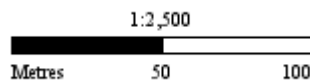
 **Subject Land**      **Address:** 90-96 Tram Road DONCASTER VIC, 3108

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.



10/04/2018 12:05 pm

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APARTMENT NSA SCHEDULE		
LEVEL	APT TYPE	AREA
GROUND		
	2 BED TH (LOWER)	422
	3 BED TH (LOWER)	93
		515 m <sup>2</sup>
LEVEL 1		
	2 BED	643
	2 BED TH (UPPER)	344
	2 BED + ST	96
	3 BED	197
	3 BED TH (UPPER)	85
		1365 m <sup>2</sup>
LEVEL 2		
	1 BED + ST	70
	2 BED	1675
	3 BED	195
		1940 m <sup>2</sup>
LEVEL 3		
	1 BED + ST	69
	2 BED	1674
	3 BED	194
		1937 m <sup>2</sup>
LEVEL 4		
	1 BED + ST	70
	2 BED	1676
	3 BED	194
		1940 m <sup>2</sup>
LEVEL 5		
	1 BED + ST	69
	2 BED	1288
	3 BED	439
		1796 m <sup>2</sup>
LEVEL 6		
	2 BED	1358
	3 BED	439
		1797 m <sup>2</sup>
LEVEL 7		
	2 BED	792
	3 BED	128
	3 BED PENT LOWER	213
		1133 m <sup>2</sup>
LEVEL 8		
	3 BED PENT UPPER	211
		211 m <sup>2</sup>
APARTMENT (INTERNAL)		
		12634 m <sup>2</sup>

APARTMENT MKX SCHEDULE		
LEVEL	APT TYPE	QTY
GROUND		
	2 BED TH (LOWER)	7
	3 BED TH (LOWER)	1
		8
LEVEL 1		
	2 BED	8
	2 BED + ST	1
	3 BED	2
		11
LEVEL 2		
	1 BED + ST	1
	2 BED	23
	3 BED	2
		26
LEVEL 3		
	1 BED + ST	1
	2 BED	23
	3 BED	2
		26
LEVEL 4		
	1 BED + ST	1
	2 BED	23
	3 BED	2
		26
LEVEL 5		
	1 BED + ST	1
	2 BED	18
	3 BED	4
		23
LEVEL 6		
	2 BED	19
	3 BED	4
		23
LEVEL 7		
	2 BED	11
	3 BED	1
	3 BED PENT LOWER	3
		15
		158

BALCONY SCHEDULE		
LEVEL	QUANTITY	AREA
GROUND		
	8	230
LEVEL 1	14	244
LEVEL 2	11	161
LEVEL 3	10	140
LEVEL 4	10	140
LEVEL 5	9	200
LEVEL 6	5	44
LEVEL 7	5	57
LEVEL 8	2	62
	74	1278 m <sup>2</sup>

UGFA Schedule	
LEVEL	AREA
GROUND	
	538
LEVEL 1	244
LEVEL 2	161
LEVEL 3	140
LEVEL 4	140
LEVEL 5	200
LEVEL 6	44
LEVEL 7	288
LEVEL 8	62
	1817 m <sup>2</sup>

OFFICE		
LEVEL	TYPE	Quantity
GROUND		
	OFFICE	6

OFFICE AREA SCHEDULE		
LEVEL	TYPE	Area
GROUND		
	OFFICE	360
LEVEL 1	OFFICE	312
		672 m <sup>2</sup>

OFFICE Balcony Schedule			
LEVEL	Zone Name	Quantity	Area
GROUND			
	BALCONY	6	114
LEVEL 1	BALCONY	6	48
			162 m <sup>2</sup>

GFA SCHEDULE	
LEVEL	AREA
BASEMENT 2	
	3455
BASEMENT 1	
	3475
GROUND	
	2593
LEVEL 1	2397
LEVEL 2	2479
LEVEL 3	2479
LEVEL 4	2479
LEVEL 5	2411
LEVEL 6	2413
LEVEL 7	1519
LEVEL 8	255
	25955 m <sup>2</sup>

CARPARKING SCHEDULE		
LEVEL	QUANTITY	AREA
BASEMENT 2		
	111	118
BASEMENT 1		
	92	203

BIKE SCHEDULE	
LEVEL	QUANTITY
GROUND	
	60
	60

STORAGE CAGE SUMMARY		
LEVEL	SIZE	QUANTITY
BASEMENT 2		
	6	37
BASEMENT 1		
	6	66
GROUND		
	6	55
		158

PERMEABLE SURFACE	
LEVEL	AREA
GROUND	
	479
LEVEL 1	267
	746 m <sup>2</sup>

SITE AREA	4097 SQ.M
PERMEABLE SURFACE	746 SQ.M (18%)

COMMON AREA	
LEVEL	RESIDENTIAL FACILITIES
GROUND	
	1166
LEVEL 1	
	CORRIDOR
	259
LEVEL 2	
	CORRIDOR
	261
LEVEL 3	
	CORRIDOR
	261
LEVEL 4	
	CORRIDOR
	261
LEVEL 5	
	CORRIDOR
	249
LEVEL 6	
	CORRIDOR
	248
LEVEL 7	
	CORRIDOR
	186
	2891 m <sup>2</sup>

SITE AREA	4097 SQ.M
SITE COVERAGE	2593 SQ.M (63%)

WINTER GARDEN SCHEDULE		
LEVEL	QUANTITY	AREA
LEVEL 2		
	16	138
LEVEL 3		
	16	140
LEVEL 4		
	16	137
LEVEL 5		
	19	222
LEVEL 6		
	19	227
LEVEL 7		
	8	89
LEVEL 8		
	1	15
WINTERGARDEN		
	95	968 m <sup>2</sup>
TOTAL NSA		
		13602 m <sup>2</sup>

APARTMENT MKX BY TYPE	
APT TYPE	QUANTITY
1 BED + ST	
	4
2 BED	
	125
2 BED TH (LOWER)	
	7
2 BED + ST	
	1
3 BED	
	17
3 BED PENT LOWER	
	3
3 BED TH (LOWER)	
	1
	158

REVISION	DATE	DESCRIPTION
01	20/11/2017	SCHEMATIC DESIGN REVIEW
02	26/01/2018	SCHEMATIC DESIGN REVIEW
03	06/02/2018	SCHEMATIC DESIGN REVIEW
04	06/02/2018	SCHEMATIC DESIGN REVIEW

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

Schematic Design Review for this project is yet to be completed.

Design Development Review for this project is yet to be completed.

Tender Documentation Review for this project is yet to be completed.

Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped UNCONTROLLED (U) then it is to be considered a draft, subject to revision without notice.

NO.	DATE	CHECKED	ISSUED	BY
1	06/11/2017	JB	06/11/2017	16019

**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek the attention of any discrepancies on this. Fenced dimensions shall take precedence to un-fenced dimensions.

This drawing is UNCONTROLLED and shall remain the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.

