

 **Subject Land** **Address:** 1/420 Thompsons Road, TEMPLESTOWE LOWER 3107

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1:2,500

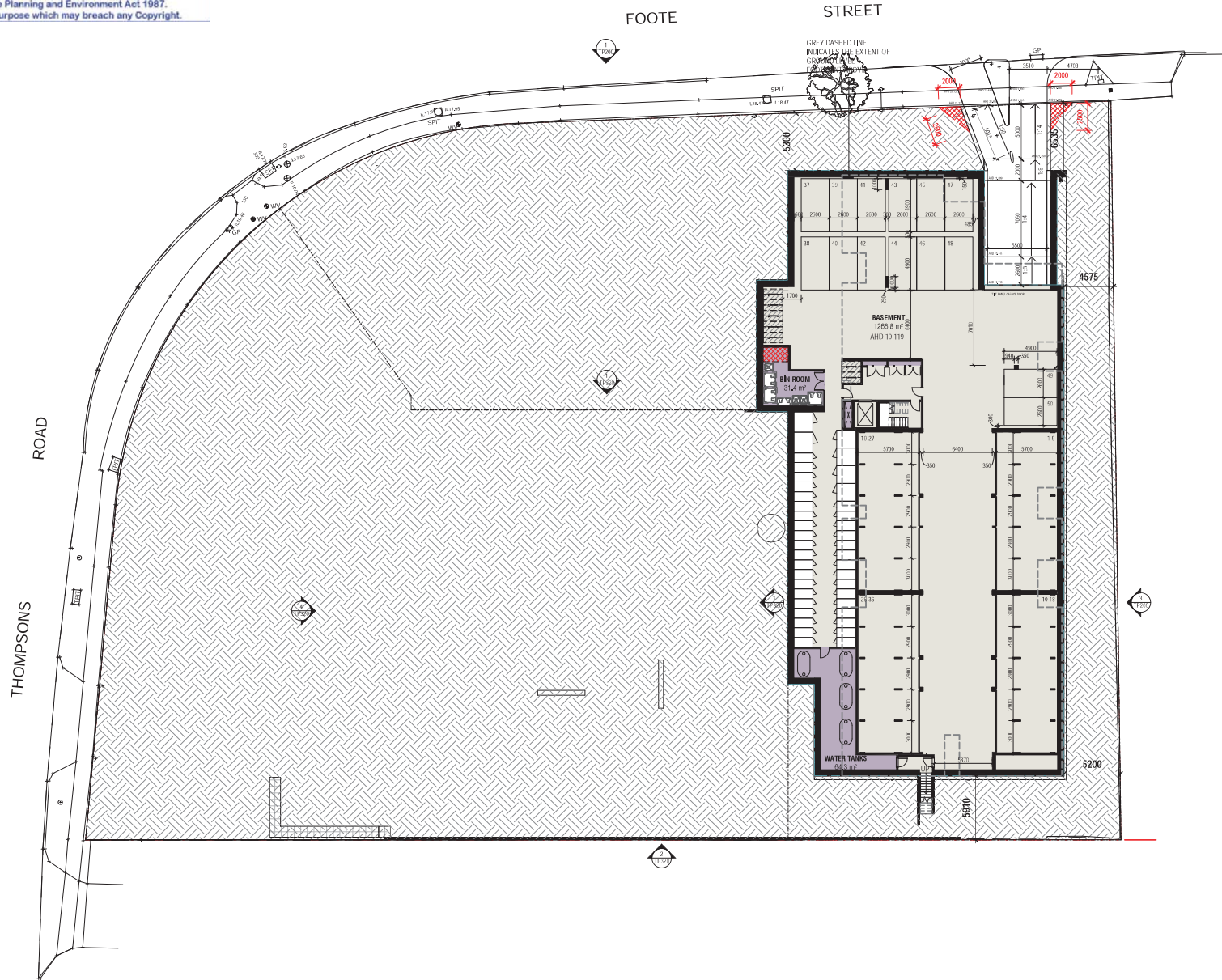


Aug 10, 2021, 10:31 AM

ADVERTISED PLANS

Planning Application Number: PLN20/0540
Date: 21 May 2021
Sheet 9 of 51

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- LEGEND**
- EXISTING RUBBERINGS
 - ELE ELECTRIC METER
 - GM GAS METER
 - HL HIGH LEVEL WINDOWS (1200mm ABOVE FFL)
 - HW HABITABLE WINDOW
 - HWT HOT WATER TANK
 - NGL NATURAL GROUND LEVEL TO AHD
 - NH NON HABITABLE WINDOW
 - OB OBLIQUE GLAZING
 - PI FRANTER POX
 - PS PRIVACY SCREENING (1700mm HIGH WITH MAX. 25% TRANSMITTANCE) LEVEL TO AHD
 - SFL STRUCTURAL FLOOR
 - SFZ STRUCTURAL FOOT ZONE
 - TPZ TREE PROTECTION ZONE
 - WM WATER METER

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 3 Bedroom - Townhouses
- 4 Bedroom - Townhouse
- Balcony
- Basement
- COMMON
- POS
- Services

REV	DATE	DESCRIPTION	BY
A	11/02/20	TOWN PLANNING	BY
B	22/01	RESPONSE	
C	02/02/21	RESPONSE	



TOWN PLANNING

PROJECT TITLE
**420 THOMPSONS ROAD,
TEMPLESTOWE LOWER**

SCALE: 1:1
As indicated

PROJECT NO.
20006

Date: 02/02/21
Drawn By: WL

DRAWING TITLE
BASEMENT FLOOR SITE PLAN

Drawing Number: **TP101**
Revision: **C**

ADVERTISED PLANS

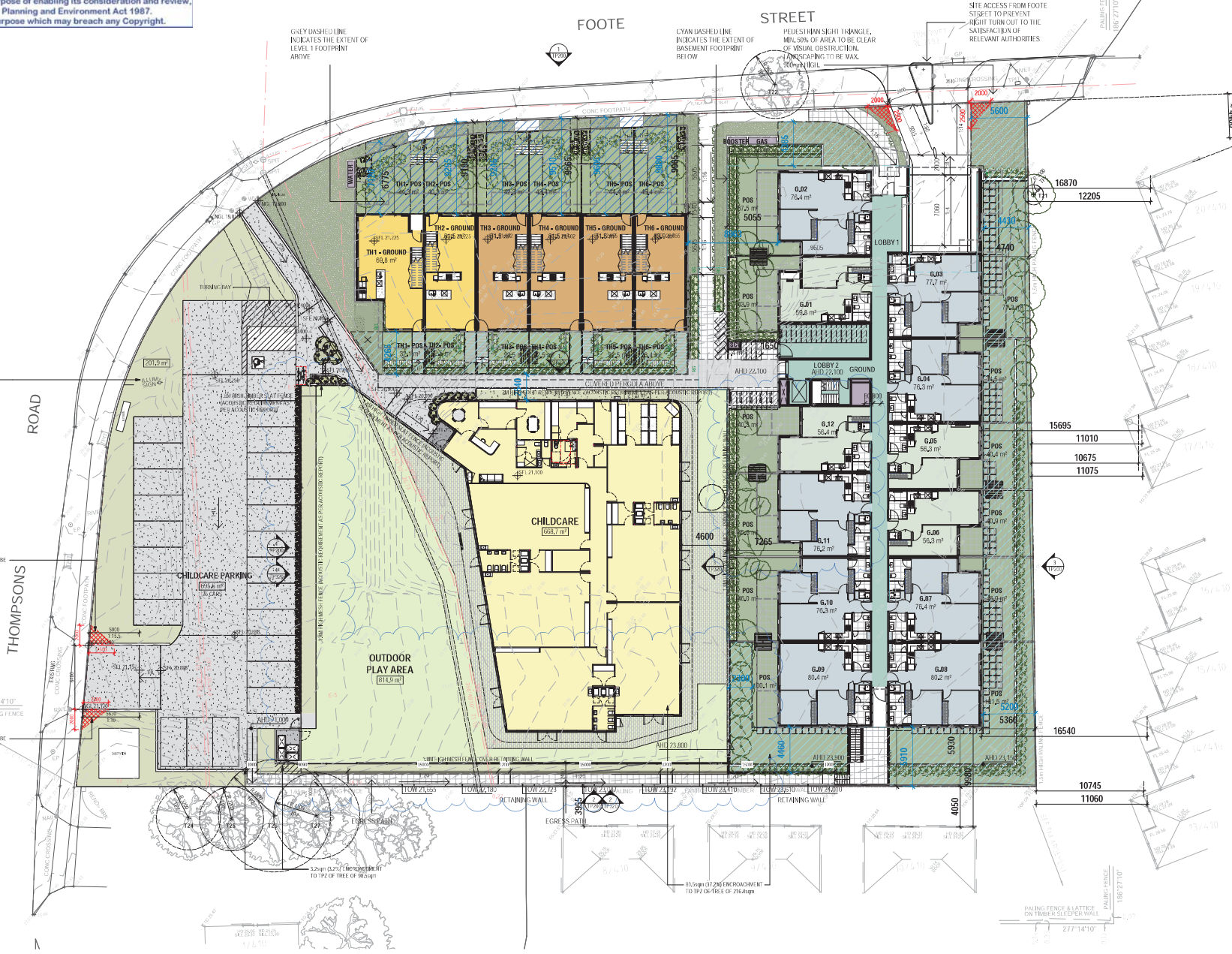
Planning Application Number: PLN20/0540
Date: 21 May 2021
Sheet 10 of 51

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- LEGEND**
- EXISTING RUBBERINGS
 - EXISTING BUILDINGS (TILES - DEMOLISHED)
 - PROPERTY BOUNDARY LINE
 - PERMEABLE LANDSCAPE AREA
 - CL CLOTHES LINE
 - ELE ELECTRIC METER
 - GM GAS METER
 - HL HIGH LEVEL WINDOWS (1200mm ABOVE FFL)
 - HW HABITABLE WINDOW
 - HWT HOT WATER TANK
 - NGL NATURAL GROUND LEVEL TO AHD
 - NH NON HABITABLE WINDOW
 - OB OBLIQUE GLAZING
 - PI PRINTER ROOM
 - PS PRIVACY SCREENING (1200mm HIGH WITH MAX. 25% TRANSMITTANCE) STRUCTURAL FLOOR LEVEL TO AHD
 - SFL STRUCTURAL FLOOR LEVEL TO AHD
 - SRZ STRUCTURAL ROOT ZONE
 - TPZ TREE PROTECTION ZONE
 - WM WATER METER

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 3 Bedroom - Townhouses
- 4 Bedroom - Townhouse
- Balcony
- Basement
- COMMON
- POS
- Services

- DEEP SOIL AREA (8m MIN WIDTH)
TOTAL : 248m² (2.9%)
- DEEP SOIL AREA
TOTAL : 642m² (6.4%)
- EXTERNAL PAVING
- EXTERNAL PERMEABLE PAVING
- RAIN GARDEN
TOTAL : 50.2m²



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REVISIONS		PROJECT TITLE	SCALE: 1:501	PROJECT NO.
No.	Date	Thompson	As indicated	20006
A	11/2/20	TOWN PLANNING		
C	4/2/21	11/2 RESPONSE		

DRAWING TITLE		DRAWING NUMBER	REVISION
GROUND FLOOR SITE PLAN		TP102	C

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- LEGEND**
- EXISTING RUBBERINGS
 - EXISTING BUILDINGS (TILES - DEMOLISHED)
 - PROPERTY BOUNDARY LINE
 - PERMEABLE LANDSCAPE AREA
 - 200(L) X 250(H) CORRUG DISPLAY WITH LANDSCAPE & FENCE (NOT MORE THAN ROOMS)
 - CL CLOTHES LINE
 - ELE ELECTRIC METER
 - GM GAS METER
 - HL HIGH LEVEL WINDOWS (300mm ABOVE FFL)
 - HW HABITABLE WINDOW
 - HWT HOT WATER TANK
 - NGL NATURAL GROUND LEVEL TO AHD
 - NH NON HABITABLE WINDOW
 - OB OBSCURE GLAZING
 - PI FRANTER POK
 - PS PRIVACY SCREENING (1700mm HIGH WITH MAX. 25% TRANSMITTANCE)
 - SFL STRUCTURAL FLOOR LEVEL TO AHD
 - SRZ STRUCTURAL ROOT ZONE
 - TPZ TREE PROTECTION ZONE
 - WM WATER METER

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 3 Bedroom - Townhouses
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- POS
- Services

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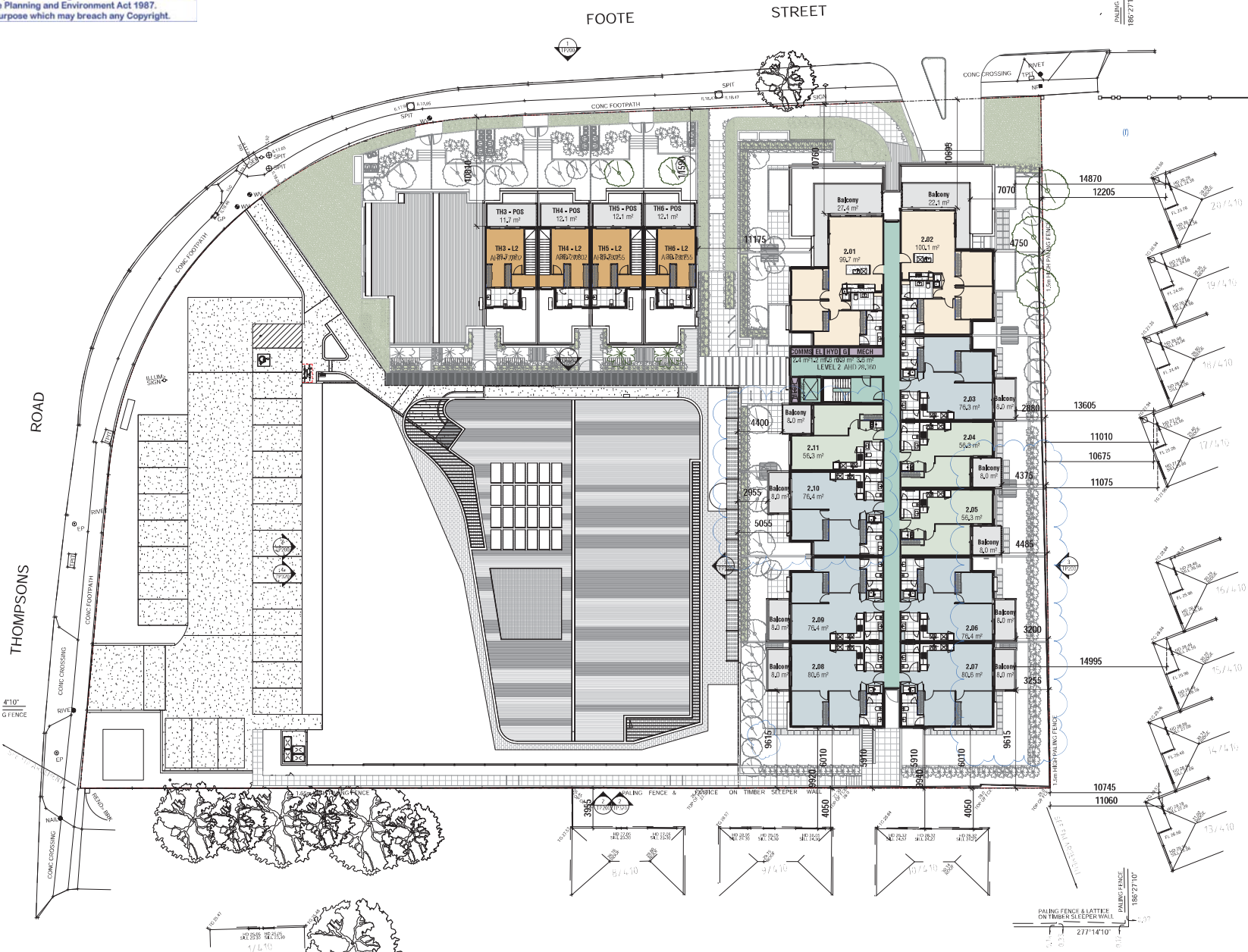
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02/05/2021 12:04:59 AM

