROUND FLOOR PLAN MANNINGHAM ROAD

NEW CENTURY APARTMENT

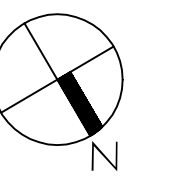
PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER

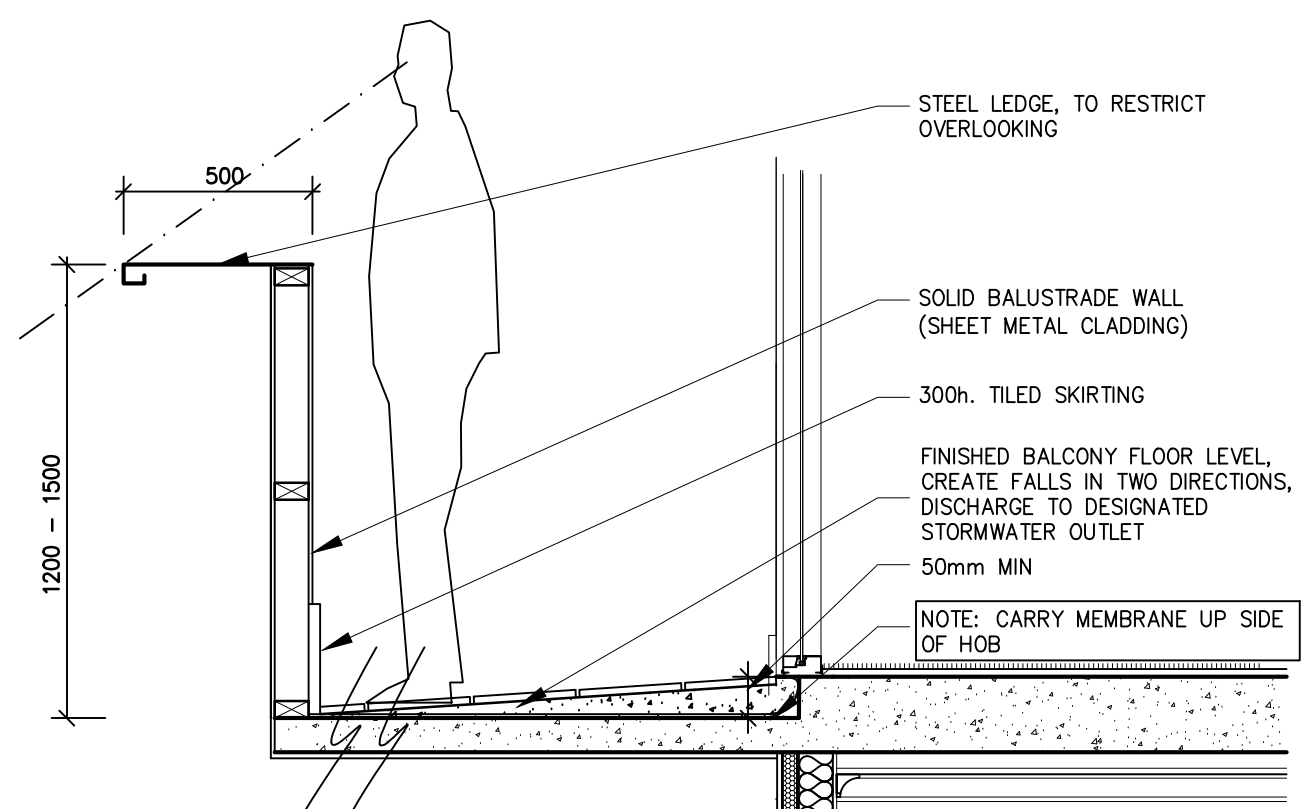
DRAWING TITLE:
 GROUND FLOOR PLAN
 TPA04 - 4OF 16
 JOB NO. 14-128

DATE: 7th FEBRUARY 2017
 SCALE: 1: 100

DRAWN BY: A.K.W
 COUNCIL RFI

ALL LEVELS ARE TO AHD