SCALE	PROJECT
1:200@A1	PROPOSED APARTMENTS 90-96 TRAM ROAD DONCASTER VICTORIA 3108

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTH BANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

PROJECT AREA SUMMARY

03 | RESUBMIT TO COUNCIL

TP900



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**Legend**

- 01 PERM SURVEY MARK
- 02 TITLE PEG
- 04 INSTRUMENT STATION
- 100 TOP OF BANK
- 101 TOE OF BANK
- 104 EXISTING SURFACE SPOT
- 201 SINGLE TREE
- 400 EDGE OF IF LAMEN
- 401 LF OF KERB OR CHANNEL
- 402 INVERT OF KERB OR CHANNEL
- 403 BACK OF KERB OR CHANNEL
- 404 TOP OF KERB OR CHANNEL
- 410 PEDESTRIAN PATH
- 411 DRIVEWAY
- 500 TRAFFIC SIGNAL POLE
- 511 JOINT USE POLE
- 517 CENTRE ISOLATED SIGN
- 601 HOUSE
- 602 MAJOR BUILDING
- 609 ROOF RIDGE
- 711 LIGHT POLE
- 712 ELECTRICITY POLE ONLY
- 713 ELECTRICITY POLE WITH LIGHT
- 731 GAS VALVE
- 732 GAS METER
- 733 STOP VALVE
- 734 FIRE HYDRANT
- 736 WATER METER
- 801 TRAMWAY POLE
- 802 FENCE
- 904 GATE

**Notes**

Levels shown thus  $\nabla$  are to Australian Height Datum vide BULLEEN PM 107 with a stated value of RL 109.128 m

Coordinates are to MGA Zone 55 vide BULLEEN PM 107 and related marks found here

Property Information shown thus  $\nabla$  is not based on Survey and has been obtained from the Vicmap Digital.

Property Information shown thus  $\nabla$  is not based on Survey and has been obtained from an Aerial Image.

Contour Interval 0.2 metres

Direction of Photographs shown thus  $\nabla$  Refer to folder V161863 PHOTOGRAPH photos

Subsect 7'35'20" for P563887's Tip Bearings

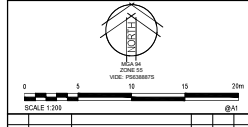
See Certificate of Title and P563887's for Easement detail

4354 Level Door Frame NW Habitat window

4354H Head of Window/Door NW Non-Habitable window

4354S Side of Window/Door NW Habitat window from photos

Services shown herein have been located by field survey. Other hidden underground services may exist and prior to any demolition, excavation or construction on the site, the relevant authority or 'Call before you Dig' should be contacted for possible location of further underground services.



Rev.	Date	Initial	Issue	Description	Del.	Verf.	Appr.
A	10/10/16			INITIAL ISSUE			



Cardno Victoria Pty Ltd (ABN) 78 018 616 933  
Level 4, 501 Swanston Street  
Melbourne VIC 3000  
Tel 03 8418 7777 Fax 03 8418 7788  
Web: www.cardno.com.au

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**Client**  
GRAND VALENCIA Pty. Ltd.

**Project**  
90 TRAM ROAD  
DONCASTER

**Site**  
RE-ESTABLISHMENT, FEATURE AND LEVEL SURVEY SHEET 1 OF 1

**AS SURVEYED**

Coord Datum	Height Datum	Scale	Size	Revision
MGA Zone 55	AHD	1:200	A1	A

V161863-RFL-2D

**NOTE:**  
EXISTING BUILDING AND ALL EXISTING TREES ON SITE TO BE REMOVED

**IMPORTANT NOTE**

This plan has been prepared in part from Vicmap Digital data (VBD) dated Jan 2013 (cadastral information) and October 1999 (topographical). The VBD generally depicts either titles or land ownership (in the latter case individual titles are not shown). Title of land ownership data may be incomplete or may be subject to alteration without notice. The accuracy of the VBD for both cadastral and topographical data is based on being generally between 0.3 metres and 0.8 metres. Therefore the information in this plan may not be used for applications that require higher precision. Please refer to the details of any lot for precise dimensions and accurate easement and restriction details.

**IMPORTANT NOTE**

This plan is prepared for GRAND VALENCIA PTY LTD from a combination of field survey and existing records for the purpose of designing new constructions on the site. This plan should not be used for any other purpose. Cardno Victoria Pty Ltd accepts no liability for any loss or damage, however arising, to any person or corporation who may use or rely on this plan for any purpose other than the purpose for which it has been prepared. The title boundaries shown herein were not marked by the author. All lines of survey and have been determined by plan dimensions only and not by field measurement. Services shown herein have been located where possible by field survey. If not able to be located, known services have been plotted from the records of relevant authorities where available and have been marked accordingly on this plan where such records either do not exist or are considered inadequate; a relation has been made between. Prior to any demolition, excavation or construction on the site, the relevant authority should be contacted for possible location of further underground services and detailed location of all services. This note is an integral part of this plan.

**SURVEYORS CERTIFICATION**

I, PETER FRANCIS SULLIVAN  
LEVEL 4, 501 SWANSTON STREET, MELBOURNE  
certify that the abstract of field records correctly represents the results of the survey effected under my direction and supervision and marked on the ground in accordance with the Surveying Act and that the survey accurately accords with the requirements of the Surveying (Cadastral Surveys) Regulations 2008 and that the abstract of field records correctly represents the adopted boundaries and related features existing on 10/10/16.

Date: \_\_\_\_\_ Licensed Surveyor

**TITLE REFERENCE**  
VOL. 11239 FOL. 064  
LOT 1 on P563887'S  
PARISH OF BULLEEN

**TITLE NOTE**  
LAND SHOWN ENCLOSED BY THICK CONTINUOUS LINES HAS BEEN RE-ESTABLISHED

\\p01server\Bentons\4-DWG\Server 20160129\Drawn 40\Doncaster\160119\Tram R11P

**REVISION**

NO.	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	20.11.2016
02	DESIGN DEVELOPMENT	26.01.2017
03	DESIGN DEVELOPMENT	05.11.2017

**QUALITY ASSURANCE**

This project is subject to the ISO 9001 Quality Assurance System

Schematic Design Review for this project is yet to be completed.

Design Development Review for this project is yet to be completed.

Tender Documentation Review for this project is yet to be completed.

Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped 'AS SURVEYED' it is to be considered a draft, subject to revision without notice.

**NOTES**

Check and verify all dimensions prior to commencement of work. This drawing shall read in conjunction with all other contract documents including those by other consultants, and including specifications, Site Brief, Erection of Foundations, etc. If any dimensions conflict, the dimensions on this drawing shall take precedence.

This drawing is to be used for the purpose of P563887'S and shall remain the property of FENDER KATSLIDIS ARCHITECTS PTY LTD.

DRAWN	DATE	CHECKED	DATE	POST DATE	JOB NO.
ML	08.11.2017	JB	08.11.2017	16019	

**SCALE**  
1:250 @A1

**PROPOSED APARTMENTS**  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**DRAWING TITLE**  
SITE PLAN - SURVEY DRAWING