REVISIONS	
No.	Description
A	11/2/20 TOWN PLANNING
B	22/01 RESPONSE
C	4/02/21 RESPONSE

PROJECT TITLE	420 THOMPSONS ROAD, TEMPLESTOWE LOWER	PROJECT NO.	20006
SCALE: S=AT	As indicated	Drawn By:	WL
DATE:	4/2/21	Revised:	
DRAWING TITLE	LEVEL 1 SITE PLAN	Drawing Number:	TP103
			C

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- LEGEND**
- EXISTING RUBBERINGS
 - EXISTING BUILDINGS (TILES - DEMOLISHED)
 - PROPERTY BOUNDARY LINE
 - PERMEABLE LANDSCAPE AREA
 - 200(L) X 250(S) CORRUGATED DISPLAY WITH LANDSCAPE & FENCE (NOT MORE THAN ROOMS)
 - CL CLOTHES LINE
 - ELE ELECTRIC METER
 - GM GAS METER
 - HL HIGH LEVEL WINDOWS (3000mm ABOVE FFL)
 - HW HABITABLE WINDOW
 - HWT HOT WATER TANK
 - NGL NATURAL GROUND LEVEL TO AHD
 - NON HABITABLE WINDOW
 - OB OBSCURE GLAZING
 - PI FRANTER P/W
 - PS PRIVACY SCREENING (1700mm HIGH WITH MAX. 25% TRANSMITTANCE)
 - SFL STRUCTURAL FLOOR LEVEL TO AHD
 - SRZ STRUCTURAL ROOT ZONE
 - TPZ TREE PROTECTION ZONE
 - WM WATER METER

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- 3 Bedroom - Townhouses
- 4 Bedroom - Townhouse
- Balcony
- Basement
- COMMON
- POS
- Services

REVISIONS		Drawn By:	Checked By:
A	11/2/20	TOWN PLANNING	
B	22/01	RESPONSE	
C	4/02/21	11/0 RESPONSE	

PROJECT TITLE	SCALE: 1:50	PROJECT NO.
420 THOMPSONS ROAD, TEMPLESTOWE LOWER	As indicated	20006

DRAWING TITLE	Drawing Number:	Revision:
LEVEL 2 SITE PLAN	TP104	C

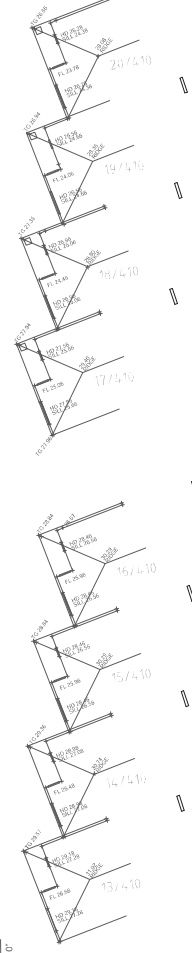
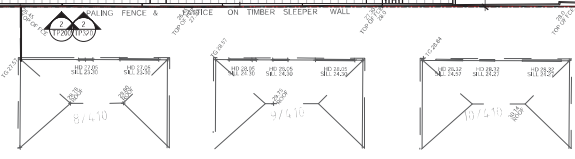
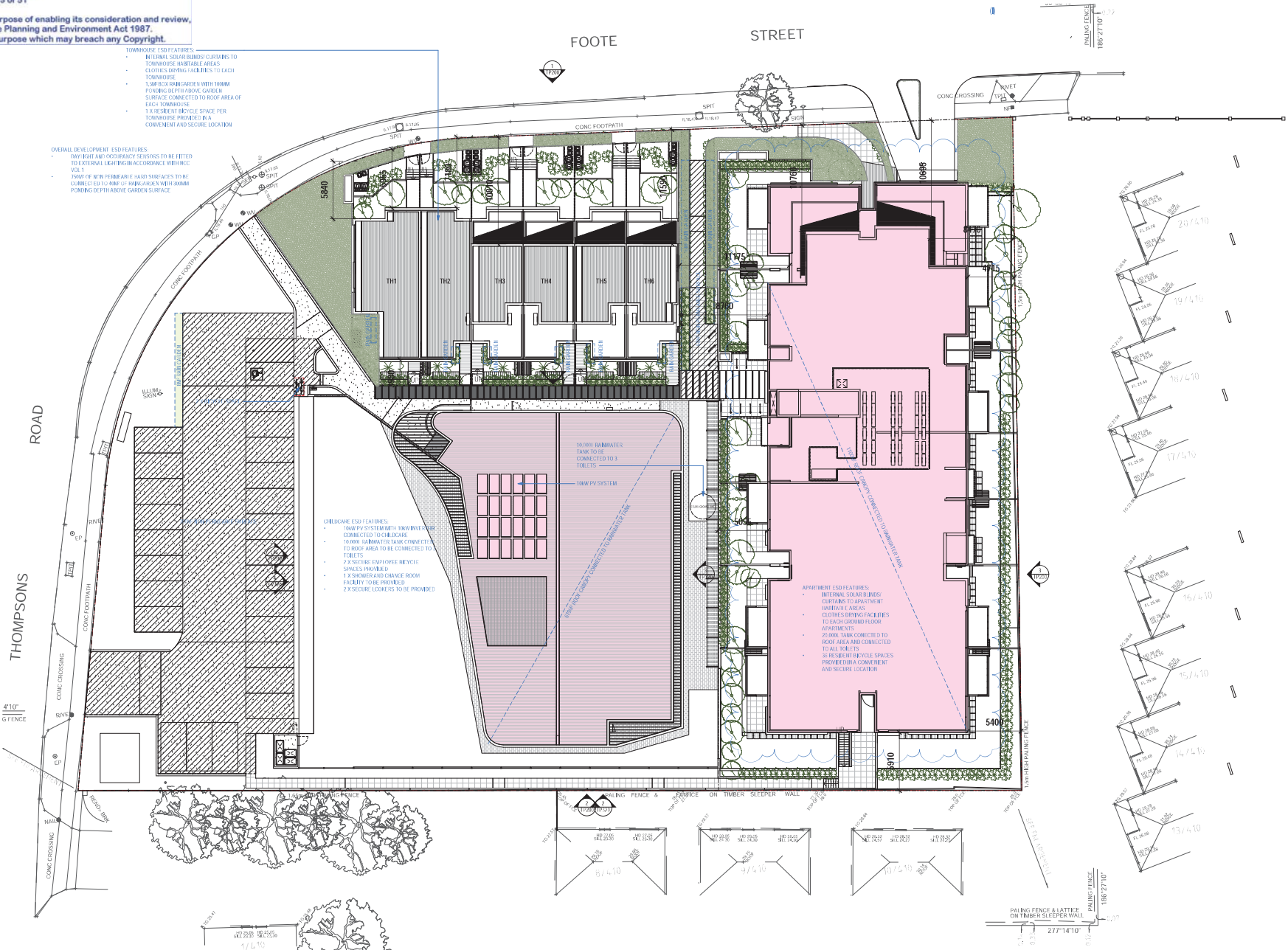
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- TOWNHOUSE ISO FEATURES**
- INTERNAL SOLAR BLINDS CURTAINS TO EXPOSURE HARSH AREAS
 - CLOTHES DRYING FACILITIES TO EACH TOWNHOUSE
 - 10M² BOX GARDENS WITH 100MM FINISHING DEPTH ABOVE GARDEN SURFACE, CONNECTED TO ROSE AREA OF EACH TOWNHOUSE
 - 1 X RESURFICED BIKEWAY SPACE PER TOWNHOUSE PROVIDED IN A CONVENIENT AND SECURE LOCATION

- OVERALL DEVELOPMENT ISO FEATURES**
- 10M² BOX AND OCCUPANCY SPACES TO BE REFERRED TO EXTERNAL LEADING IN ACCORDANCE WITH MCC VOL 1
 - 10M² OF NON PERMEABLE GRASS SURFACES TO BE CONNECTED TO 10M² OF HARD AREAS WITH 100MM FINISHING DEPTH ABOVE GARDEN SURFACE

- CHURCHILL ISO FEATURES**
- 10M² PV SYSTEM WITH 100MM FINISHING DEPTH ABOVE GARDEN SURFACE, CONNECTED TO CHURCHILL
 - 1000L SUBMETERED TANK CONNECTED TO ROOF AREA TO BE CONNECTED TO TUBES
 - 2 X SECURE EMPLOYEE BIKEWAY SPACES PROVIDED
 - 1 X SHOWER AND CHANGE ROOM FACILITY TO BE PROVIDED
 - 2 SECURE COMMONS TO BE PROVIDED

- APARTMENT ISO FEATURES**
- INTERNAL SOLAR BLINDS CURTAINS TO APARTMENT HARSH AREAS
 - CLOTHES DRYING FACILITIES TO EACH GROUND FLOOR APARTMENTS
 - 5000L TANK CONNECTED TO ROOF AREA AND CONNECTED TO TUBES
 - 30 RESURFICED BIKEWAY SPACES PROVIDED IN A CONVENIENT AND SECURE LOCATION



REVISIONS		Drawn By	Checked By
No.	Date	WJ	WJ
A	11/2020	TOWN PLANNING	
B	2/2021	RESPONSE	
C	6/2021	RESPONSE	

PROJECT TITLE	PROJECT NO.
420 THOMPSONS ROAD, TEMPLESTOWE LOWER	20006
SCALE: 1:200	Drawn By:
Date: 4/2021	WJ
Drawing Number:	Revision:



TOWN PLANNING

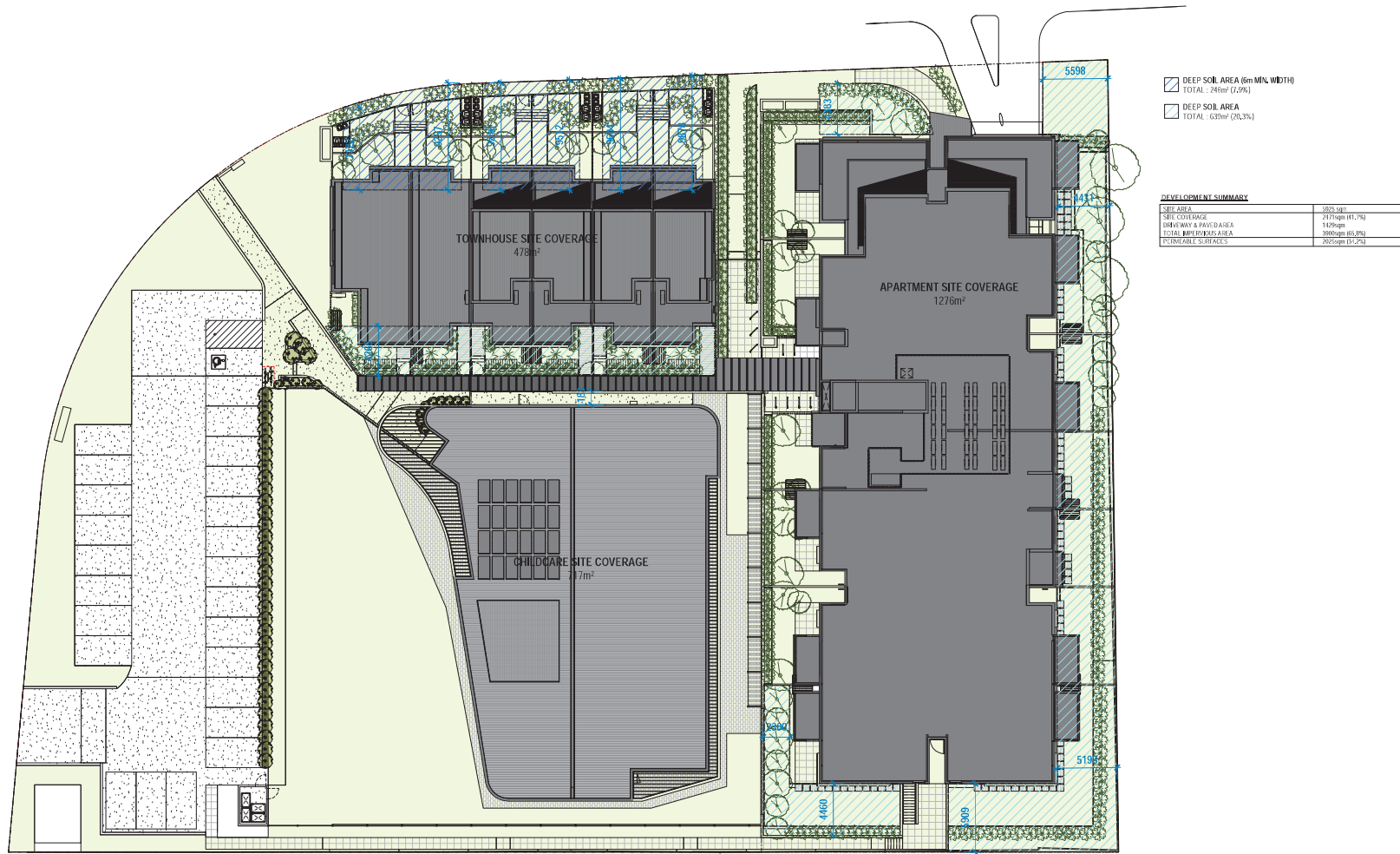
ROOF SITE PLAN

TP105 C

ADVERTISED PLANS

Planning Application Number: PLN20/0540
Date: 21 May 2021
Sheet 14 of 51

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REVISIONS		Drawn By	By
No.	Date	Description	
A	11/02/20	TOWN PLANNING	
B	27/01	RESPONSE	
C	02/02	14/3 RESPONSE	