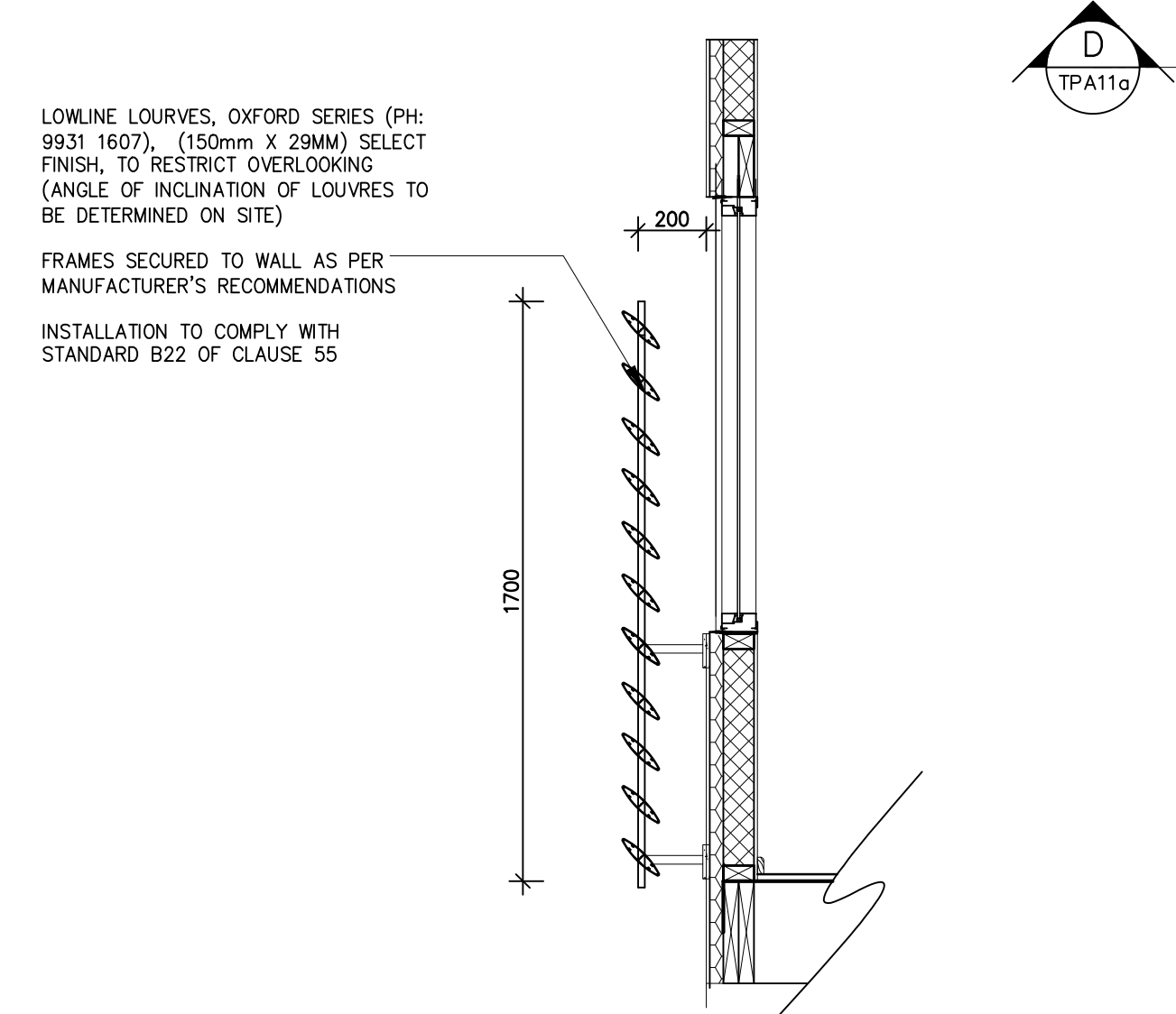




WATERPROOFING / FINISHING OF BALCONY :
 (Typical Throughout)
 SELECT TILED FINISH, SET AT NOM. FALL TO EXTERIOR; SET OVER CEMENT RICH MORTAR GROUT; SET OVER 4 COATS FIBRE-GLASS BASED WATERPROOFING COMPOUND; SET OVER REINFORCED CONCRETE SLAB; PROVIDE ACRYLIC COVING TO ALL WALL / FLOOR JUNCTIONS; PROVIDE TILED SKIRTINGS OVER AS WELL.