**REVISION: DRAWING NO.**  
02 | RESUBMIT TO COUNCIL

**TP003**

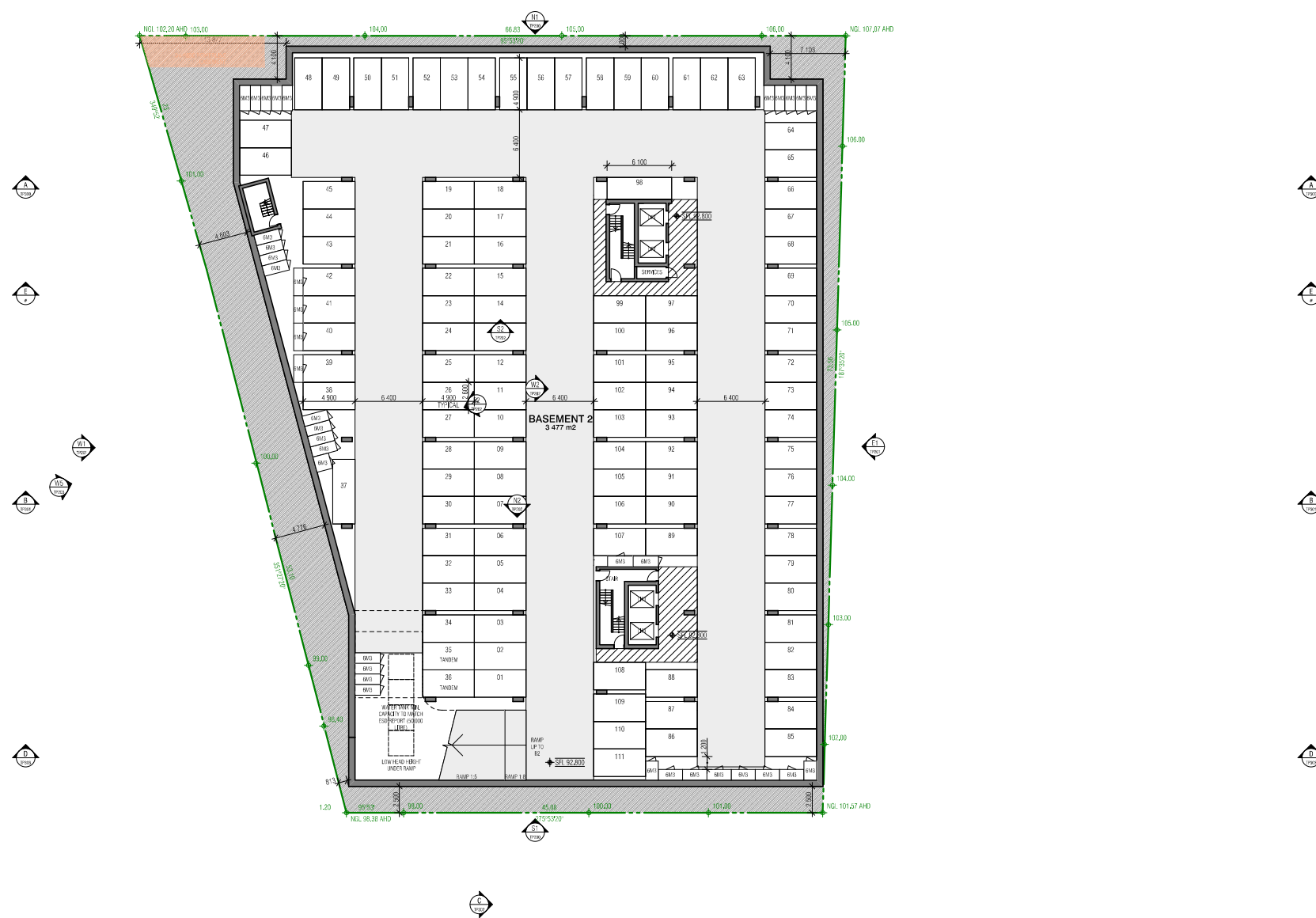
**FENDER KATSLIDIS Architects**

70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8396 3588 TELEPHONE  
61 3 9682 5325 FACSIMILE

REVISION: DRAWING NO. 02 | RESUBMIT TO COUNCIL

TP003

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HPD Server: Basement2 - HPD Server 23016219 From AHD Download/00119 Tram AHD TP

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	25/01/2017
02	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
03	PERFORMANCE CHECKING	26/01/2017

QUALITY ASSURANCE	
<input type="checkbox"/>	Schematic Design Review for this project is to be completed.
<input type="checkbox"/>	Design Development Review for this project is to be completed.
<input type="checkbox"/>	Final Documentation Review for this project is to be completed.
<input type="checkbox"/>	Construction Documentation Review for this project is to be completed.

DATE	BY	DATE	BY
08/11/2017	JB	08/11/2017	JB

SCALE: 1:200@A1

PROJECT: PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

DATE: 08/11/2017

PROJECT NO: 16019

FENDER KATSALEDIS Architects

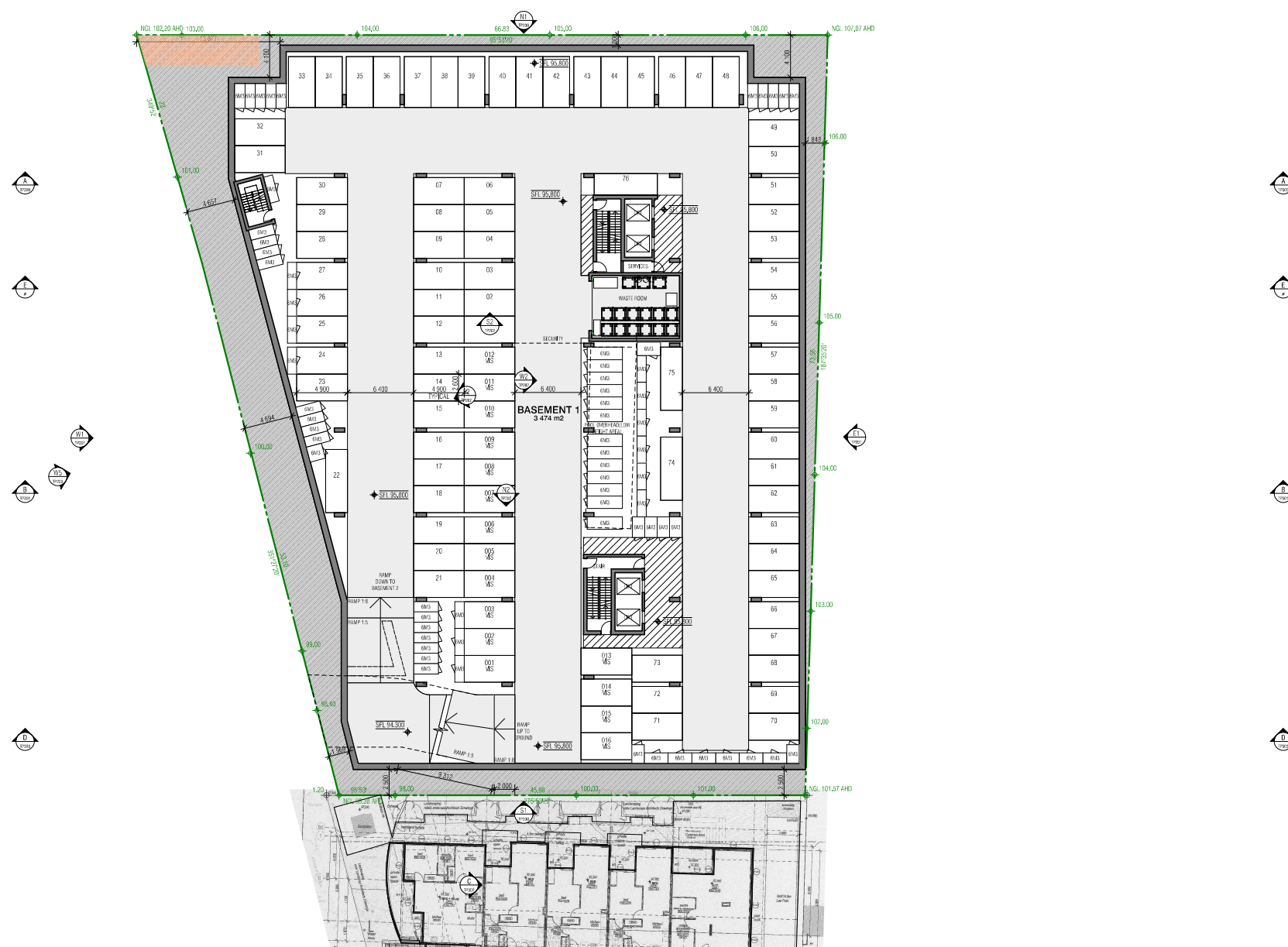
70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8396 3888 TELEPHONE  
61 3 9882 5923 FACSIMILE

REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

TP098

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HP Server: Basement1 - HP Server 2016019 from All Documents\0019 Tram R1P

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	25/01/2017
02	PERFORMANCE AND ASSESSMENT	26/01/2017
03	PERFORMANCE AND ASSESSMENT	26/01/2017
04	PERFORMANCE AND ASSESSMENT	26/01/2017
05	PERFORMANCE AND ASSESSMENT	26/01/2017
06	PERFORMANCE AND ASSESSMENT	26/01/2017
07	PERFORMANCE AND ASSESSMENT	26/01/2017
08	PERFORMANCE AND ASSESSMENT	26/01/2017
09	PERFORMANCE AND ASSESSMENT	26/01/2017
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75	PERFORMANCE AND ASSESSMENT	26/01/2017
76	PERFORMANCE AND ASSESSMENT	26/01/2017

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

Schematic Design Review for this project is yet to be completed.