TOWN PLANNING

PROJECT TITLE
**420 THOMPSONS ROAD,
TEMPLESTOWE LOWER**

DRAWING TITLE
**OVERALL DEVELOPMENT SUMMARY
PLAN**

SCALE: 1:11
As indicated

PROJECT NO.
20006

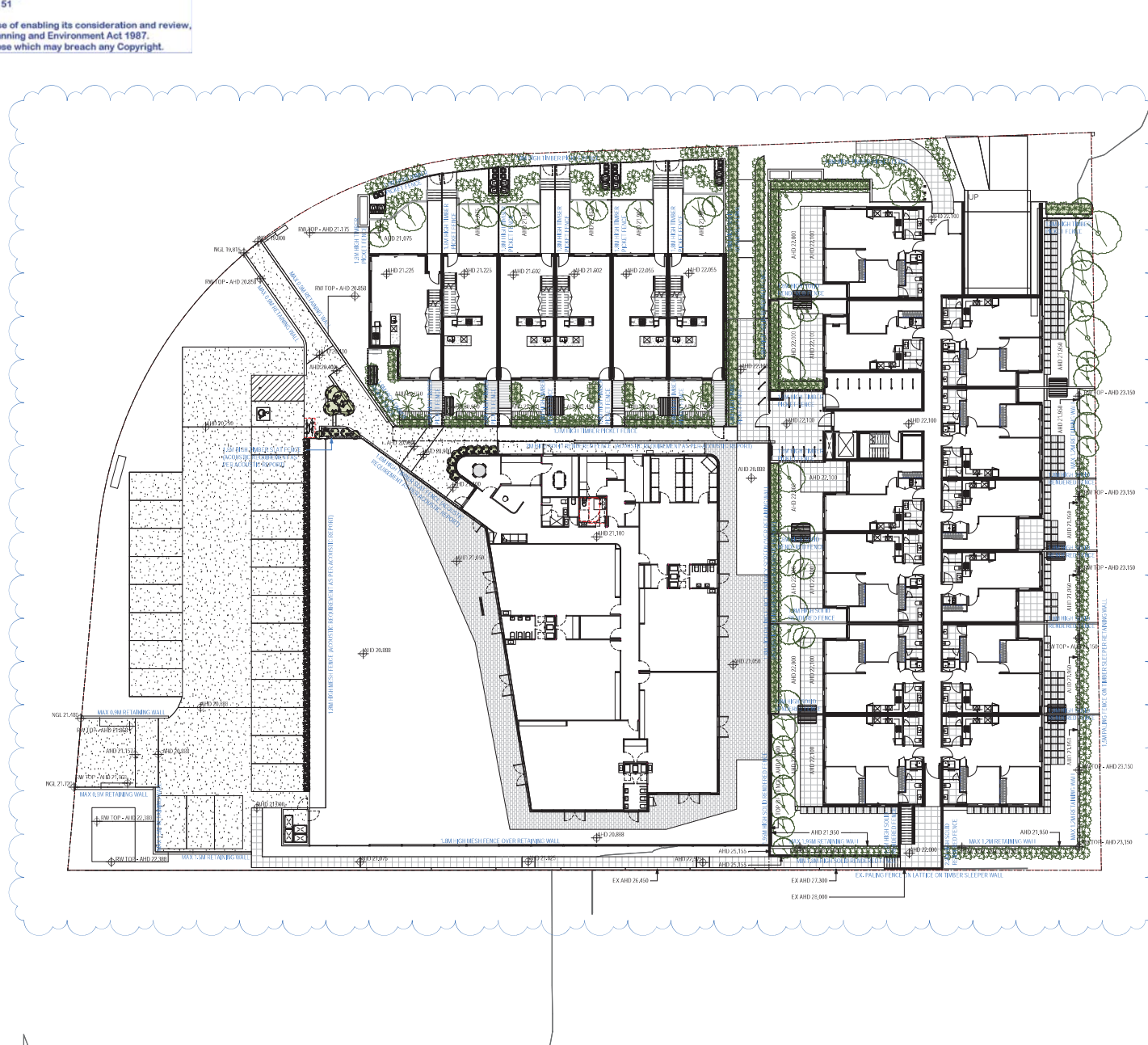
Date:
4/2/21

Drawn By:
WL

Drawing Number:
TP111

Revision:
C

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REVISIONS		DESCRIPTION	BY
B	2/2021	RESPONSE	
C	4/2021	FINAL RESPONSE	



TOWN PLANNING

PROJECT TITLE	420 THOMPSONS ROAD, TEMPLESTOWE LOWER	SCALE: 1:200	PROJECT NO. 20006
DRAWING TITLE	SITE PLAN - FENCE & RETAINING WALL	Date: 4/2/21	Drawn By: Author
		Drawing Number:	Revision:
		TP112	C

ADVERTISED PLANS

Planning Application Number: PLN20/0540
Date: 21 May 2021
Sheet 17 of 51

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1 NORTH ELEVATION

AT/1 SCALE 1:200



2 SOUTH ELEVATION

AT/1 SCALE 1:200



3 EAST ELEVATION

AT/1 SCALE 1:200



4 WEST ELEVATION

AT/1 SCALE 1:200



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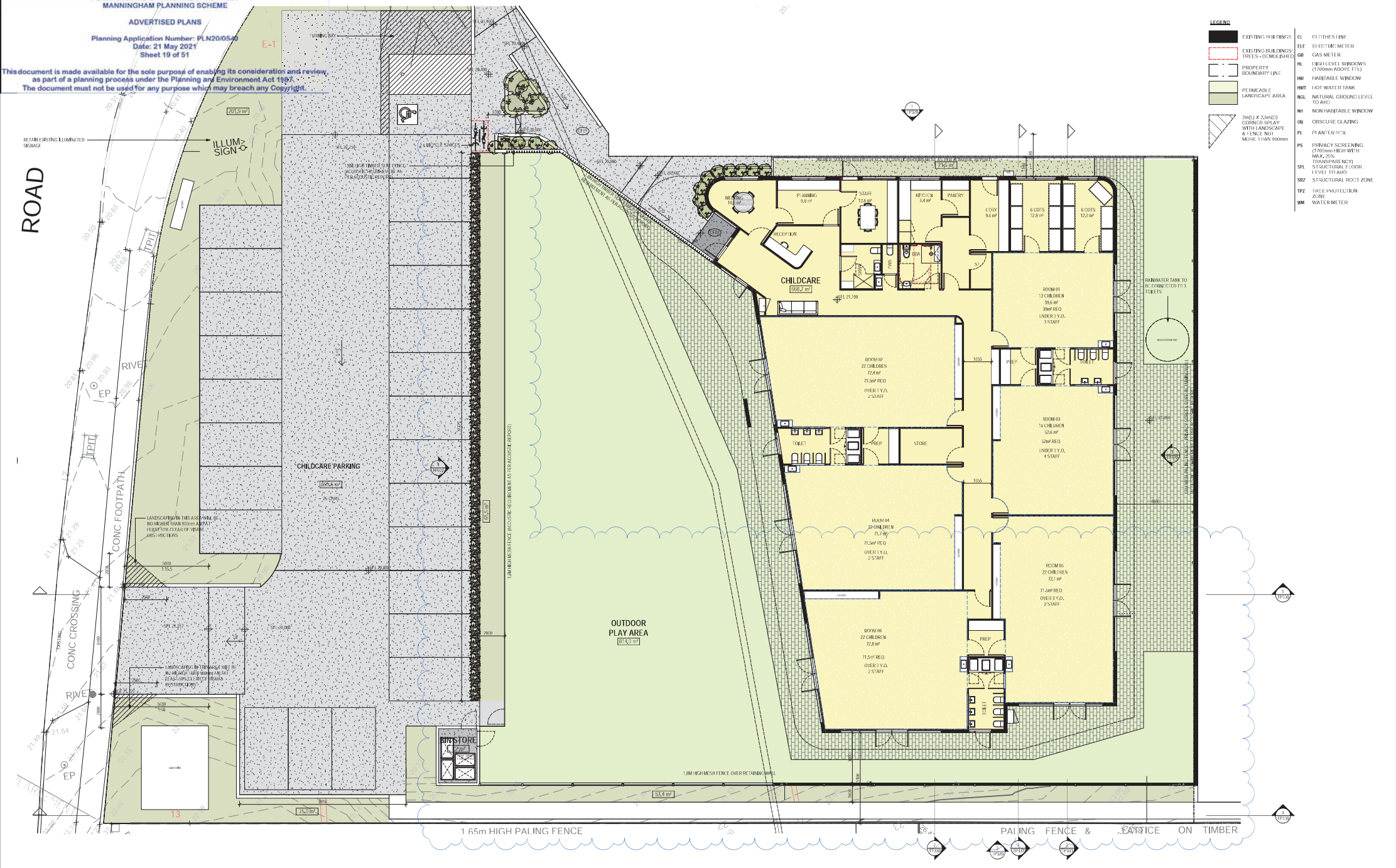
REVISIONS		Drawn By:	By:
No.	Date	Description	
A	11/02/20	TOWN PLANNING	
B	22/01	RESPONSE	
C	02/02	RESPONSE	

TOWN PLANNING

PROJECT TITLE	PROJECT NO.
420 THOMPSONS ROAD, TEMPLESTOWE LOWER	20006
DRAWING TITLE	SCALE: 1:200
SITE ELEVATIONS	1 : 200
Drawing Number:	Revision:
TP200	C

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- LEGEND**
- EXISTING RUBBERINGS
 - EXISTING BUILDINGS TREES + DEMOLISHED
 - PROPERTY BOUNDARY LINE
 - PERMEABLE LANDSCAPE AREA
 - 200(L X 2.50(H)) CORRUGATED GALV. WITH LANDSCAPE & FENCE (NOT MORE THAN 3000mm)
 - CL CLOTHES LINE
 - ELE ELECTRIC METER
 - GM GAS METER
 - HL HIGH LEVEL WINDOWS (3000mm ABOVE FFL)
 - HW HABITABLE WINDOW
 - HWT HOT WATER TANK
 - NGL NATURAL GROUND LEVEL TO AHD
 - NH NON HABITABLE WINDOW
 - OG OBSCURE GLAZING
 - PI FRANTER POX
 - PS PRIVACY SCREENING (1200mm HIGH WITH MAX. 25% TRANSMITTANCE) STRUCTURAL FLOOR LEVEL TO AHD
 - SRZ STRUCTURAL ROOT ZONE
 - TPZ TREE PROTECTION ZONE
 - WM WATER METER



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6/25/2021 12:09:27 AM

REVISIONS	No.	Date	Description	By
A	1/1/2020	TOWN PLANNING		
B	2/2/20	RESPONSE		
C	4/3/21	14/3 RESPONSE		

PROJECT TITLE
420 THOMPSONS ROAD, TEMPLESTOWE LOWER

SCALE: 1:100

PROJECT NO.
20006

Date:
4/2/21

Drawn By:
WL






Drawing Number:
TP310

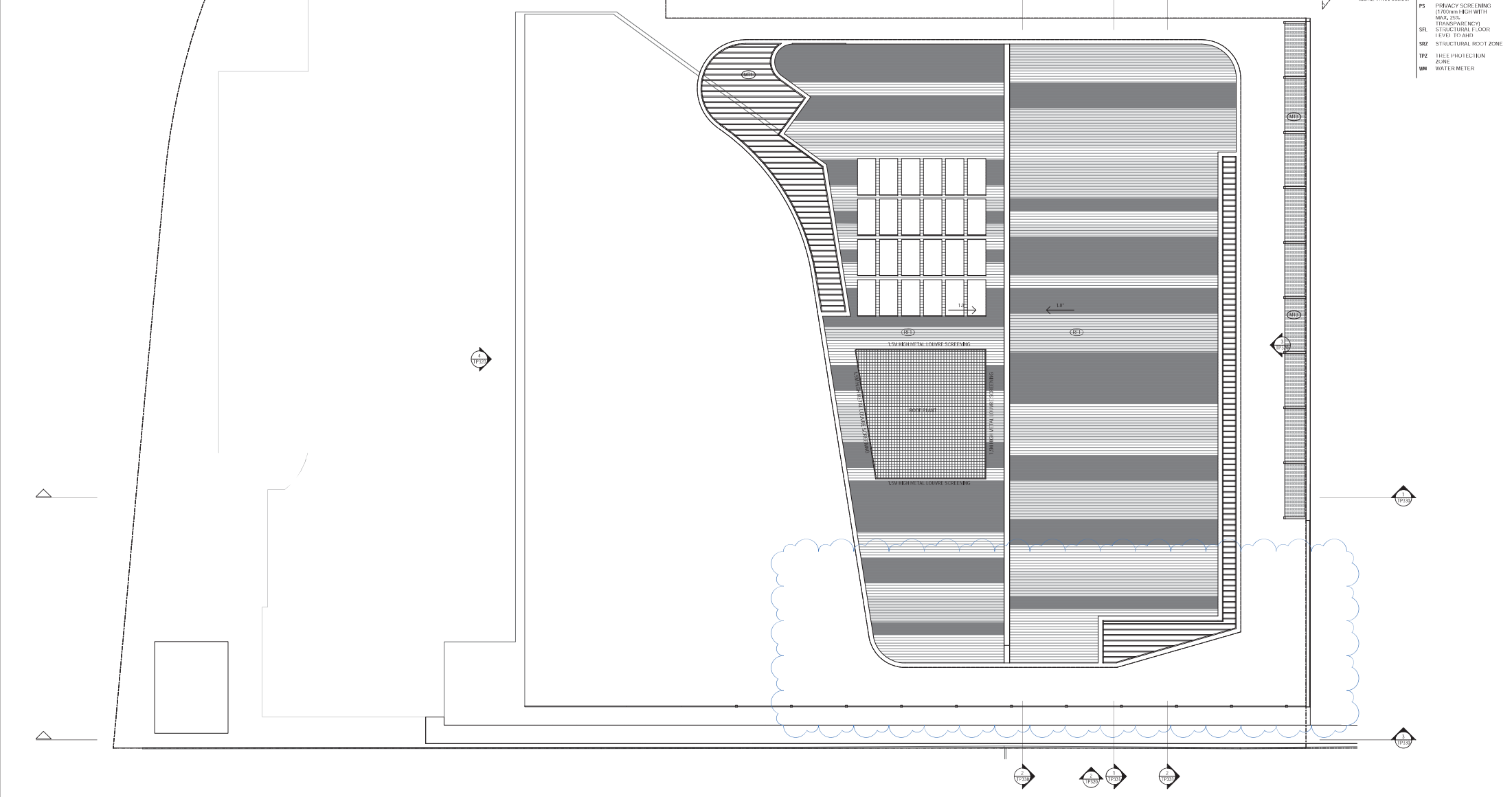
Revision:
C

DRAWING TITLE
CHILDCARE GROUND FLOOR PLAN

TOWN PLANNING

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- LEGEND**
-  EXISTING RUBBINGS
 -  EXISTING BUILDINGS TREES - DEMOLISHED
 -  PROPERTY BOUNDARY LINE
 -  PERMEABLE LANDSCAPE AREA
 -  2m(L) X 2.5m(D) CORNER DISPLAY WITH LANDSCAPE & FENCE NOT MORE THAN 900mm
 - CL CLOTHES LINE
 - ELE ELECTRIC METER
 - GM GAS METER
 - HL HIGH LEVEL WINDOWS (2700mm ABOVE FFL)
 - HW HABITABLE WINDOW
 - HWT HOT WATER TANK
 - NGL NATURAL GROUND LEVEL TO AHD
 - NH NON HABITABLE WINDOW
 - OB OBSCURE GLAZING
 - PI FRANTER 90°X
 - PS PRIVACY SCREENING (1700mm HIGH WITH MAX. 25% TRANSMITTANCE)
 - SFL STRUCTURAL FLOOR LEVEL TO AHD
 - SRZ STRUCTURAL ROOT ZONE
 - TPZ TREE PROTECTION ZONE
 - WM WATER METER