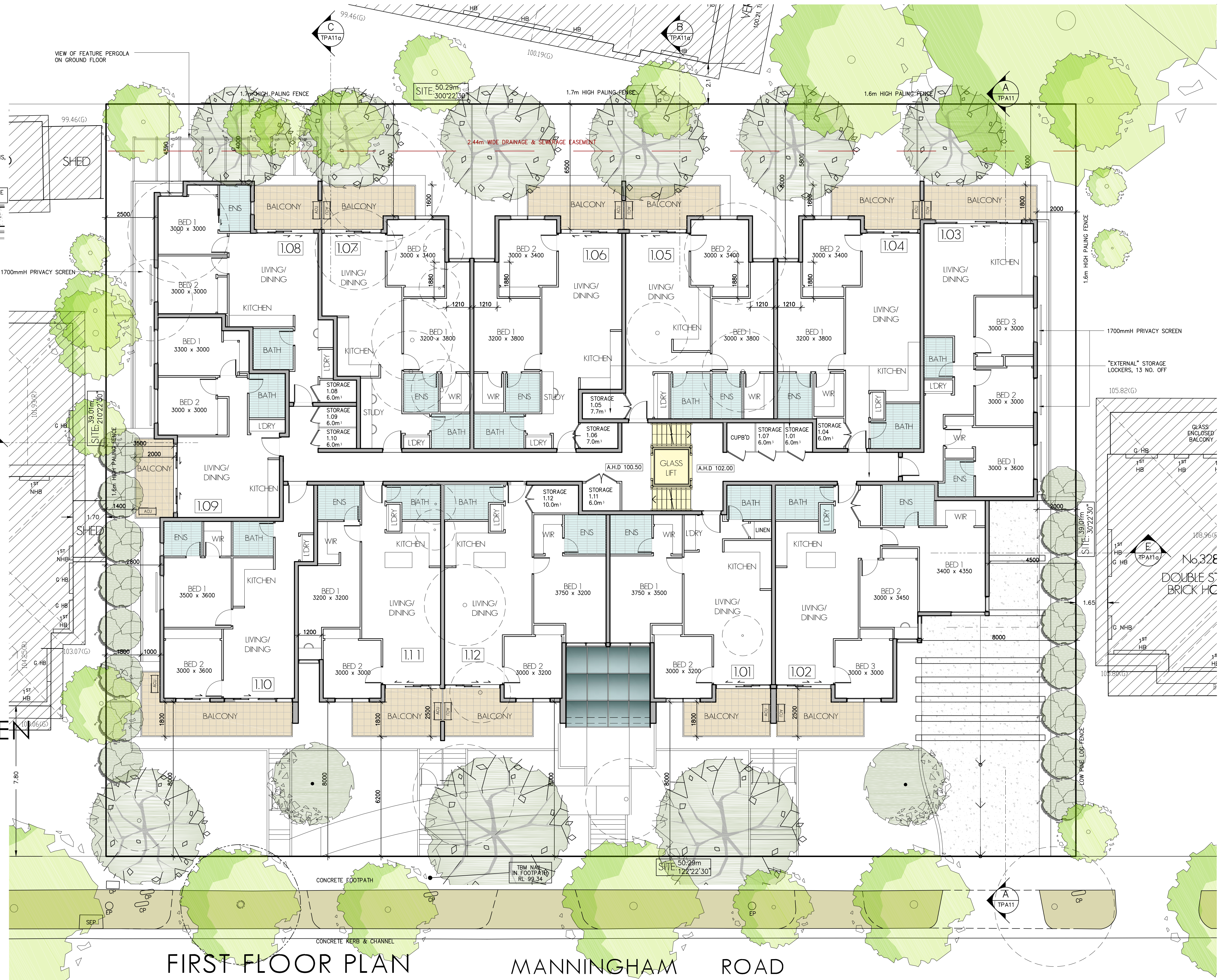
BALCONY BALUSTRADE DETAIL

SCALE: 1:20



LOUVRE/ PRIVACY SCREEN AWNING

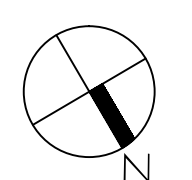
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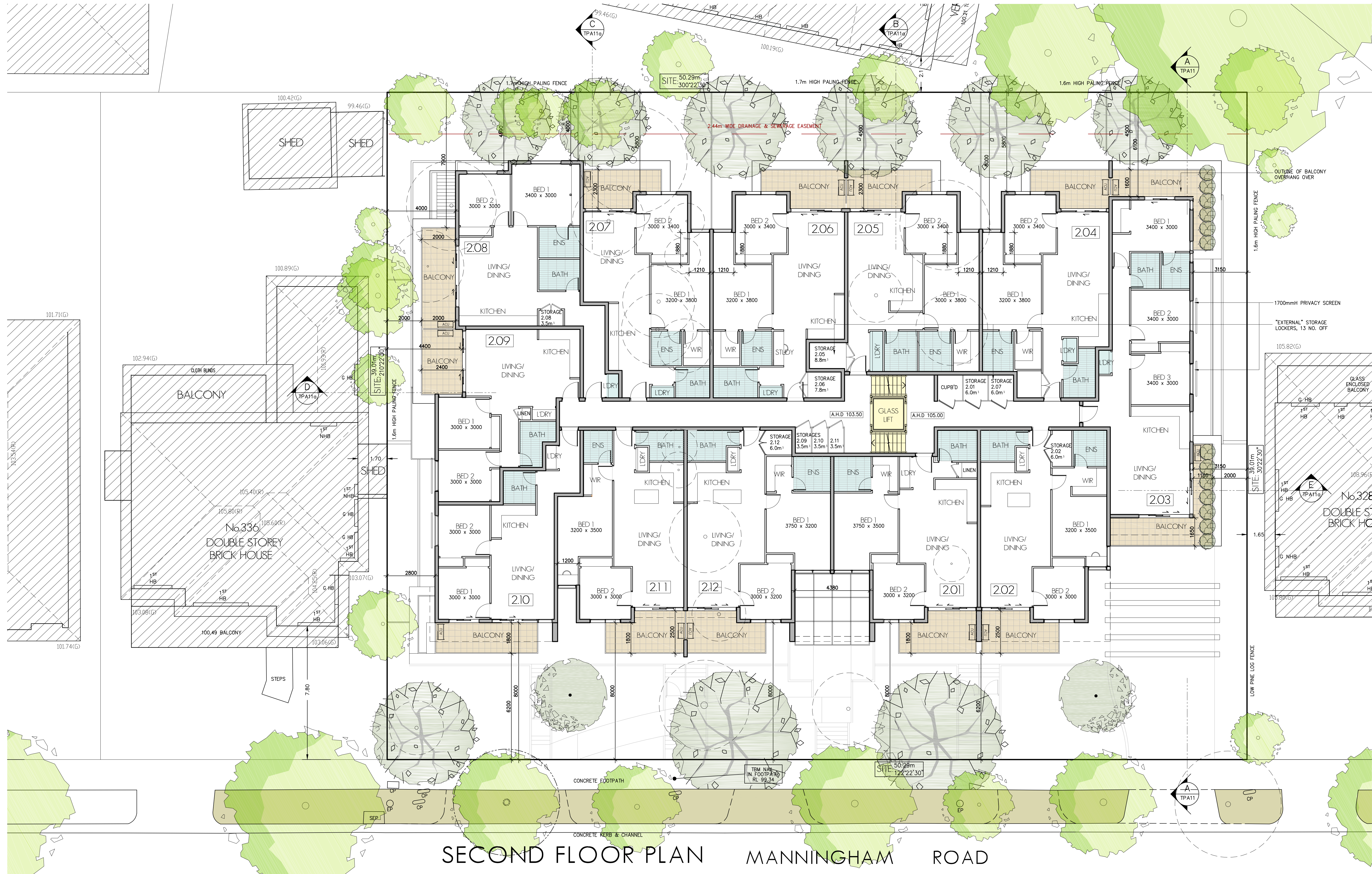