Design Development Review for this project is yet to be completed.

Tender Documentation Review for this project is yet to be completed.

Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped 'UNCONTROLLED' it is to be considered a draft; subject to revision without notice.

**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. See the list of responsibilities on this drawing. Faced dimensions shall take precedence to un-faced dimensions.

This drawing is the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	08/11/2017	JB	08/11/2017	16019

**SCALE**  
1:200@A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**DRAWING TITLE**  
BASEMENT 1 FLOOR PLAN

**FENDER KATSALIDIS Architects**

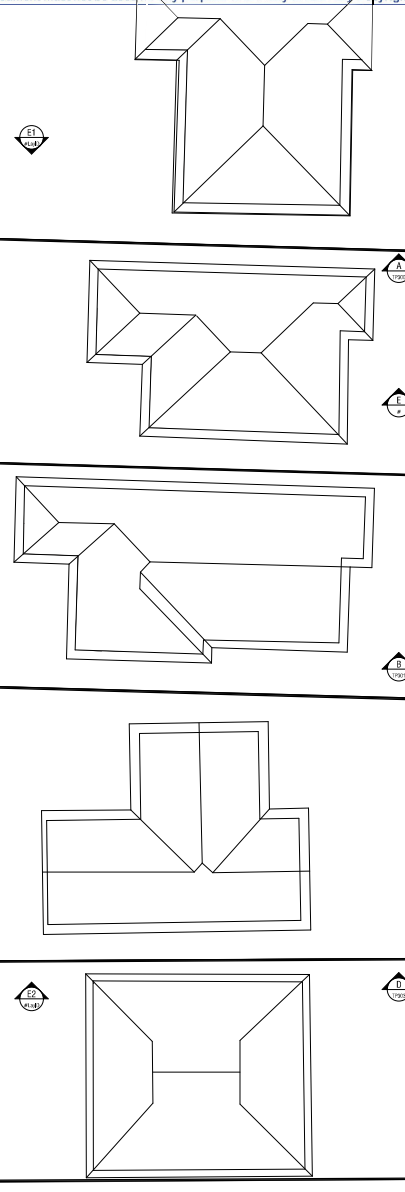
70 CITY ROAD SOUTHBANK  
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REVISION: DRAWING NO.

02 | SUBMIT TO COUNCIL

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NOTE:  
REFER TO LANDSCAPE ARCHITECT  
DRAWINGS FOR LANDSCAPE DETAILS

HP Server: Benamerry-001 Server 23016219 Run All Documents\0019 Tram HP.rvt

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
03	PERFORMANCE AND ACCESSIBILITY CHECKING	06/02/2017
04	PERFORMANCE AND ACCESSIBILITY CHECKING	06/02/2017

QUALITY ASSURANCE	
<input type="checkbox"/>	Checked
<input type="checkbox"/>	Reviewed
<input type="checkbox"/>	Approved

NOTES	
1	Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants and including specifications. See the 'List of Responsibilities' on this. Faced dimensions shall take precedence to soffit dimensions.
2	This drawing is copyright and shall remain the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.

SCALE	
1:200 @ A1	



PROJECT	
PROPOSED APARTMENTS	
90-96 TRAM ROAD	
DONCASTER VICTORIA 3108	

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTH BANK  
3006 VICTORIA AUSTRALIA  
61 3 9696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

REGISTERED ARCHITECTS

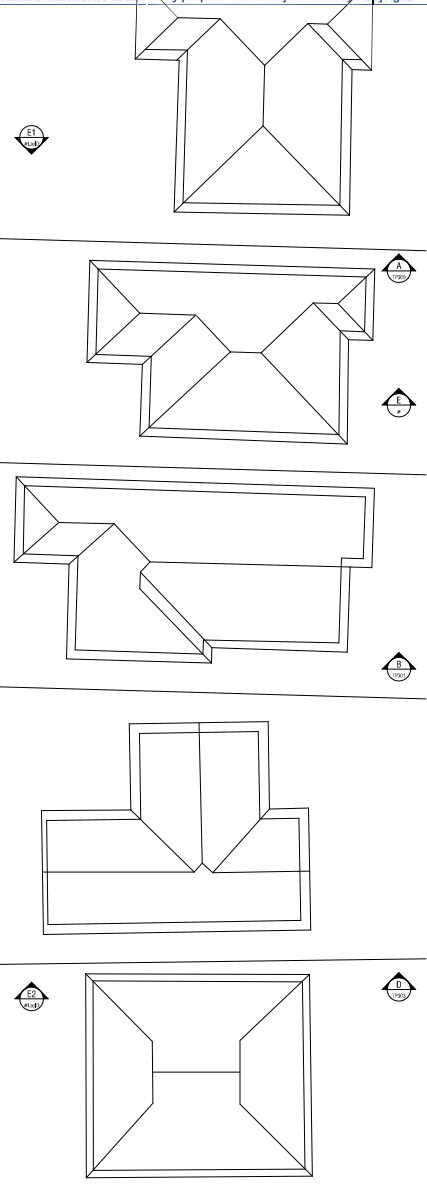
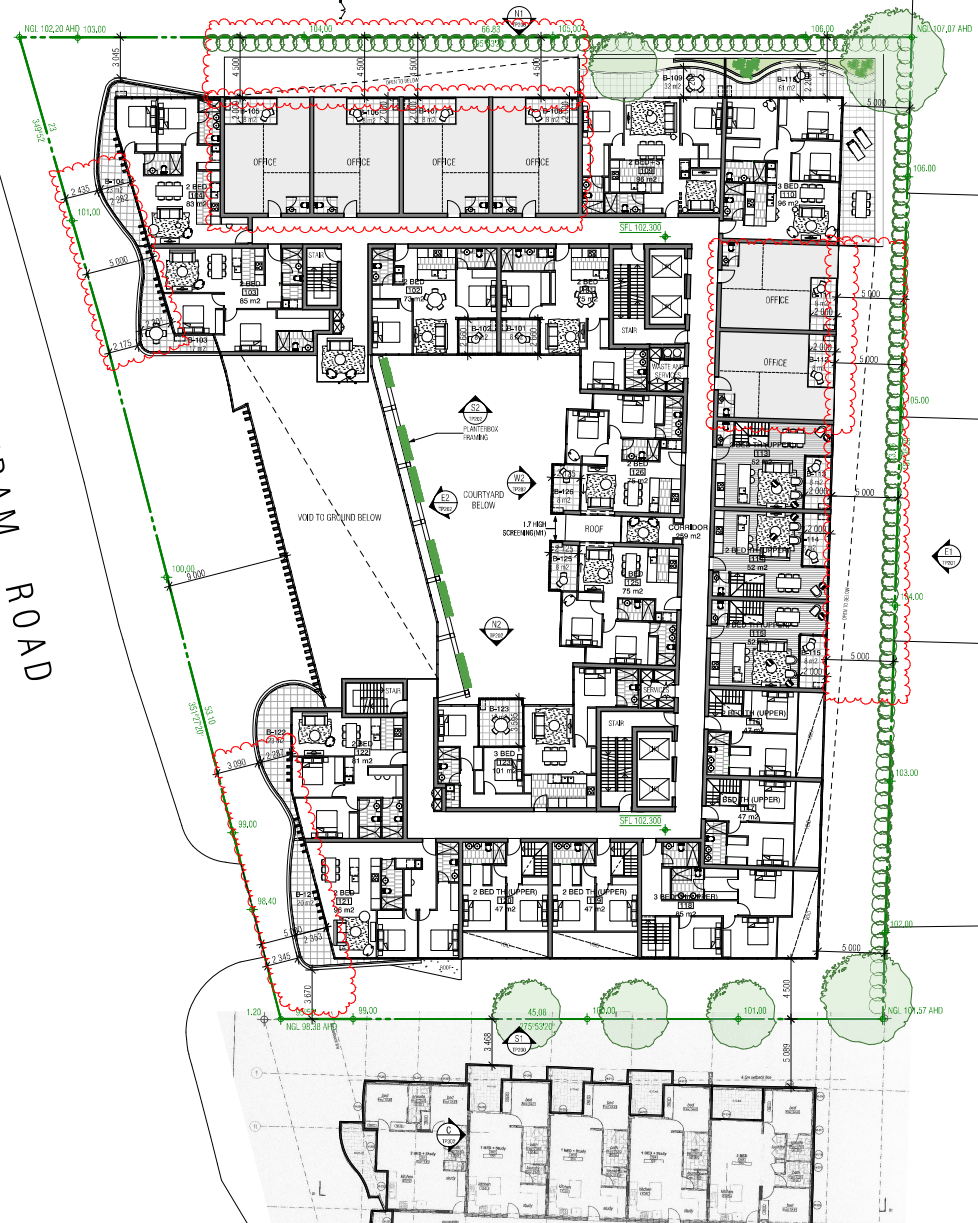
03 | RESUBMIT TO COUNCIL