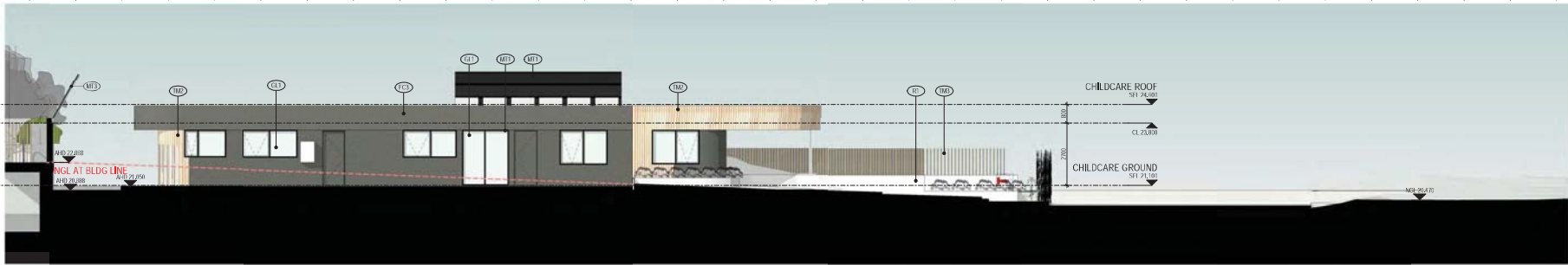
REVISIONS		Drawn By	Checked By
No.	Date	Description	
A	11/02/20	TOWN PLANNING	
B	22/01	RESPONSE	
C	02/02	RESPONSE	

TOWN PLANNING

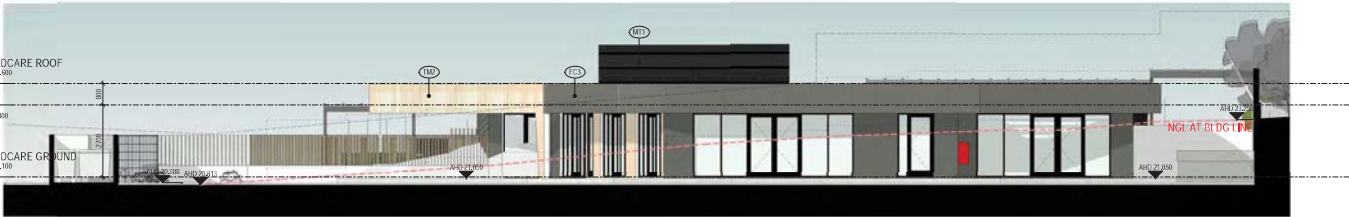
PROJECT TITLE	PROJECT NO.
420 THOMPSONS ROAD, TEMPLESTOWE LOWER	20006
DRAWING TITLE	DRAWN BY
CHILDCARE ROOF PLAN	WL
DRAWING NUMBER	REVISION
TP311	C

SCALE: 1:100

Date: 02/02/21



1 NORTH ELEVATION - CHILDCARE
SCALE 1:100



2 SOUTH ELEVATION - CHILDCARE
SCALE 1:100



3 EAST ELEVATION - CHILDCARE
SCALE 1:100



4 WEST ELEVATION - CHILDCARE
SCALE 1:100

PLANNING AND ENVIRONMENT ACT 1987
MANNINGHAM PLANNING SCHEME

ADVERTISED PLANS

Planning Application Number: PLN20/0540
Date: 21 May 2021
Sheet 21 of 51

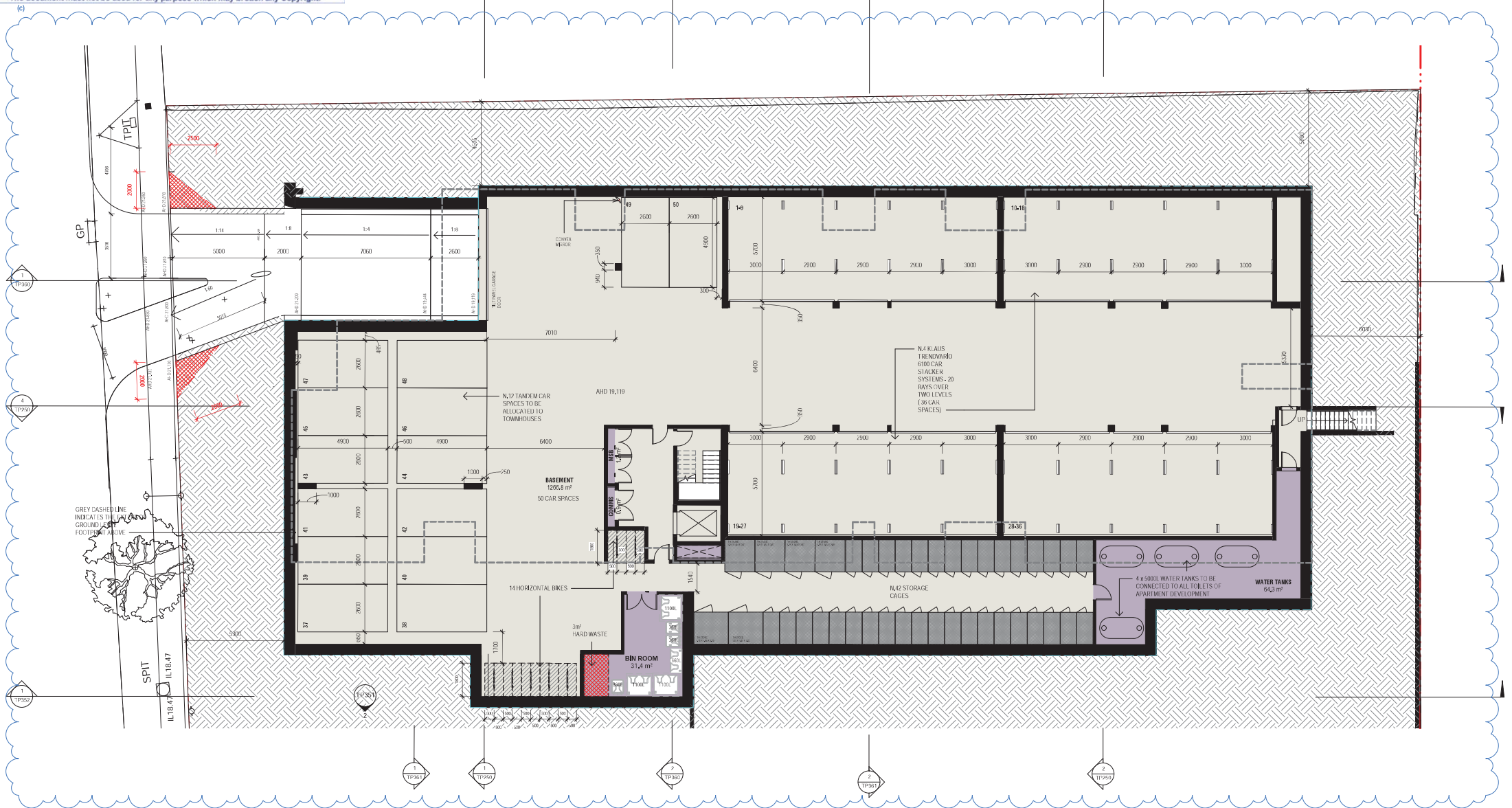
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REVISIONS		Drawn By:	Checked By:
No.	Date		
A	11/02/20	TOWN PLANNING	
B	22/01	RESPONSE	
C	02/02	RESPONSE	

TOWN PLANNING

PROJECT TITLE		SCALE: 1:100	PROJECT NO.
420 THOMPSONS ROAD, TEMPLESTOWE LOWER		1 : 100	20006
DRAWING TITLE		Drawn By:	Revision:
CHILDCARE ELEVATIONS		WL	
		Drawing Number:	
		TP320	C

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1 Apartments - Basement
P2307 1:100



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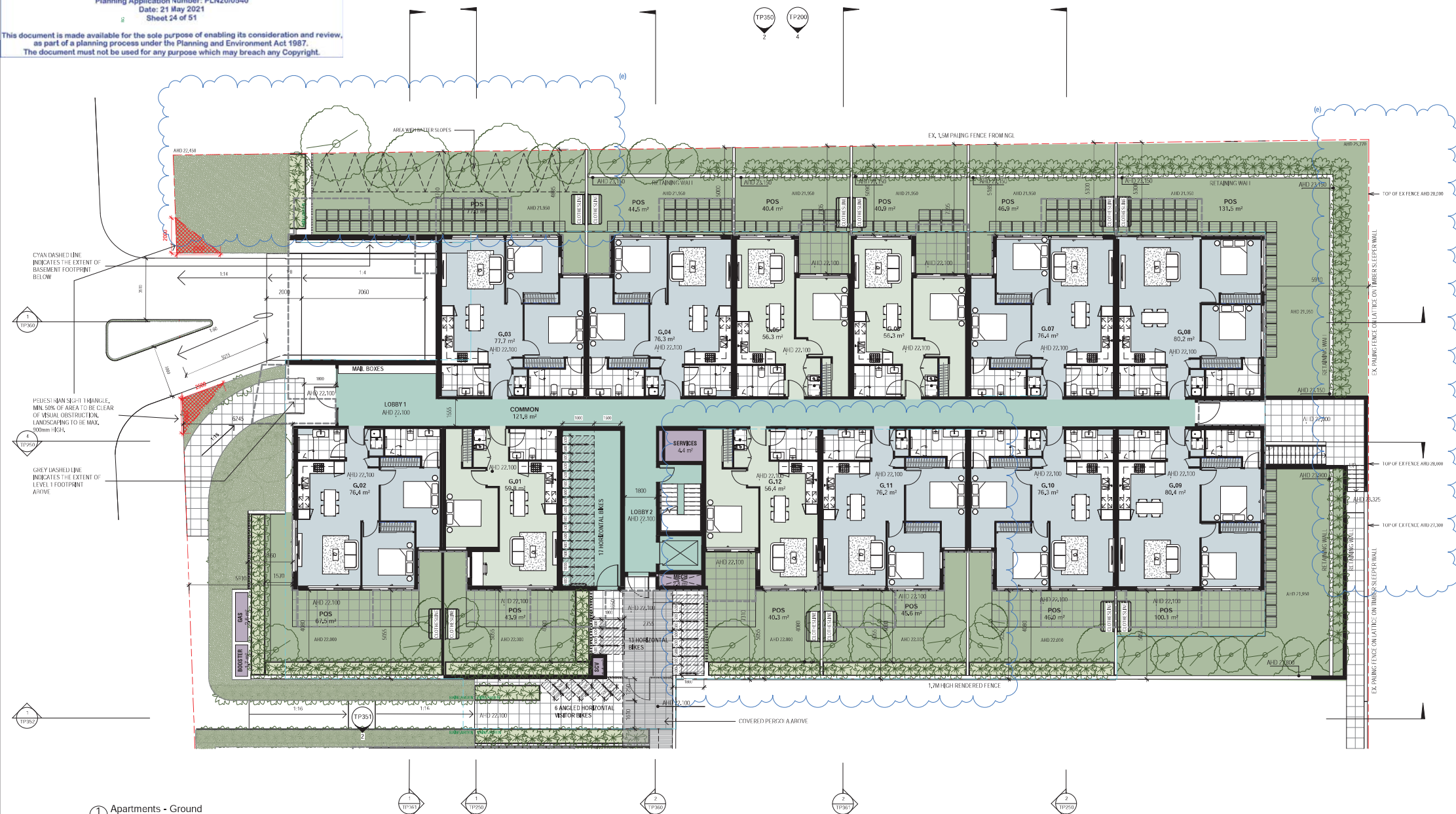
REVISIONS		TOWN PLANNING	
No.	Date	Description	By
A	11/2/20	TOWN PLANNING RESPONSE	
B	22/6/21	RESPONSE	
C	4/5/21	RESPONSE	

PROJECT TITLE	420 THOMPSON ROAD, TEMPLESTOWE LOWER	SCALE: 1:100	PROJECT NO. 20006
DRAWING TITLE	APARTMENTS - BASEMENT PLAN	Date: 4/2/21	Drawn By: JB
		Drawing Number: TP340	Revision: C



TOWN PLANNING

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1 Apartments - Ground
TP200 1:100