NEW CENTURY APARTMENT

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE:
 FIRST FLOOR PLAN
 TPA05 - 50F 16
 JOB NO. 14-128
 DATE: 7th FEBRUARY 2017
 SCALE: 1:100
 DRAWN BY: A.KW
 COUNCIL RFI
 ALL LEVELS ARE TO AHD

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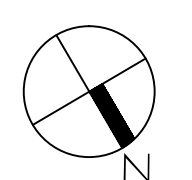


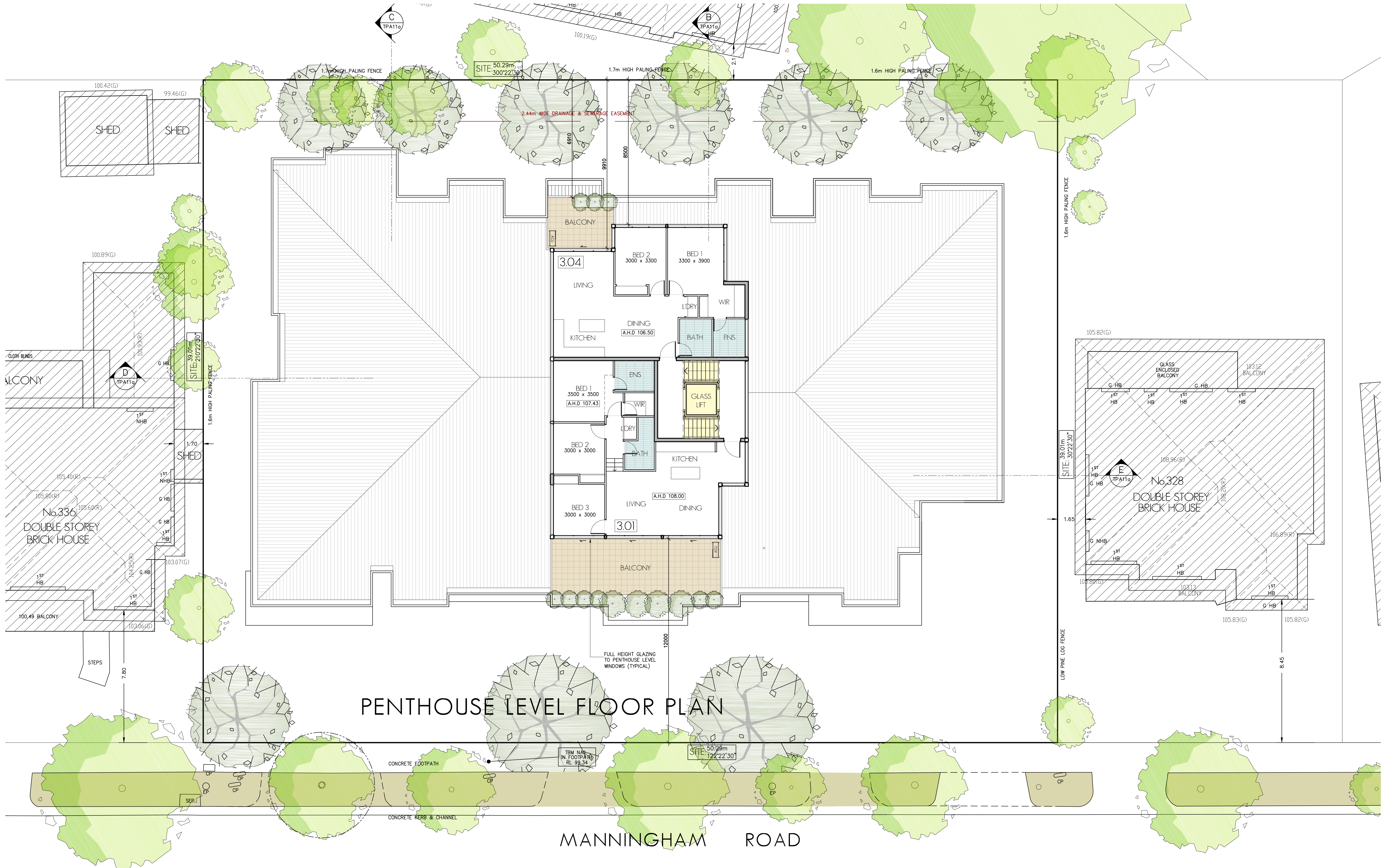
SECOND FLOOR PLAN MANNINGHAM ROAD

NEW CENTURY APARTMENT

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PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE:
 SECOND FLOOR PLAN
 TPA06 - 6 OF 16
 JOB NO. 14-128
 DATE: 7th FEBRUARY 2017
 SCALE: 1:100
 DRAWN BY: A.K.W
 COUNCIL RFI
 ALL LEVELS ARE TO AHD