TP100



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TRAM ROAD



NOTE:  
REFER TO LANDSCAPE ARCHITECT  
DRAWINGS FOR LANDSCAPE DETAILS

HP Server: Bannermv-001 Server 23016219 from Ad Document/16019 Tram Rd TP

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	26/01/2017
03	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017
04	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	26/01/2017
03	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017
04	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	26/01/2017
03	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017
04	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	26/01/2017
03	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017
04	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	26/01/2017
03	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017
04	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	26/01/2017
03	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017
04	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	26/01/2017
03	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017
04	PERFORMANCE AND ACCESSORY USE DEVELOPMENT	06/02/2017

**NOTES**  
Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. See the 'List of Responsibilities' on this sheet. Fenced dimensions shall take precedence to scaled dimensions.  
This drawing is the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.

DRAWN	DATE	CHECKED	POST DATE	JOB NO.
ML	06/11/2017	JB	06/11/2017	16019

**SCALE**  
1:200 @ A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**DRAWING TITLE**  
LEVEL 1 FLOOR PLAN

**DATE**  
06/02/2018

**FENDER KATSALIDIS Architects**  
70 CITY ROAD SOUTH BANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

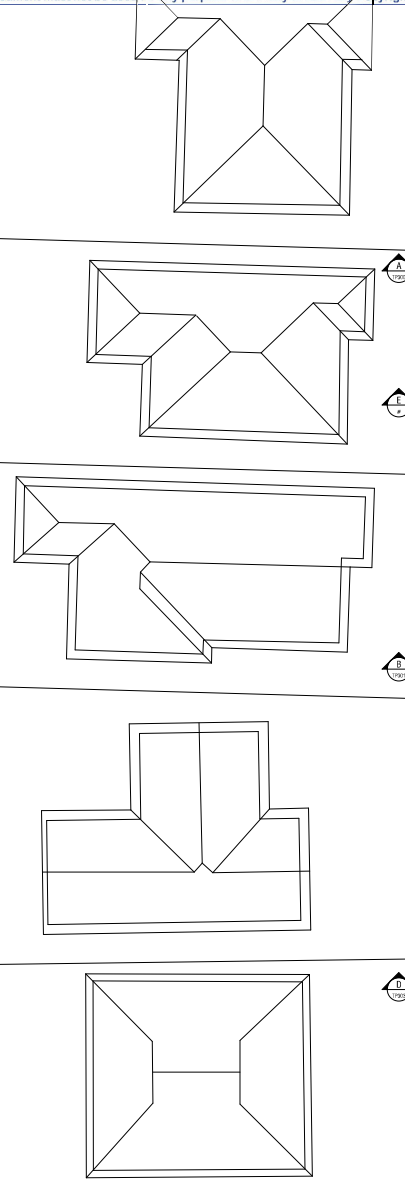
**REVISIONS**  
03 | RESUBMIT TO COUNCIL





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TRAM ROAD



HPA Server: Bmanvent-01\1\Server\20160119\From\AD\Doc\20161019\Tram AP1.P

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2012
02	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2012
03	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2012
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18	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2012
19	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2012
20	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2012

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped UNCONTROLLED (UNCONTROLLED) it is to be considered a draft; subject to revision without notice.

**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. See the list of responsibilities on file. Fenced dimensions shall take precedence to scaled dimensions.

This drawing is UNCONTROLLED and shall remain the property of FENDER KATSALIDIS (AUSTRALIA) PTY LTD.

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	08/11/2017	JB	08/11/2017	16019

**SCALE**  
1:200@A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**DRAWING TITLE**  
LEVEL 2 FLOOR PLAN

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

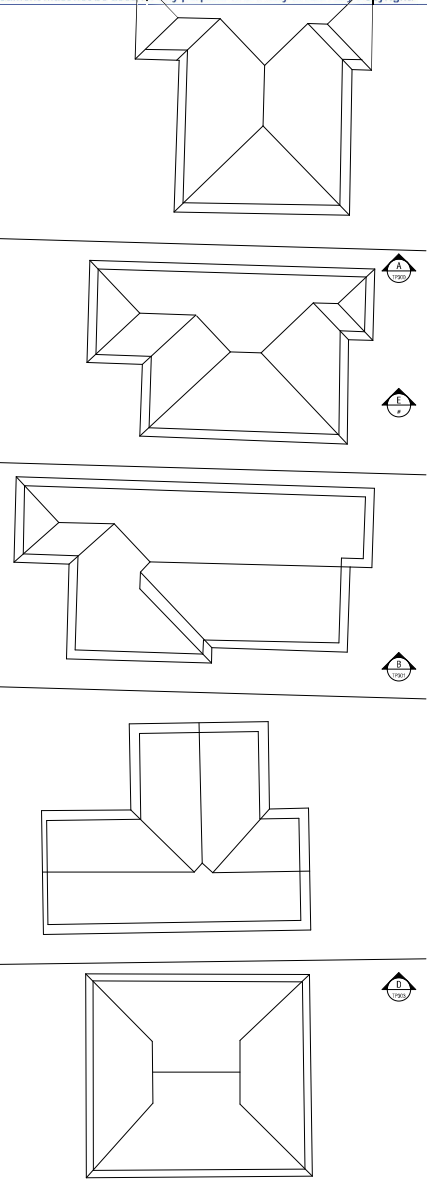
REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

TP102

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TRAM ROAD



\\p01 Server\Barramundi-1\01 Server\2016\219 From Ad Documents\10119 Tram R11P

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2012
02	PERFORMANCE AND ACCESSION DRAWING CONFIRMATION	26/01/2012
03	PERFORMANCE AND ACCESSION DRAWING CONFIRMATION	26/01/2012

**QUALITY ASSURANCE**

This project is subject to the ISO 9001 Quality Assurance System.

Scheme Design Review for this project is yet to be completed.

Design Development Review for this project is yet to be completed.

Tender Documentation Review for this project is yet to be completed.

Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped 'UNCONTROLLED' (UNCONTROLLED) it is to be considered a draft, subject to revision without notice.