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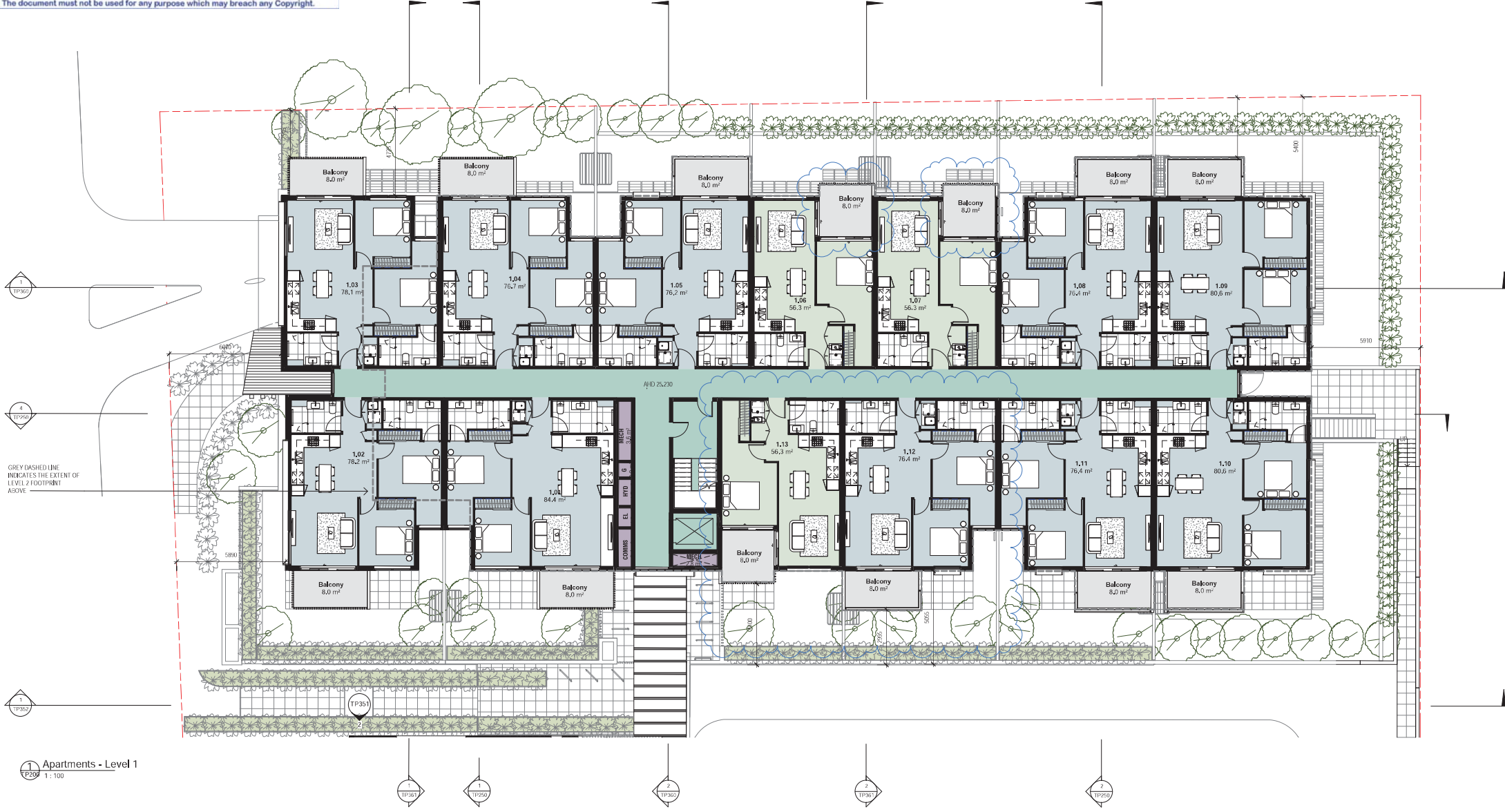
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REVISIONS		DESCRIPTION	BY
A	11/2/20	TOWN PLANNING RESPONSE	
B	22/6/21	PLANNING RESPONSE	
C	4/8/21	PLANNING RESPONSE	

PROJECT TITLE	420 THOMPSON ROAD, TEMPLESTOWE LOWER	SCALE: 1:100	PROJECT NO:	200006	
DRAWING TITLE	APARTMENTS - GROUND FLOOR PLAN	Date:	4/2/21	Drawn By:	JB
		Drawing Number:	TP341	Revised:	C



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1 Apartments - Level 1
TP350 1: 100



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02/05/2021 12:56:17 AM

REV.	DATE	DESCRIPTION	BY
A	11/2020	TOWN PLANNING	
B	2/2021	RESPONSE	
C	4/2021	11/2 RESPONSE	



TOWN PLANNING

PROJECT TITLE
420 THOMPSON ROAD,
TEMPLESTOWE LOWER

DRAWING TITLE
APARTMENTS - LEVEL 1 FLOOR PLAN

SCALE: 1:100 PROJECT NO: 20006

Date: 4/2/21 Drawn By: JB

Drawing Number: TP342

Revision: C

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1 Apartments - Level 2
TP200 1: 100



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REV.	DATE	DESCRIPTION
A	11/2/20	TOWN PLANNING
B	22/6/21	RESPONSE
C	4/8/21	RESPONSE

PROJECT TITLE
420 THOMPSON ROAD,
TEMPLESTOWE LOWER

SCALE: 1:100
PROJECT NO.
20006

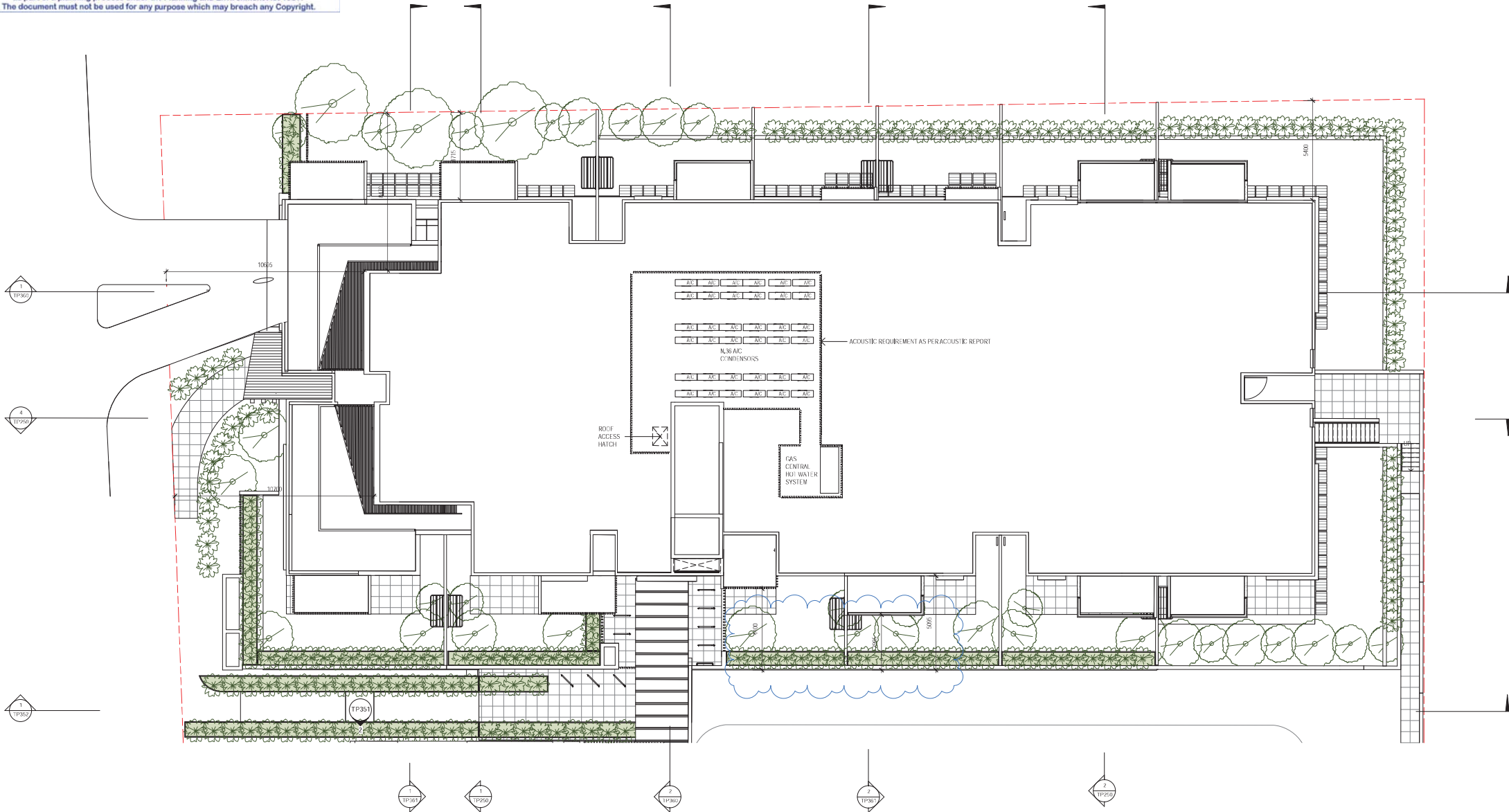
DRAWING TITLE
APARTMENTS - LEVEL 2 FLOOR PLAN
Drawing Number:
TP343



TOWN PLANNING

Date:
4/2/21
Drawn By:
JB
Revision:
C

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1 Apartments - Roof
1: 100

REV.	DATE	DESCRIPTION	BY
A	11/2020	TOWN PLANNING	
B	2/2021	RESPONSE	
C	4/2021	RESPONSE	



TOWN PLANNING

PROJECT TITLE
420 THOMPSON ROAD,
TEMPLESTOWE LOWER

DRAWING TITLE
APARTMENTS - ROOF PLAN

SCALE: 1:100 PROJECT NO: 20006

Date: 4/2/21 Drawn By: JB

Drawing Number: TP344

Revision: C

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REVISIONS		NO.	DATE	BY
A	11/05/20	TOWN PLANNING RESPONSE		
B	22/01	RESPONSE		
C	02/02/21	11/2 RESPONSE		

PROJECT TITLE
420 THOMPSON ROAD,
TEMPLESTOWE LOWER

SCALE: 1:100
PROJECT NO.
20006

Date:
4/2/21
Drawn By:
JB

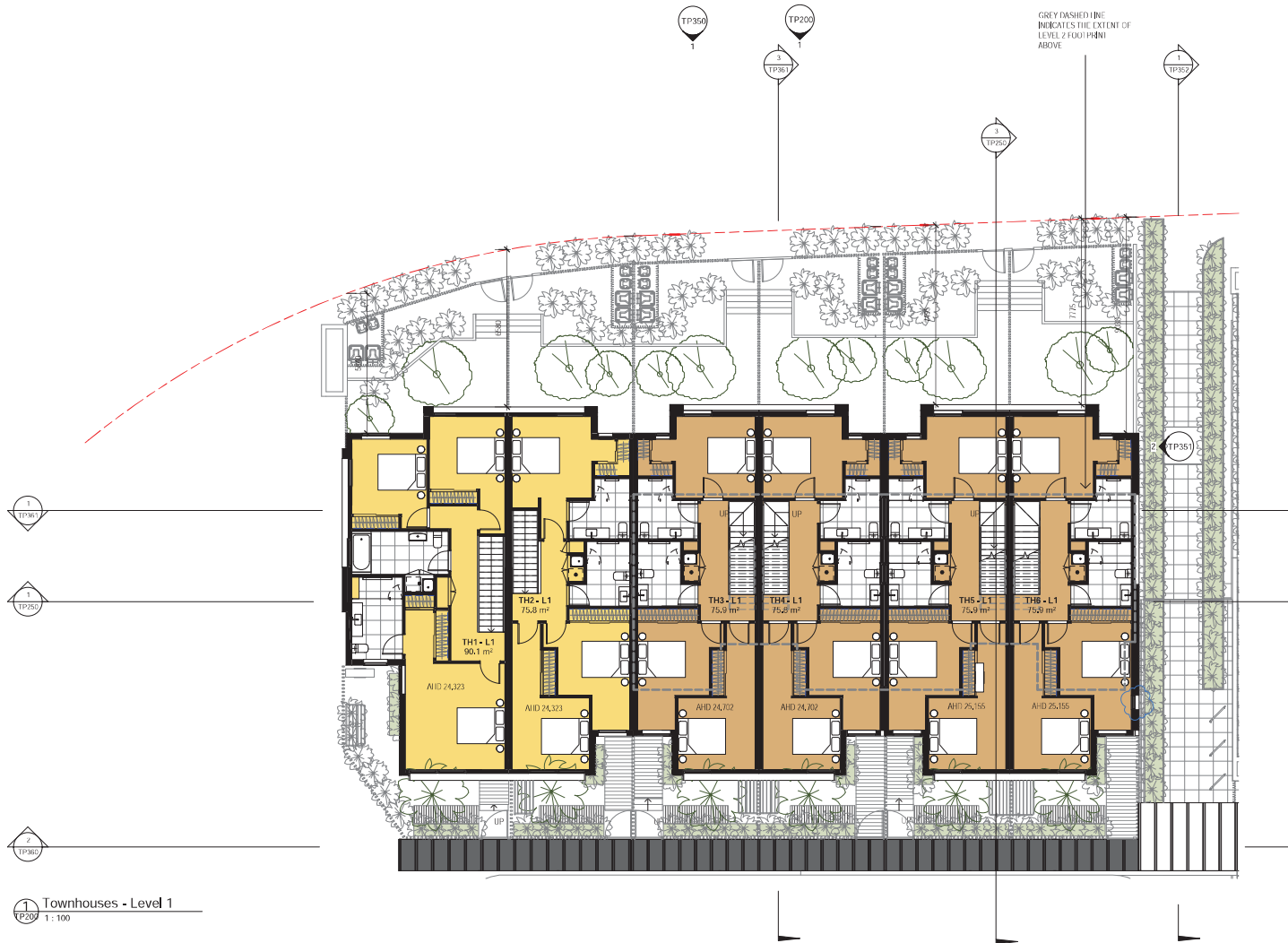
DRAWING TITLE
TOWNHOUSES - GROUND FLOOR
PLAN

Drawing Number:
TP345
Revision:
C



TOWN PLANNING

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1 Townhouses - Level 1
TP200 1:100