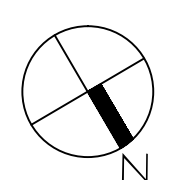


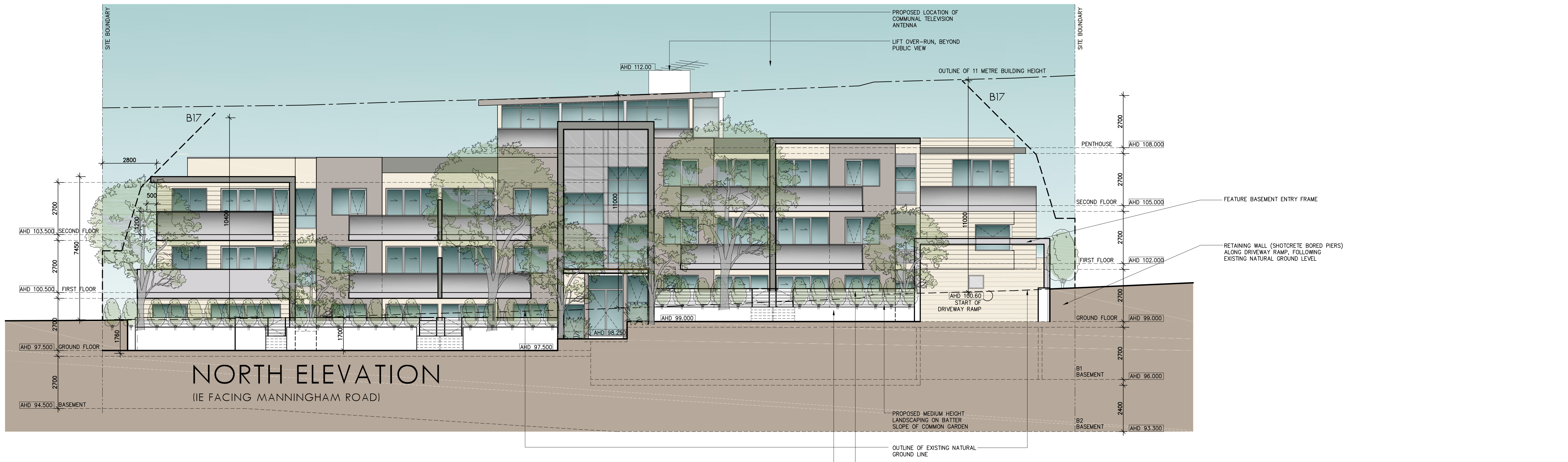
PENTHOUSE LEVEL FLOOR PLAN

NEW CENTURY APARTMENT

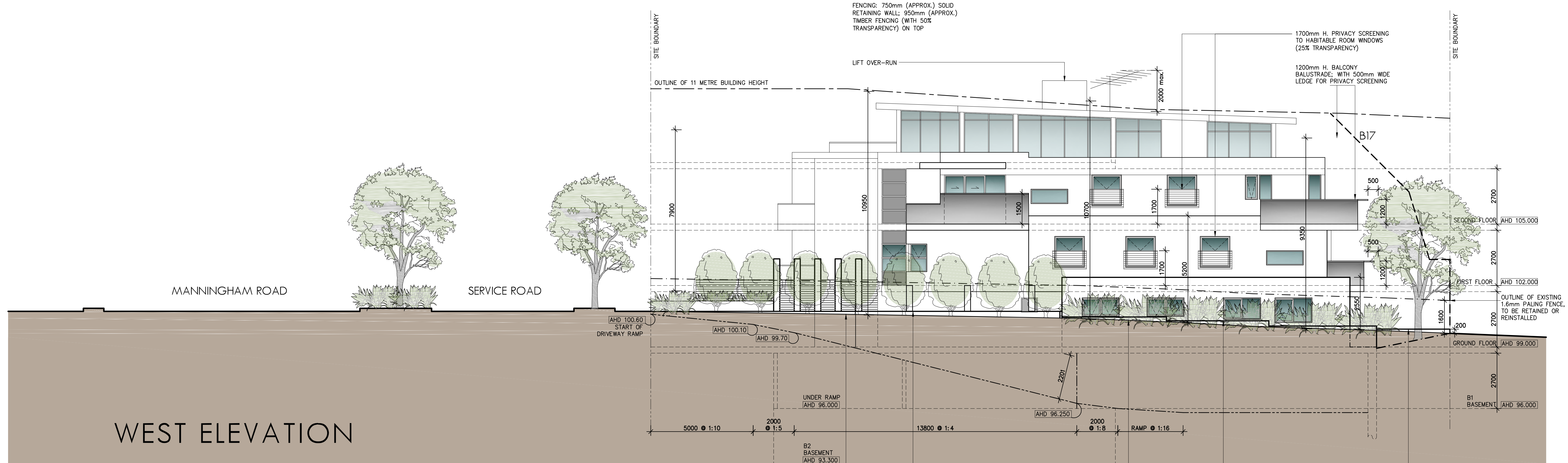
PETRIDIS ARCHITECTS
 LEVEL 1 / 173 UPPER HEIDELBERG RD
 IVANHOE 3079
 PH: (03) 9 499 8826
 FAX: (03) 9 499 8823
 EMAIL: office@petridisarchitects.com.au

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE:
 PENTHOUSE LEVEL FLOOR PLAN
 TPA07 - 7 OF 16
 JOB NO. 14-128
 DATE: 5th APRIL 2017
 SCALE: 1:100
 DRAWN BY: A.K.W.
 COUNCIL RFI
 ALL LEVELS ARE TO AHD






NORTH ELEVATION
(IE FACING MANNINGHAM ROAD)

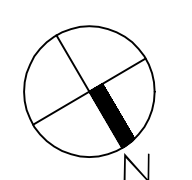


WEST ELEVATION


 LEVEL 1 / 173 UPPER HEIDELBERG RD
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 EMAIL: office@petridisarchitects.com.au