**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. See the list of responsibilities on file. Faced dimensions shall take precedence to socket dimensions.

This drawing is controlled and shall remain the property of FENDER KATSAIDIS (AUSTRALIA) PTY LTD.

DRAWN	DATE	CHECKED	POST DATE	JOB NO.
ML	08/11/2017	JB	08/11/2017	16019

SCALE: 1:200 @ A1

PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108



DRAWING TITLE: LEVEL 3 FLOOR PLAN

FENDER KATSAIDIS Architects

70 CITY ROAD SOUTH BANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

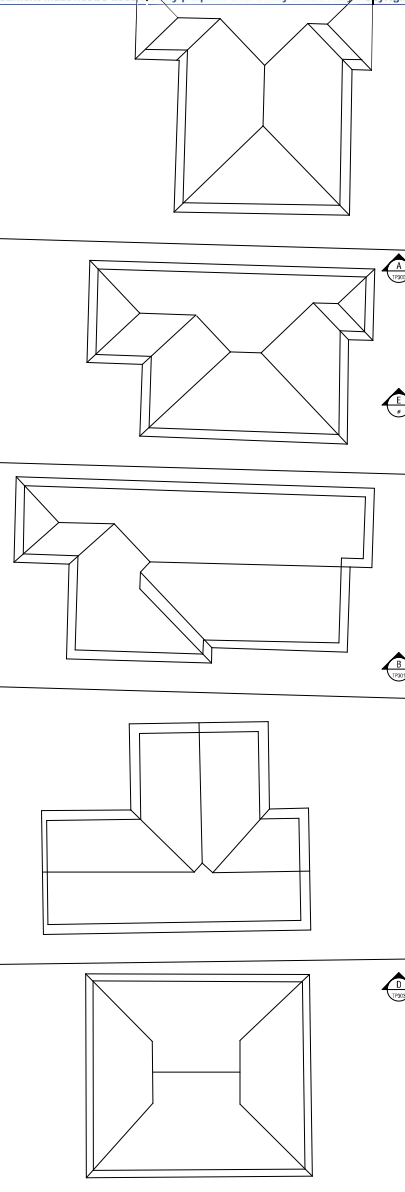
REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

TP103

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TRAM ROAD



HPA Server: B:\enviro\16-026955\16-026955-Plan-Ad-Drawings\16019-Tram-Ad-TP

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
03	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
04	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
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19	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
20	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017

QUALITY ASSURANCE	
<input type="checkbox"/>	Schematic Design Review for this project is yet to be completed.
<input type="checkbox"/>	Design Development Review for this project is yet to be completed.
<input type="checkbox"/>	Final Documentation Review for this project is yet to be completed.
<input type="checkbox"/>	Construction Documentation Review for this drawing is yet to be completed.
If this drawing is stamped UNCONTROLLED (UNCONTROLLED) it is to be considered a draft; subject to revision without notice.	



NOTES			
Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. See the list of responsibilities on file. Faced dimensions shall take precedence to soffit dimensions.			
This drawing is UNCONTROLLED and shall remain the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.			
DRAWN	DATE	CHECKED	POST DATE
ML	08/11/2017	JB	08/11/2017

SCALE: 1:200@A1

PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

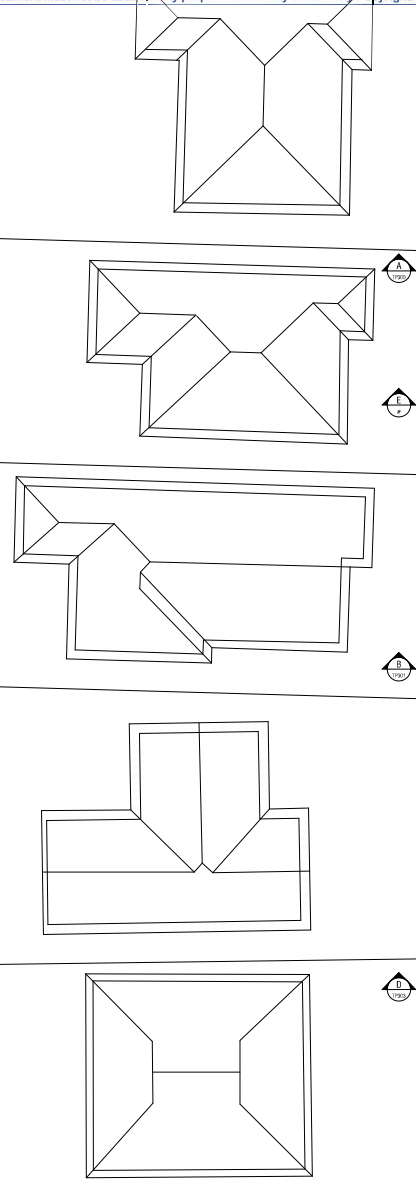


<p><b>FENDER KATSALIDIS</b> Architects</p> <p>70 CITY ROAD SOUTHBANK 3006 VICTORIA AUSTRALIA 61 3 8696 3888 TELEPHONE 61 3 9682 5923 FACSIMILE</p> <p>REVISION: DRAWING NO.</p>	<p>DRAWING TITLE</p> <p>LEVEL 4 FLOOR PLAN</p>	<p>02   RESUBMIT TO COUNCIL</p>	<p>TP104</p>
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TRAM ROAD



HPA Server: Bannermv-01\Server\20160119\From\AD\Docu\160119\Tram RD TP

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2012
02	PERFORMANCE AND COMPLIANCE CHECKING	26/01/2012
03	PERFORMANCE AND COMPLIANCE CHECKING	26/01/2012
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18	PERFORMANCE AND COMPLIANCE CHECKING	26/01/2012
19	PERFORMANCE AND COMPLIANCE CHECKING	26/01/2012
20	PERFORMANCE AND COMPLIANCE CHECKING	26/01/2012

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped UNCONTROLLED (UNCONTROLLED) it is to be considered a draft; subject to revision without notice.

**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. See the 'Section of Responsibilities' on files. Faced dimensions shall take precedence to soffit dimensions.

This drawing is controlled by and shall remain the property of FENDER KATSALEDIS (AUST) PTY LTD.

**ISO 9001**  
www.fkca.com.au

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	08/11/2017	JB	08/11/2017	16019

**SCALE**  
1:200@A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**DRAWING TITLE**  
LEVEL 5 FLOOR PLAN

**FENDER KATSALEDIS Architects**

70 CITY ROAD SOUTH BANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

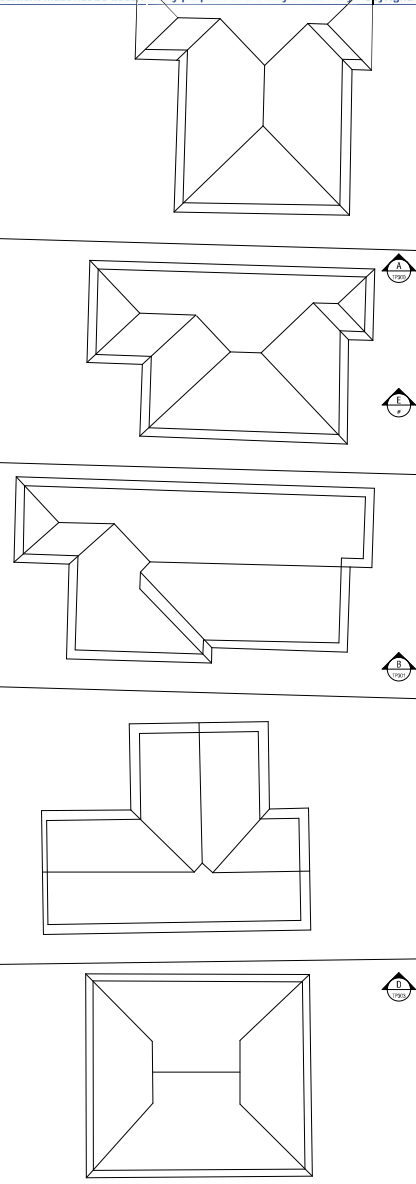
REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

TP105

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TRAM ROAD



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REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2012
02	PERFORMANCE AND COMPLIANCE CHECKING	26/01/2012
03	PERFORMANCE AND COMPLIANCE CHECKING	05/12/2012

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped UNCONTROLLED (UNCONTROLLED) it is to be considered a draft; subject to revision without notice.