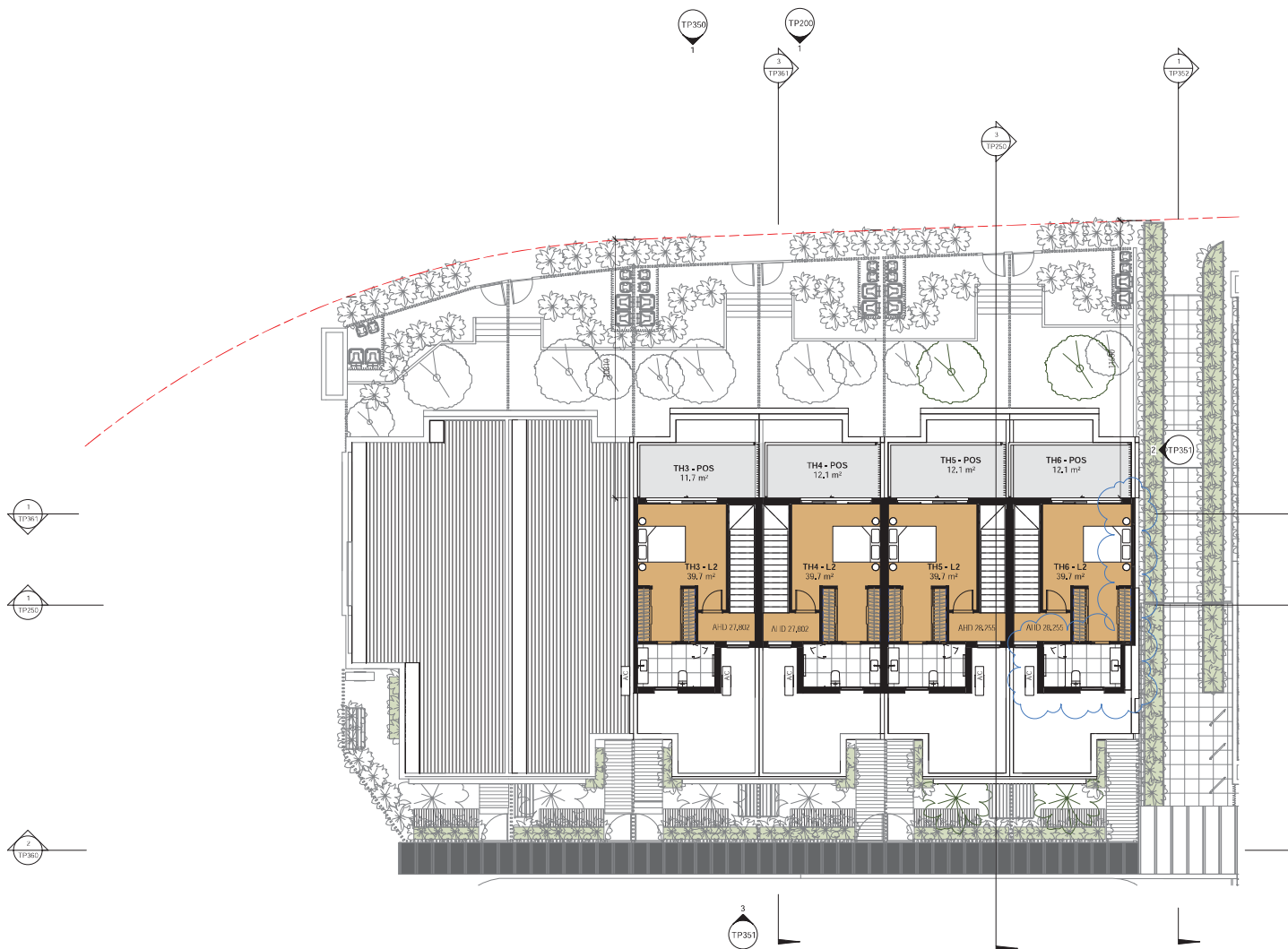
REVISIONS		Drawn By	Checked By
No.	Date	Description	
A	11/05/20	TOWN PLANNING	
B	27/01	RESPONSE	
C	02/02	RESPONSE	

PROJECT TITLE	PROJECT NO.
420 THOMPSON ROAD, TEMPLESTOWE LOWER	20006
DRAWING TITLE	DRAWN BY
TOWNHOUSES - LEVEL 1 FLOOR PLAN	JB
DRAWING NUMBER	REVISION
TP346	C

SCALE: 1:100	DATE
1:100	02/02/21



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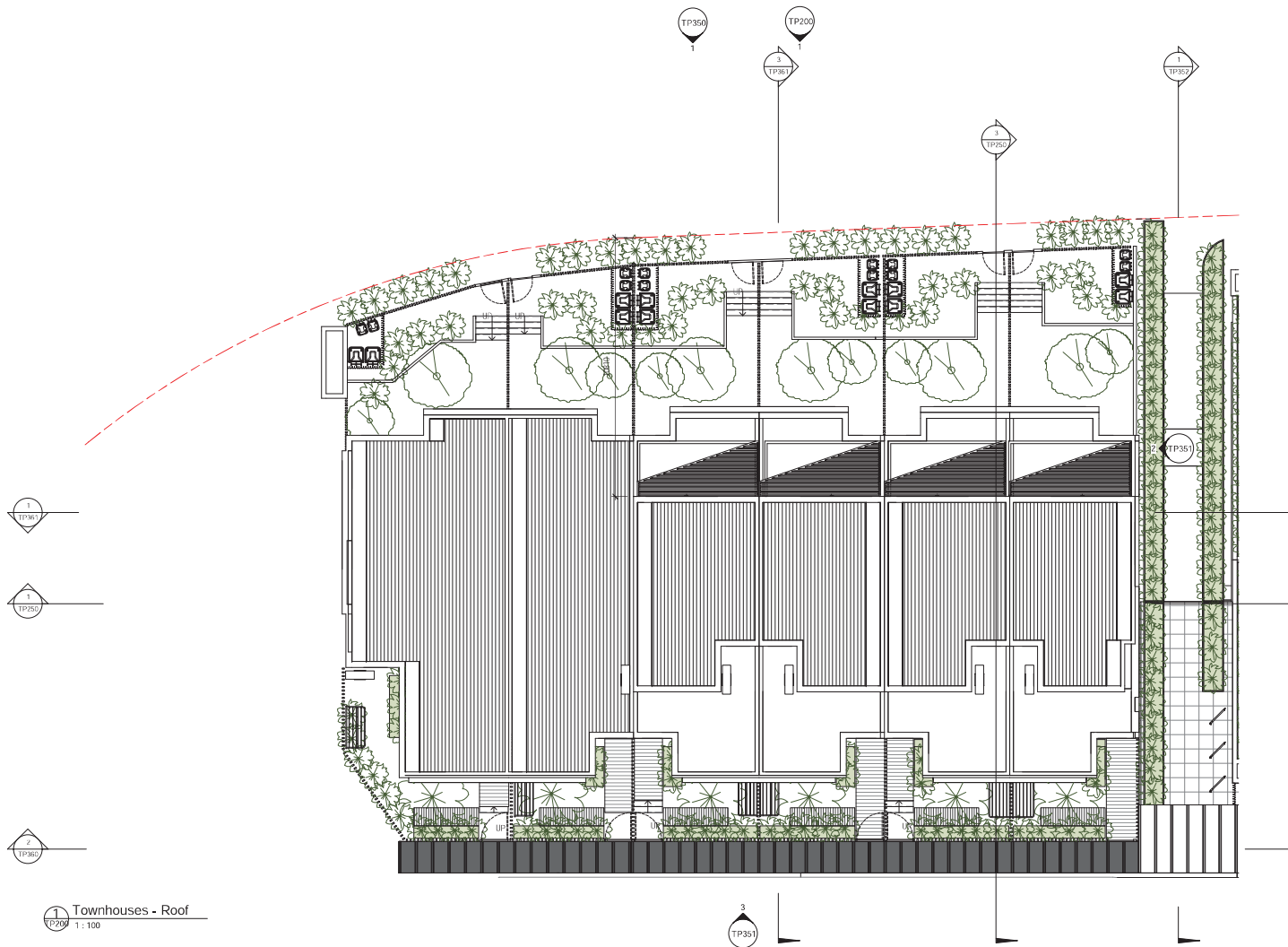
REVISIONS		Drawn By	Checked By
No.	Date	Description	
A	11/05/20	TOWN PLANNING	
B	22/01	PRELIMINARY RESPONSE	
C	02/02/21	FINAL RESPONSE	



TOWN PLANNING

PROJECT TITLE		SCALE: 1:100	PROJECT NO.
420 THOMPSON ROAD, TEMPLESTOWE LOWER		1 : 100	20006
DRAWING TITLE		Date:	Drawn By:
TOWNHOUSES - LEVEL 2 FLOOR PLAN		4/2/21	JB
Drawing Number:		Revision:	
TP347		C	

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1 Townhouses - Roof
TP200 1:100

REVISIONS		DESCRIPTION	BY
A	11/2/20	TOWN PLANNING	
B	22/01	FP RESPONSE	
C	02/02	FP RESPONSE	

PROJECT TITLE
420 THOMPSON ROAD,
TEMPLESTOWE LOWER

DRAWING TITLE
TOWNHOUSES - ROOF PLAN

SCALE: 1:100

PROJECT NO.
20006

Date:
02/02/21

Drawn By:
JB

Drawing Number:

Revision:



TOWN PLANNING

TP348

C

ADVERTISED PLANS

Planning Application Number: PLN20/0540
Date: 21 May 2021
Sheet 32 of 51

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FINISHES LEGEND:

FC1. LIGHTWEIGHT CLADDING	HORIZONTAL EXPRESSION - PAINT FINISH - OFF WHITE
FC3. LIGHTWEIGHT CLADDING	VERTICAL EXPRESSION - PAINT FINISH - DARK GREY
R1. LIGHTWEIGHT CLADDING	RENDER FINISH - OFF WHITE
R2. LIGHTWEIGHT CLADDING	RENDER FINISH - MEDIUM GREY
R3. LIGHTWEIGHT CLADDING	RENDER FINISH - DARK GREY
GL1. TOUGHENED SAFETY GLASS	CLEAR FINISH - BLACK ALUMINIUM FRAME
TM1. PICKET FENCE	TIMBER
TM2. LIGHTWEIGHT CLADDING	TIMBER LOOK FINISH
TM3. SELECTED BATTENS	TIMBER LOOK FINISH
MT1. METAL PROFILE	POWDERCOAT FINISH - MATT BLACK



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02/05/2021 12:56:36 AM

REVISIONS	No.	Date	Description	By
A	1	11/05/20	TOWN PLANNING	
B	2	22/01	RESPONSE	
C	3	02/02	14/02 RESPONSE	

PROJECT TITLE
**420 THOMPSON ROAD,
TEMPLESTOWE LOWER**

SCALE: 0/1
1 : 100

PROJECT NO.
20006

DRAWING TITLE
RESIDENTIAL - ELEVATIONS

Date:
4/2/21

Drawn By:
JB

Drawing Number:
TP350

Revision:
C

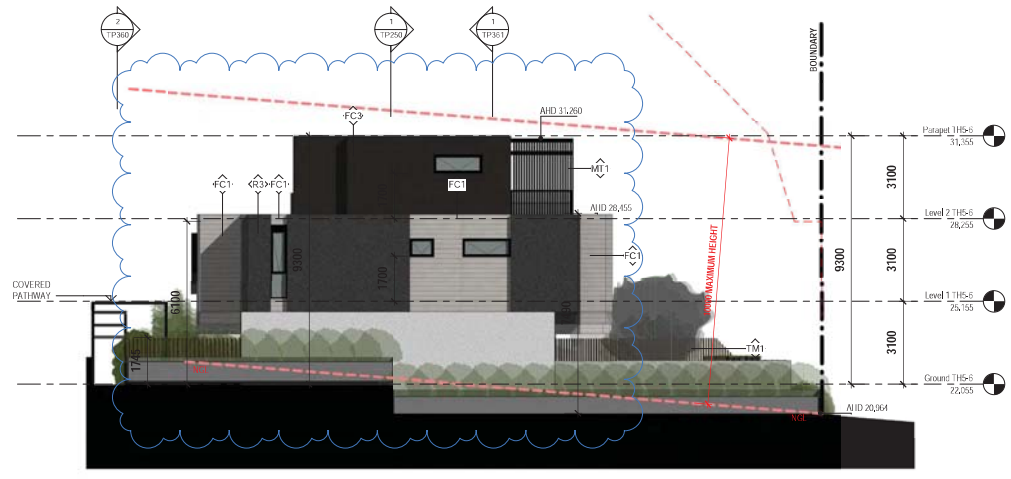


TOWN PLANNING

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1 Apartments - South Elevation
1:100



2 Townhouses - East Elevation
1:100



3 Townhouses - South elevation
1:100

FINISHES LEGEND:

FC1. LIGHTWEIGHT CLADDING	HORIZONTAL EXPRESSION - PAINT FINISH - OFF WHITE
FC3. LIGHTWEIGHT CLADDING	VERTICAL EXPRESSION - PAINT FINISH - DARK GREY
R1. LIGHTWEIGHT CLADDING	RENDER FINISH - OFF WHITE
R2. LIGHTWEIGHT CLADDING	RENDER FINISH - MEDIUM GREY
R3. LIGHTWEIGHT CLADDING	RENDER FINISH - DARK GREY
GL1. TOUGHENED SAFETY GLASS	CLEAR FINISH - BLACK ALUMINIUM FRAME
TM1. PICKET FENCE	TIMBER
TM2. LIGHTWEIGHT CLADDING	TIMBER LOOK FINISH
TM3. SELECTED BATTENS	TIMBER LOOK FINISH
MT1. METAL PROFILE	POWDERCOAT FINISH - MATT BLACK

REVISIONS		NO.	DATE	DESCRIPTION	BY
A	11/2/20	TOWN PLANNING			
B	2/2/21	RESPONSE			
C	4/3/21	11/3 RESPONSE			

PROJECT TITLE	420 THOMPSON ROAD, TEMPLESTOWE LOWER	SCALE: 1:100	PROJECT NO. 20006
DRAWING TITLE	RESIDENTIAL - ELEVATIONS	Date: 4/2/21	Drawn By: JB
		Drawing Number:	Revision:
		TP351	C

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1 Apartments - West Elevation
TP348 1 : 100



2 Townhouses - West Elevation
TP349 1 : 100

FINISHES LEGEND:

FC1. LIGHTWEIGHT CLADDING	HORIZONTAL EXPRESSION - PAINT FINISH - OFF WHITE
FC2. LIGHTWEIGHT CLADDING	VERTICAL EXPRESSION - PAINT FINISH - DARK GREY
R1. LIGHTWEIGHT CLADDING	RENDER FINISH - OFF WHITE
R2. LIGHTWEIGHT CLADDING	RENDER FINISH - MEDIUM GREY
R3. LIGHTWEIGHT CLADDING	RENDER FINISH - DARK GREY
GL1. TOUGHENED SAFETY GLASS	CLEAR FINISH - BLACK ALUMINIUM FRAME
MT1. PICKET FENCE	TIMBER
TM2. LIGHTWEIGHT CLADDING	TIMBER LOOK FINISH
TM3. SELECTED BATTENS	TIMBER LOOK FINISH
MT1. METAL PROFILE	POWDERCOAT FINISH - MATT BLACK



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REVISIONS		BY
No.	Date	Description
A	11/05/20	TOWN PLANNING
B	22/01	FF RESPONSE
C	02/02	FF RESPONSE

PROJECT TITLE
420 THOMPSON ROAD,
TEMPLESTOWE LOWER

DRAWING TITLE
RESIDENTIAL - ELEVATIONS

SCALE: 1:100 PROJECT NO: 20006

Date: 02/02/21 Drawn By: JB

Drawing Number: TP352 Revision: C

-WARNING-
 CONTRACTOR TO VERIFY LOCATION, DEPTH/CLEARANCE AND ALIGNMENT OF OVERHEAD AND UNDERGROUND SERVICES. CONTRACTOR TO ACQUIRE CURRENT AND RELEVANT DATA BEFORE YOU OBTAIN CALL SERVICES. DRAWINGS AND ADHERE TO ALL REQUIREMENTS FOR WORKS NEAR SERVICES INCLUDING EXCAVATIONS, EASMENTS AND INFORMING SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORKS. THE LOCATIONS OF UNDERGROUND SERVICES INDICATED IN THIS SET OF DRAWINGS ARE INDICATIVE ONLY. PIT LOCATIONS HAVE BEEN SURVEYED BY A LICENSED SURVEYOR.