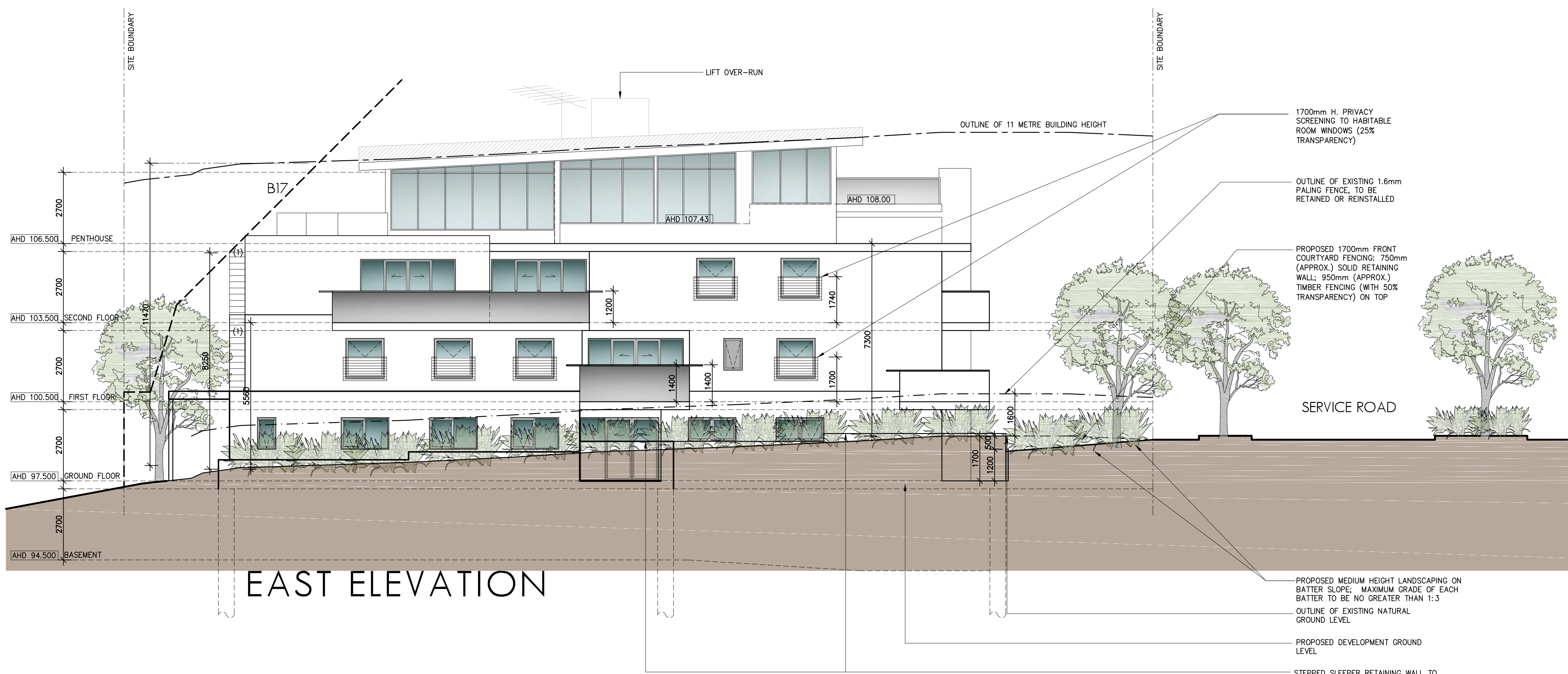
NEW CENTURY APARTMENT

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
 DRAWING TITLE:
 ELEVATIONS
 TPA09 - 9 OF 16
 JOB NO. 14-128
 DATE: 5th APRIL 2017
 SCALE: 1:100
 DRAWN BY: A.K.W
 COUNCIL RFI
 ALL LEVELS ARE TO AHD