**NOTES**

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. See the list of responsibilities on file. Faced dimensions shall take precedence to soffit dimensions.

This drawing is controlled and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD.

**SCALE**  
1:200 @ A1

**DRAWN** ML  
**DATE** 08/11/2017  
**CHECKED** JB  
**POST DATE** 08/11/2017  
**JOB NO.** 16019

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**DRAWING TITLE**  
LEVEL 6 FLOOR PLAN

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTH BANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

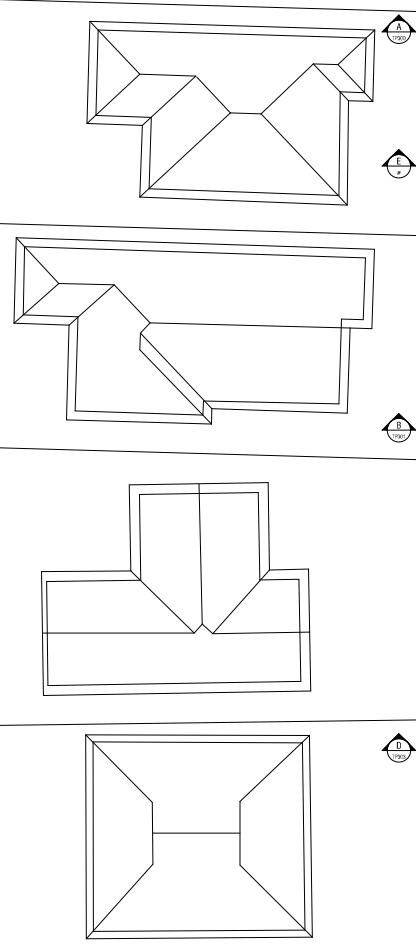
REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

TP106



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HPD Server: B:\enviro\16-101\Server\20160219\Plan\A1\Doc\sheet10119\_Tram A1.rvt

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
03	PERFORMANCE AND ACCESSIBILITY CHECKING	05/12/2017

**QUALITY ASSURANCE**

This project is subject to the ISO 9001 Quality Assurance System

Schematic Design Review for this project is yet to be completed.

Design Development Review for this project is yet to be completed.

Tender Documentation Review for this project is yet to be completed.

Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped UNCONTROLLED (UNCONTROLLED) it is to be considered a draft, subject to revision without notice.



**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. See the list of responsibilities on the back. Faded dimensions shall take precedence to solid dimensions.

This drawing is UNCONTROLLED and shall remain the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.

DRAWN	DATE	CHECKED	POST DATE	JOB NO.
ML	08/11/2017	JB	08/11/2017	16019

SCALE: 1:200@A1

PROJECT: PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108



DRAWING TITLE: LEVEL 7 FLOOR PLAN

**FENDER KATSALIDIS Architects**

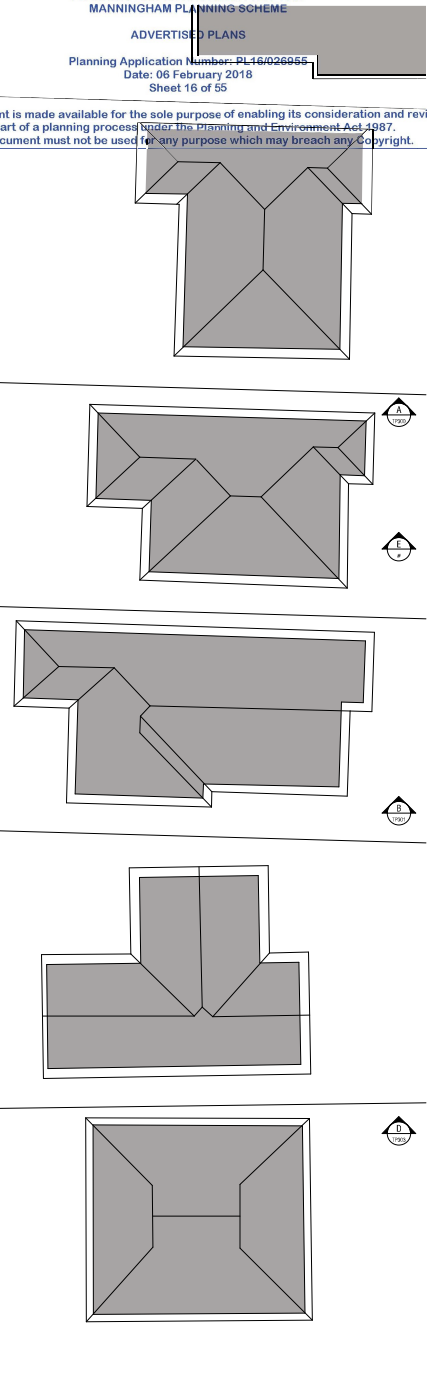
70 CITY ROAD SOUTH BANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

TP107

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REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	25/01/2017
02	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
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18	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
19	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017
20	PERFORMANCE AND ACCESSIBILITY CHECKING	26/01/2017

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System


Schematic Design Review for this project is yet to be completed.

Design Development Review for this project is yet to be completed.

Tender Documentation Review for this project is yet to be completed.

Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped UNCONTROLLED (UNCONTROLLED) it is to be considered a draft, subject to revision without notice.



**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek the facilitator of discrepancies on site. Faced dimensions shall take precedence to soffit dimensions.

This drawing is UNCONTROLLED and shall remain the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	08/11/2017	JB	08/11/2017	16019

**SCALE**  
1:200@A1



**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**DRAWING TITLE**  
LEVEL 8 FLOOR PLAN

**FENDER KATSALIDIS Architects**

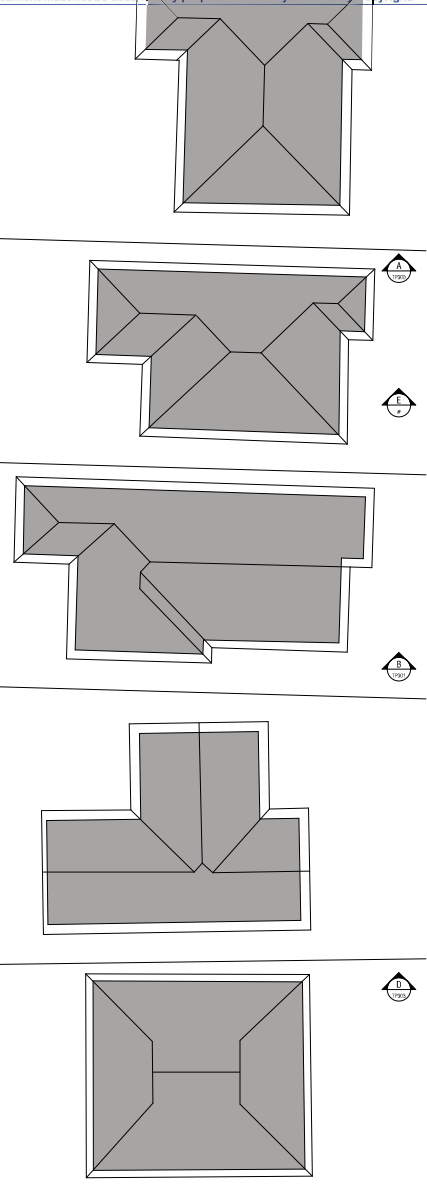
70 CITY ROAD SOUTH BANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

TP108

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REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	05/11/2017
02	DESIGN DEVELOPMENT MEETING	26/01/2018
03	DESIGN DEVELOPMENT MEETING	05/11/2017
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08	DESIGN DEVELOPMENT MEETING	05/11/2017
09	DESIGN DEVELOPMENT MEETING	05/11/2017
10	DESIGN DEVELOPMENT MEETING	05/11/2017

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped UNCONTROLLED (UNCONTROLLED) it is to be considered a draft, subject to revision without notice.