-SITE DIMENSIONS-
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DRAWING STATUS:

TOWN PLANNING

NOT FOR CONSTRUCTION

REVISION STATUS:

TP7 TOWN PLANNING ISSUE REV TP7	30.04.21
TP6 TOWN PLANNING ISSUE REV TP6	23.02.21
TP5 PLANNING REVISION - PLAYGROUND	12.02.21
TP4 TOWN PLANNING ISSUE	12.11.20
TP3 TOWN PLANNING ISSUE	11.11.20

LANDSCAPE ARCHITECT CONSULTANT:

enlocus
 ENLOCUS
 Level 1, 151 St Georges Rd.
 Fitzroy North, Victoria 3066
 T: 03 9462 2202
 W: www.enlocus.com

NOTES / LEGEND:

PLANTING NOTES:

- CONTRACTOR TO VERIFY LOCATION, DEPTH/CLEARANCE AND ALIGNMENT OF ALL OVERHEAD AND UNDERGROUND SERVICES. CONTRACTOR TO ACQUIRE CURRENT AND RELEVANT DATA BEFORE YOU OBTAIN CALL SERVICES. DRAWINGS AND ADHERE TO ALL REQUIREMENTS FOR WORKS NEAR SERVICES INCLUDING EXCAVATIONS, EASMENTS AND INFORMING SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORKS. THE LOCATIONS OF UNDERGROUND SERVICES INDICATED IN THIS SET OF DRAWINGS ARE INDICATIVE ONLY. PIT LOCATIONS HAVE BEEN SURVEYED BY A LICENSED SURVEYOR.
- REFERENCED SURVEY TO BE USED TO LOCATE HEIGHT DATUM SET OUT POINT AS SHOWN ON DRAWINGS PRIOR TO COMMENCEMENT OF WORKS. CONTRACTOR TO NOTIFY SUPERINTENDENT OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORKS.
- ALL WORKING DRAWINGS TO BE USED WHERE APPROVED BY SUPERINTENDENT, WHICH MAY BE SUBJECT TO THE COURTESY OF THE CLIENT AND ENLOCUS.

PLANT SCHEDULE:

SYMBOL	DESCRIPTION	QTY.
(+)	REFER TO DRAWING AND PLANTING SCHEDULE.	
SYMBOL	SERIES TYPE	QTY.
GR	MULCH GRASS - INSTANT POLLED TART	149531
MIX01	PLANTING MIX, REFER TO PLANTING SCHEDULE FOR QUANTITIES, SPECIES AND SPACING.	375624
MIX02	PLANTING MIX, REFER TO PLANTING SCHEDULE FOR QUANTITIES, SPECIES AND SPACING.	89934
MIX03	PLANTING MIX, REFER TO PLANTING SCHEDULE FOR QUANTITIES, SPECIES AND SPACING.	149550
MIX04	PLANTING MIX, REFER TO PLANTING SCHEDULE FOR QUANTITIES, SPECIES AND SPACING.	375511
MIX05	PLANTING MIX, REFER TO PLANTING SCHEDULE FOR QUANTITIES, SPECIES AND SPACING.	49820
MIX06	PLANTING MIX, REFER TO PLANTING SCHEDULE FOR QUANTITIES, SPECIES AND SPACING.	149511
MIX07	PLANTING MIX, REFER TO PLANTING SCHEDULE FOR QUANTITIES, SPECIES AND SPACING.	172509
MIX08	PLANTING MIX, REFER TO PLANTING SCHEDULE FOR QUANTITIES, SPECIES AND SPACING.	43524
MIX09	PLANTING MIX, REFER TO PLANTING SCHEDULE FOR QUANTITIES, SPECIES AND SPACING.	195504
CP	CREPPER PLANTING UP STEEL MESH FENCE TO BEER SPECIES AND SPACING.	124

PLANTING LEGEND:

PROTECT AND RETAIN ALL INDICATED LEGAL TREES AND SHRUBS. FOR THE PURPOSES OF THIS PLAN, LEGAL TREES ARE THOSE WITH A HEIGHT OF GREATER THAN 10 METRES AND A DBH OF GREATER THAN 100MM. LEGAL TREES AND SHRUBS ARE TO BE IDENTIFIED IN THE REPORT BY LANDSCAPE ARCHITECT. THESE INDICATED LEGAL TREES AND SHRUBS ARE TO BE PROTECTED AND NOT REMOVED OR DAMAGED. THE ENCLOSURE MUST BE NO MORE THAN 100MM DBH. CONTRACTOR TO VERIFY LOCATION, DEPTH AND SPECIES AND SPACING.

PROJECT NAME:

420 THOMPSONS ROAD
 420 THOMPSONS RD, TEMPLESTOWE LOWER

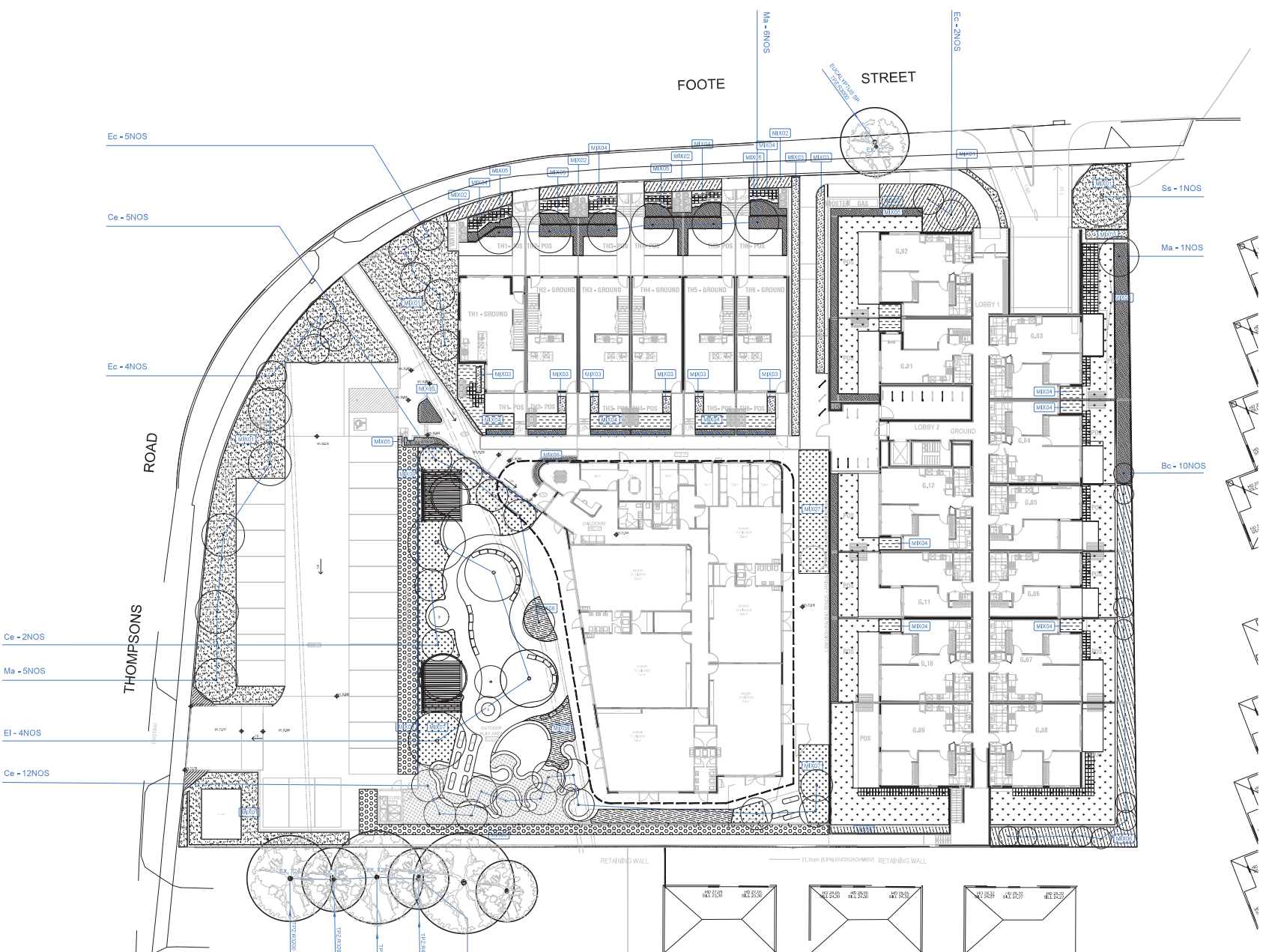
DRAWING TITLE:

Planting Plan

SCALE: 1:100 DATE OF ISSUE: 30.04.2021
 FORMAT / SIZE: A1 REFERENCE NO: 2025
 DESIGN REVIEW: ND APPROVAL: MF

DRAWING NUMBER: REVISION:

2025_TP 020 TP7



Ec - 5NOS
 Ce - 5NOS
 Ec - 4NOS
 Ce - 2NOS
 Ma - 5NOS
 EI - 4NOS
 Ce - 12NOS



ALL TREES IDENTIFIED ABOVE ARE LOCAL URBAN GLADIOLYX NANA WITH MODERATE LANDSCAPE VALUE. ALL TREES IDENTIFIED ABOVE OUTSIDE OF SITE BOUNDARY, TP2 MUST BE PROTECTED.

PLANNING AND ENVIRONMENT ACT 1987 - MANNINGHAM PLANNING SCHEME
 ADVERTISED MATERIAL - Planning Application: PLN2005640, Date: 21 May 2021; Page 4 of 7

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MIX 01: BOUNDARY



Senecio mandraliscae
Blue chalksticks



Limonium perezii - Sea Lavender



Poa poaformis 'PP500' - Kingsdale Poa



Dianella caerulea 'DNCO'



Dianella tasmanica 'TR20'



Euphorbia wulfenii



Leucodendron Green Yellow

MIX 02: BOUNDARY



Clivia miniata 'cream'



Dichondra argentea - Silver Falls

MIX 03: WSUD



Ligularia reniformis - Tractor's Seat



Dichondra repens - Kidney Weed



Viola hederacea - Native Violet

MIX 04: COURTYARD



Arthropodium cirratum - Rock Lily



Liriope muscarii - Lilyturf



Trachelospermum jasminoides - Star Jasmine

MIX 06: PLANTER



Arthropodium cirratum - Rock Lily



Clivia miniata - Kaffir Lily



Dichondra argentea
Silver Falls

PLANTING SCHEDULE

Code	Botanical Name	Common Name	Height	Width	Spacing	% of Mix	QTY	SIZE
MIX 01 - BOUNDARY								
DC	<i>Dianella caerulea</i> 'DCNCO'	Dianella Breeze	600	600	530	20%	268	150MM
LP	<i>Limonium perezii</i>	Sea lavender	600	450	450	20%	372	150MM
PP	<i>Poa poaformis</i> 'PP500'	Tussock Grass	400	450	480	50%	818	150MM
SM	<i>Senecio mandraliscae</i>	Blue chalk sticks	300	600	500	10%	151	300MM
MIX 02 - BOUNDARY								
DT	<i>Dianella tasmanica</i> 'TR20'	Tasred®	500	650	400	50%	197	150MM
EW	<i>Euphorbia wulfenii</i>	Mediterranean spurge	900	900	500	30%	76	150MM
LG	<i>Leucodendron Green Yellow</i>		1600	1000	700	20%	26	150MM
MIX 03 - WSUD GARDEN								
CM	<i>Clivia miniata</i> 'cream'	Kaffir Lily	500	500	500	80%	477	150MM
DA	<i>Dichondra argentea</i>	Silver Falls	150	1000	500	20%	119	160MM
MIX 04 - COURTYARD								
LR	<i>Ligularia reniformis</i>	Tractor Seat	900	900	500	20%	39	300MM
LM	<i>Liriodendron repens</i>	Kidney Weed	500	500	250	30%	466	150MM
LV	<i>Viola hederacea</i>	Native Violet	200	600	250	20%	310	150MM
MIX 06 - PLANTER								
AC	<i>Arthropodium cirratum</i>	Rock lily	700	900	500	60%	110	150MM
LM	<i>Liriope muscarii</i>	Lilyturf	500	500	500	30%	55	150mm
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	300	1500	1000	10%	5	150mm
MIX 06 - TERRACE								
AC	<i>Arthropodium cirratum</i>	Rock lily	700	900	500	20%	75	150MM
CM	<i>Clivia miniata</i>	Kaffir Lily	500	500	500	40%	150	150MM
DA	<i>Dichondra argentea</i>	Silver Falls	150	1000	400	20%	118	150MM
LR	<i>Ligularia reniformis</i>	Tractor Seat	900	900	500	20%	38	300MM
CREPPER PLANTING - FENCE/TRELLIS PLANTING								
TJ	<i>Trachelospermum jasminoides</i>	Star Jasmine	300	1500	1000	100%	70	150mm
TREE								
Bc	<i>Backhousia citrodora</i>	Lemon Myrtle	4000	2500	AS SHOWN		10	45L
Fc	<i>Fucalyptus curtsii</i>	Plunkett Mallee	5000	4000	AS SHOWN		11	45L
Ma	<i>Melia azedarach</i> 'Elite' PBR	White Cedar	8000	5000	AS SHOWN		13	45L
Sa	<i>Stenocarpus sinuatus</i>	Firewheel Tree	15000	8000	AS SHOWN		1	45L