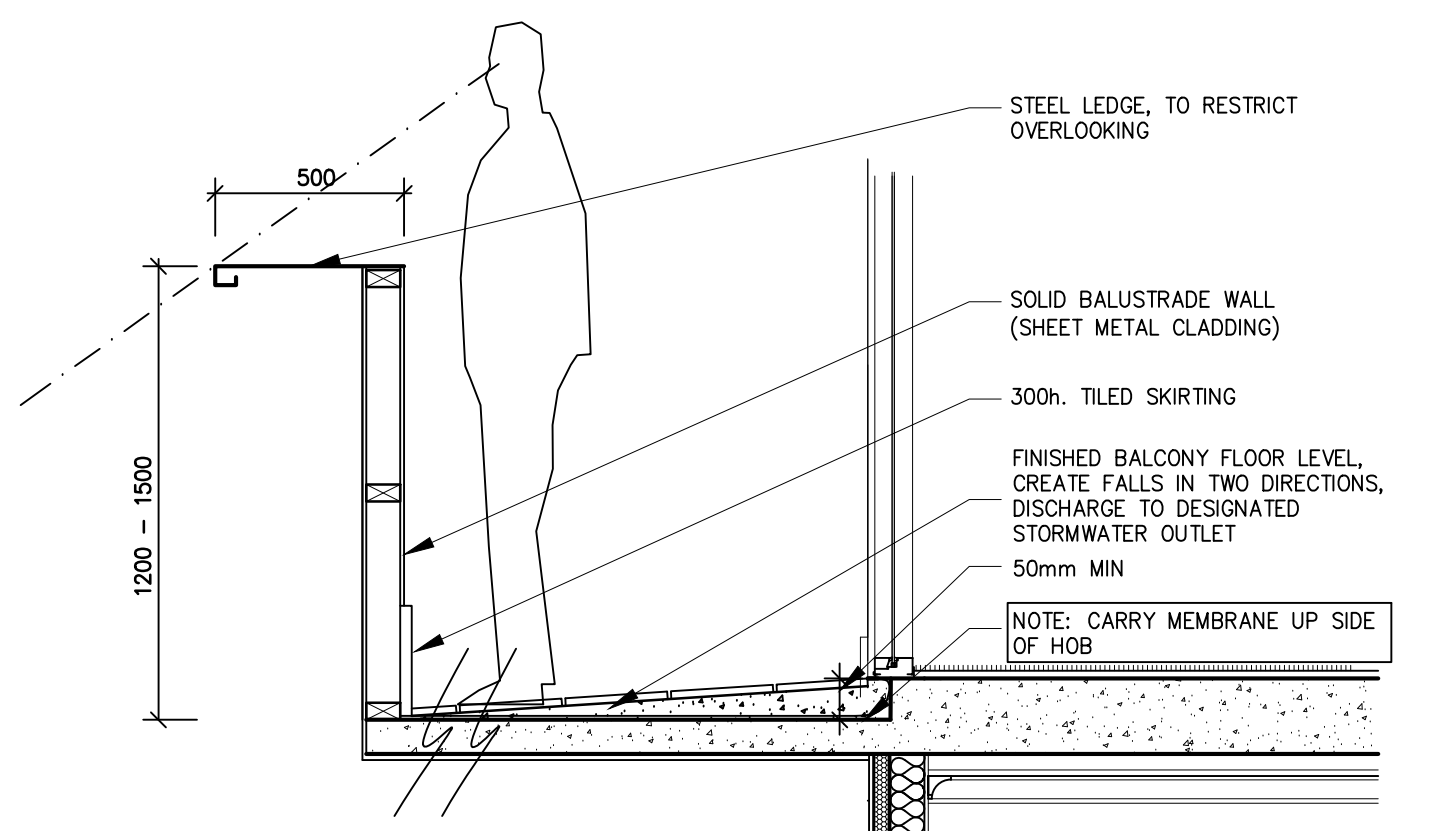




SOUTH ELEVATION



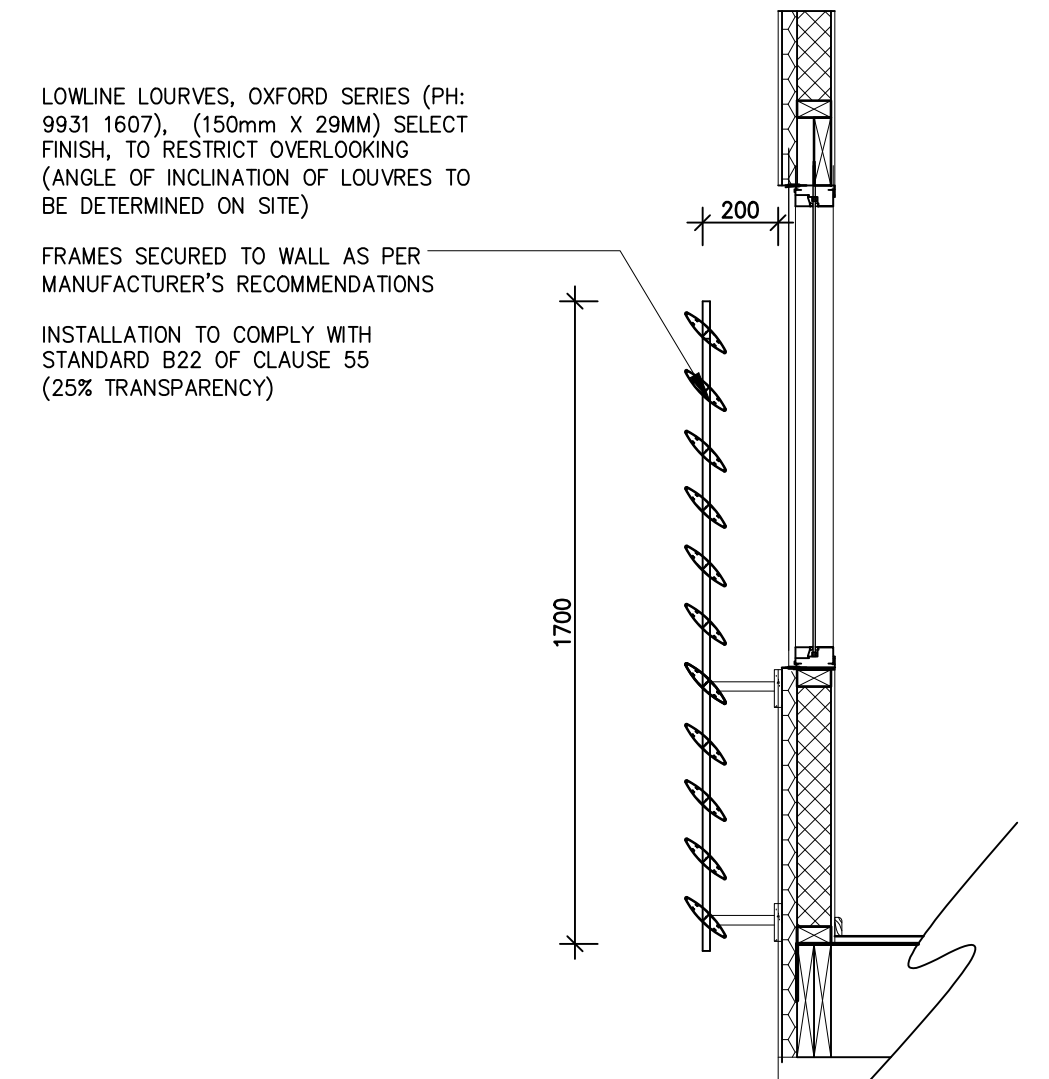
EAST ELEVATION



WATERPROOFING / FINISHING OF BALCONY :
(Typical Throughout)
SELECT TILED FINISH, SET AT NOM. FALL TO EXTERIOR; SET OVER CEMENT RICH MORTAR GROUT; SET OVER 4 COATS FIBRE-GLASS BASED WATERPROOFING COMPOUND; SET OVER REINFORCED CONCRETE SLAB; PROVIDE ACRYLIC COVING TO ALL WALL / FLOOR JUNCTIONS; PROVIDE TILED SKIRTINGS OVER AS WELL.

BALCONY BALUSTRADE DETAIL

SCALE: 1:20



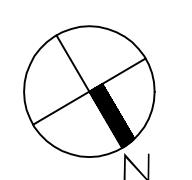
LOUVRE/ PRIVACY SCREEN AWNING

SCALE: 1:20

NEW CENTURY APARTMENT

PETRIDIS ARCHITECTS
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FAX: (03) 9 499 8823
EMAIL: office@petridisarchitects.com.au

PLANNING APPLICATION FOR PROPOSED APARTMENT DEVELOPMENT
330-334 MANNINGHAM ROAD, DONCASTER
DRAWING TITLE:
ELEVATIONS, MATERIALS, COLOURS AND FINISHES SCHEDULE
TPA10 - 10OF 16
JOB NO. 14-128
DATE: 5th APRIL 2017
SCALE: 1:100
DRAWN BY: A.KW
COUNCIL RFI
ALL LEVELS ARE TO AHD



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"> • 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

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.