Backhousia citrodora
Lemon Myrtle

Eucalyptus curtsii
Plunkett Mallee

Melia azedarach 'Elite' PBR
White Cedar

Stenocarpus sinuatus
Firewheel Tree

-WARNING-
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DRAWING STATUS:
TOWN PLANNING
NOT FOR CONSTRUCTION

REVISION STATUS:

TP7 TOWN PLANNING ISSUE REV TP7	30.04.21
TP6 TOWN PLANNING ISSUE REV TP6	23.02.21
TP5 PLANNING REVISION - PLAYGROUND	12.02.21
TP4 TOWN PLANNING ISSUE	12.11.20
TP3 TOWN PLANNING ISSUE	11.11.20

LANDSCAPE ARCHITECT CONSULTANT:
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Level 1, 151 St Georges Rd,
Pittby North, Victoria 3066
T: 03 9482 2002
W: www.enlocus.com

NOTES / LEGEND:

PROJECT NAME:
420 THOMPSONS ROAD
420 THOMPSONS RD, TEMPLESTOWE LOWER

DRAWING TITLE:
Planting palette 01

SCALE: DATE OF ISSUE: 30.04.2021
FORMAT / SIZE: A1 REFERENCE NO: 2025
DESIGN REVIEW: ND APPROVAL: MF

DRAWING NUMBER: **2025_TP 021** REVISION: **TP7**

MIX 07: PLAY PLANTING



Arthropodium cirratum - Rock Lily



Ligularia reniformis - Tractor's Seat



Viola hederacea - Native Violet

MIX 08: SENSORY



Cotyledon orbiculata - Pig's Ear



Poa poaformis 'PP500' - Kingsdale Poa



Rosemary officinalis prostrate
Prostrate Rosemary

MIX 09: SCREENING



Dendrocalamus minor var. Amoenus
Ghost Bamboo



Liriope muscarii - Lilyturf



Syzygium jambos - Rose Apple



Viola hederacea - Native Violet

TREES



Eucalyptus leucoxylon - Yellow Gum



Casuarina equestifolia - Australian pine



Code	Botanical Name	Common Name	Height	Width	Spacing	% of Mix	QTY	SIZE
MIX 07 - PLAY PLANTING								
AC	<i>Arthropodium cirratum</i>	Rock Lily	700	900	600	60%	287	150MM
LR	<i>Ligularia reniformis</i>	Tractor Seat	900	900	600	20%	48	300MM
VH	<i>Viola hederacea</i>	Native violet	150	900	500	20%	138	150MM
MIX 08 - SENSORY								
GO	<i>Cotyledon orbiculata</i>	Pig's ear	600	900	900	10%	26	150MM
PP	<i>Poa poaformis 'PP500'</i>	Tussock Grass	400	450	450	45%	96	150MM
RO	<i>Rosemary officinalis prostrate</i>	Rosemary	300	1000	500	40%	69	150MM
MIX 09 - SCREENING								
DM	<i>Dendrocalamus minor var. Amoenus</i>	Bamboo	8000	5000	1000	45%	54	45L
LM	<i>Liriope muscarii</i>	Lilyturf	500	500	500	25%	119	150mm
SJ	<i>Syzygium jambos</i>	Rose Apple	15000	5000	1000	25%	30	45L
VH	<i>Viola hederacea</i>	Native violet	150	600	500	5%	24	150mm
TREE								
Ce	<i>Casuarina equestifolia</i>	Australian pine tree	10000	1500	AS SHOWN		20	45L
Fl	<i>Eucalyptus leucoxylon</i>	Yellow Gum	10000	4000	AS SHOWN		4	45L

-WARNING-
CONTRACTOR TO VERIFY LOCATION, DEPTH/CLEARANCE AND ALIGNMENT OF OVERHEAD AND UNDERGROUND SERVICES. CONTRACTOR TO ACQUIRE CURRENT AND RELEVANT DIA BEFORE YOU DIG/ONE CALL SERVICES DRAWINGS AND ADHERE TO ALL REQUIREMENTS FOR WORKS NEAR SERVICES INCLUDING CLEARANCES, EASEMENTS AND INFORMING SERVICE AUTHORITIES PRIOR TO COMMENCEMENT OF WORKS. THE LOCATIONS OF UNDERGROUND SERVICES INDICATED IN THIS SET OF DRAWINGS ARE INDICATIVE ONLY. PIT LOCATIONS HAVE BEEN SURVEYED BY A LICENSED SURVEYOR.

-SITE DIMENSIONS-
CONTRACTOR TO SATISFY THEMSELVES OF SITE CONDITIONS, CHANGES IN LEVEL AND DIMENSIONS PRIOR TO FABRICATION OF SITE SPECIFIC ITEMS OR PRIOR TO ORDERING/PURCHASING MATERIALS. WHERE DISCREPANCIES EXIST BETWEEN DRAWINGS AND SITE CONDITIONS CONTRACTOR TO NOTIFY SUPERINTENDENT PRIOR TO COMMENCEMENT OF WORKS.

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DRAWING STATUS:

TOWN PLANNING
NOT FOR CONSTRUCTION

REVISION STATUS:

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TP5 PLANNING REVISION - PLAYGROUND 12.02.21
TP4 TOWN PLANNING ISSUE 12.11.20
TP3 TOWN PLANNING ISSUE 11.11.20

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NOTES / LEGEND:

PROJECT NAME:

420 THOMPSONS ROAD
420 THOMPSONS RD, TEMPLESTOWE LOWER

DRAWING TITLE:

Planting palette 02

SCALE: DATE OF ISSUE: 30.04.2021
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2025_TP 022 TP7

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:

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.08 General Residential Zone, Schedule 1
- 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 53.18 Stormwater Management in Urban Development
- Clause 55 Two or more dwellings on a lot and Residential Buildings
- Clause 65 Decision Guidelines

Zone

Clause 32.08 General Residential Zone, Schedule 1

The purpose of the General Residential Zone is:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To encourage development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *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.

The construction and extension of two or more dwellings on a lot must meet the requirements of Clause 55.

An application to construct or extend a dwelling or residential building on a lot must provide a minimum garden area of 35% for lots above 650 square metres.

This does not apply to an application to alter or extend an existing building that did not comply with the minimum garden area requirement of Clause 32.08-4 on the approval date of Amendment VC110.

A building must not be constructed for use as a dwelling or a residential building that:

- *exceeds the maximum building height specified in a schedule to this zone; or*
- *contains more than the maximum number of storeys specified in a schedule to this zone.*

If no maximum building height or maximum number of storeys is specified in a schedule to this zone:

- *the building height must not exceed 11 metres; and*
- *the building must contain no more than 3 storeys at any point.*

Schedule 1 to the General Residential Zone specifies the following maximum building height requirement:

- *A building used as a dwelling or residential building must not exceed a height of 9 metres, unless the slope of the natural ground level at any cross section wider than 8 metres of the site of the building is 2.5 degrees or more, in which case the maximum building height must not exceed 10 metres.*

A basement is not a storey for the purposes of calculating the number of storeys contained in a building.

Planning Policy Framework

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

Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies towards achieving this are identified as follows:

- *Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.*
- *Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.*
- *Ensure the interface between the private and public realm protects and enhances personal safety.*
- *Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.*
- *Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.*
- *Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.*
- *Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.*
- *Promote good urban design along and abutting transport corridors.*

Clause 15.01-2 (Building Design) policy objective is:

- *To achieve building design outcomes that contribute positively to the local context and enhance the public realm.*

The strategies to achieve this requires a comprehensive site analysis prior to the design process, requires developments to respond to strategic and cultural context of its locations, minimise detrimental impact on neighbouring properties and encourages landscaping that enhances the built form and create safe attractive spaces.

Clause 15.01-4 (Healthy Neighbourhoods) policy objective is:

- *To achieve neighbourhoods that foster healthy and active living and community wellbeing.*

Strategies to achieve the objective include designing neighbourhoods that foster community interaction and making it easy for people of all ages to live healthy lifestyles by providing connected, safe and attractive walking and cycling networks, conveniently locating public spaces for active recreation, providing accessibly located public transport stops and streets with direct, safe and convenient access to destinations.

Clause 15.01-5 (Neighbourhood Character) policy objective is:

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

The clause includes the following strategies to achieve this objective:

- *Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.*
- *Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing*
- *Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by emphasising the:*
 - *Pattern of local urban structure and subdivision*
 - *Underlying natural landscape character and significant vegetation.*
 - *Heritage values and built form that reflect community identity.*

Clause 15.02-1 Sustainable Development: Energy and resource efficiency

The policy objective is:

- *To encourage land use and development that is energy and resources efficient, supports a cooler environment and minimises greenhouse gas emissions.*

The clause has the following strategies:

- *Improve the energy, water and waste performance of buildings and subdivisions through environmentally sustainable development.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy technologies and other energy efficiency upgrades.*
- *Support low energy forms of transport such as walking and cycling.*
- *Reduce the urban heat island effect by greening urban areas, buildings, transport corridors and open spaces with vegetation.*
- *Encourage retention of existing vegetation and planting of new vegetation as part of development and subdivision proposals.*

Clause 16.01-1 Residential development: Integrated housing

The policy objective is:

- *To facilitate well-located, integrated and diverse housing that meets community needs.*

The clause includes the following strategies to achieve this objective:

- *Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas;*
- *Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*
- *Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.*
- *Encourage the development of well-designed housing that: Provides a high level of internal and external amenity. Incorporates universal design and adaptable internal dwelling design.*
- *Encourage the development of well-designed housing that:*
 - *Provides a high level of internal and external amenity.*
 - *Incorporates universal design and adaptable internal dwelling design.*
- *Support opportunities for a range of income groups to choose housing in well-serviced locations.*
- *Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.*

Clause 16.01-2 Residential development: Housing affordability

The policy objective is:

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

The clause includes the following strategies to achieve this objective:

- *Improve housing affordability by:*
 - *Ensuring land supply continues to be sufficient to meet demand.*
 - *Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.*
 - *Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.*
 - *Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.*
- *Increase the supply of well-located affordable housing by:*
 - *Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.*
 - *Ensuring the redevelopment and renewal of public housing stock better meets community needs.*
- *Facilitate the delivery of social housing by identifying surplus government land suitable for housing.*

Clause 18.01-1 Integrated Transport: Land use and transport planning

The policy objective is:

- *To create a safe and sustainable transport system by integrating land-use and transport.*

Clause 18.02-1 Movement networks: Sustainable personal transport

The policy objective is:

- *To promote the use of sustainable personal transport.*

Clause 19.02-2 Community Infrastructure: Education Facilities

The policy objective is:

- *To assist the integration of education and early childhood facilities with local and regional communities.*

The clause includes several strategies to achieve this objective, they include:

- *Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.*
- *Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.*
- *Ensure childcare, kindergarten and primary school facilities provide safe vehicular drop-off zones.*
- *Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.*
- *Consider the existing and future transport network and transport connectivity.*

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 separates Manningham's urban areas into four residential precincts with differing character and built form objectives that seek to achieve either minimal, incremental or substantial change, generally relative to the proximity to infrastructure and services.

The subject site is categorised under Precinct 1 of Clause 21.05 where an incremental level of change is anticipated. The policy supports less intense developments that reinforces existing front and rear setbacks providing opportunities for increased open space for the planting or retention of trees and associated landscaping.

Clause 21.10 Ecologically Sustainable Development

This policy highlights Council's commitment to ESD and outlines a number of ESD principles to which regard must be given. These include building energy management, water sensitive design, external environmental amenity, waste management, quality of public and private realm, transport and urban ecology.

Local Planning Policy

Clause 22.05 Non-Residential Uses in Residential Areas

This policy applies to non-residential uses in a Residential Growth Zone, General Residential Zone, Neighbourhood Residential Zone and Low Density Residential Zone. It aims to balance the need for residents to access services in residential locations while ensuring that residential amenity is not adversely affected by way of high levels of on-site activity, traffic generation, noise emission, odour, light and visual disorder. It requires discretionary non-residential uses in General Residential Zone to be responsive to the existing or preferred character.

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 to create attractive, vibrant and walkable environments 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.

Clause 22.12 Environmentally Sustainable Development

This policy applies throughout Manningham to residential and non-residential development that requires a planning permit in accordance with the thresholds in Table 1 of this Policy (except for land affected by the Activity Centre Zone (Schedule 1) that applies to Doncaster Hill). The policy contains an overarching objective that development should achieve best practice in environmentally sustainable development from the design stage through to construction and operation.

Clause 22.15 Dwellings in the General Residential Zone, Schedule 1

The policy seeks to implement the objectives for Clause 21.05 within Precinct 1 by supporting a less intense urban form, which is site responsive, well-articulated, respectful of the existing neighbourhood character and provides adequate landscaping opportunities. The key objectives of this policy are:

- *To reinforce the existing garden character of the area by ensuring open space allows for the retention and planting of canopy trees.*
- *To ensure that the natural landscape and topography are identified as principal elements of neighbourhood character.*
- *To reinforce the open streetscape character by having no, or low fencing to allow views to the front gardens.*
- *To encourage a lesser intensity of development which provides a range of single and double storey dwellings and provides for a diversity of housing types for the community.*
- *To ensure that new development is well articulated and that two storey elements are not unduly bulky or visually intrusive.*
- *To encourage roof styles that reflect those in the existing streetscape.*
- *To encourage spacing between the dwellings to reinforce the pattern of development of the street.*

It is policy that each application should have regard to the siting and form of the dwellings, car parking and access, landscaping and fencing.

Particular Provisions

Clause 52.06 Car Parking

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

- *1 space for 1 and 2 bedroom dwellings.*
- *2 spaces for 3 or more bedroom dwellings.*
- *0.22 to each child for a child care centre use.*

No residential visitor car parking spaces are required for any part of the land identified as being within the Principal Public Transport Network Area.

Clause 52.06-9 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.

Clause 53.18 Stormwater Management in Urban Development

The purpose of this clause is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

An application to construct a building or construct or carry out works:

- Must meet all of the objectives of Clauses 53.18-5 and 53.18-6.
- Should meet all of the standards of Clauses 53.18-5 and 53.18-6.

Clause 55 Two or more dwellings on a lot and Residential Buildings

A development:

- Must meet all of the objectives of this clause
- Should meet all of the standards of this clause.

A zone or a schedule to a zone, or a schedule to an overlay may specify a requirement different from a requirement of a standard set out in Clause 55.

General Provisions

Clause 65 Decision Guidelines

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

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*