**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek the facilitator of discrepancies on site. Faced dimensions shall take precedence to socket dimensions.

This drawing is UNCONTROLLED and shall remain the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	05/11/2017	JB	05/11/2017	16019

**SCALE**  
1:200@A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108



**REVISIONS**  
ROOF PLAN

**FENDER KATSALIDIS Architects**  
70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

REVISIONS: DRAWN BY

02 | RESUBMIT TO COUNCIL

TP109

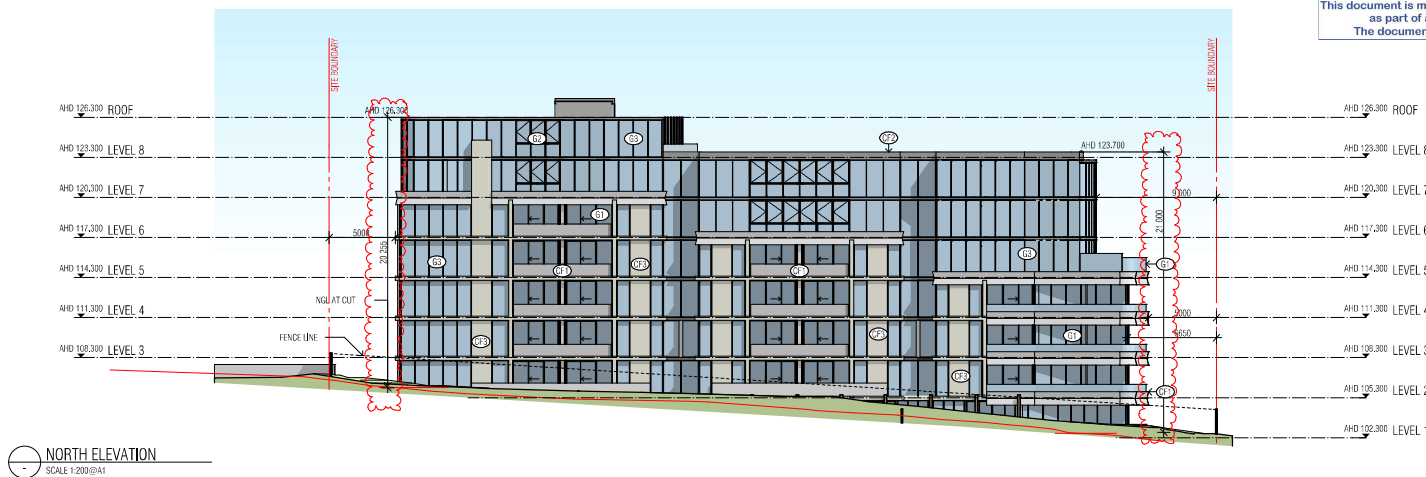
ADVERTISED PLANS

Planning Application Number: PL16/026955

Date: 06 February 2018

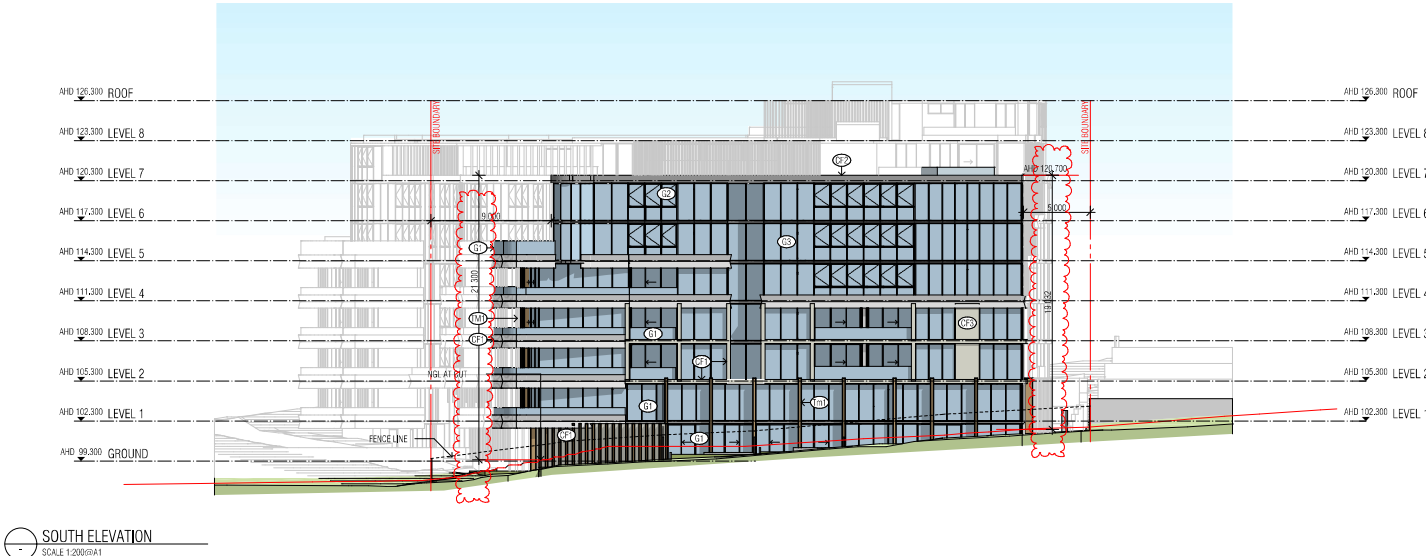
Sheet 18 of 55

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NORTH ELEVATION  
SCALE 1:200@A1

- LEGEND
- CF2 CONCRETE OR CONCRETE LOOK OR PAINTED FINISH 1 (DARK)
  - CF3 CONCRETE OR CONCRETE LOOK OR PAINTED FINISH 1 (LIGHT)
  - TM1 TIMBER OR TIMBER LOOK TYPE 1
  - TM2 TIMBER OR TIMBER LOOK GARAGE DOOR
  - TM3 TIMBER OR TIMBER LOOK CLADDING
  - G1 GLASS TYPE 1 (CLEAR)
  - G2 GLASS TYPE 2 (LIGHT)
  - G3 GLASS TYPE 3 (MID)
  - G4 GLASS TYPE 4 (DARK)
  - M1 METAL OR METAL LOOK SCREENING FINISH 1
  - M2 METAL OR METAL LOOK PLANTER BOX FINISH 2
  - M3 METAL OR METAL LOOK FRAME FINISH 3



SOUTH ELEVATION  
SCALE 1:200@A1

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT	20.11.2016
02	DESIGN DEVELOPMENT	26.01.2017
03	DESIGN DEVELOPMENT	05.12.2017

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped 'NOT CONTROLLED COPY' then it is to be considered a draft, subject to revision without notice.

**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek the facilitator of discrepancies on site. Pinned dimensions shall take precedence to scaled dimensions.

This drawing is copyright and shall remain the property of FENDER KATSALIDIS (AUST) PTY LTD.

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	08.11.2017	JB	08.11.2017	16019

**SCALE**  
1:200@A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

**REVISION: DRAWING NO.**

02 | RESUBMIT TO COUNCIL

TP200

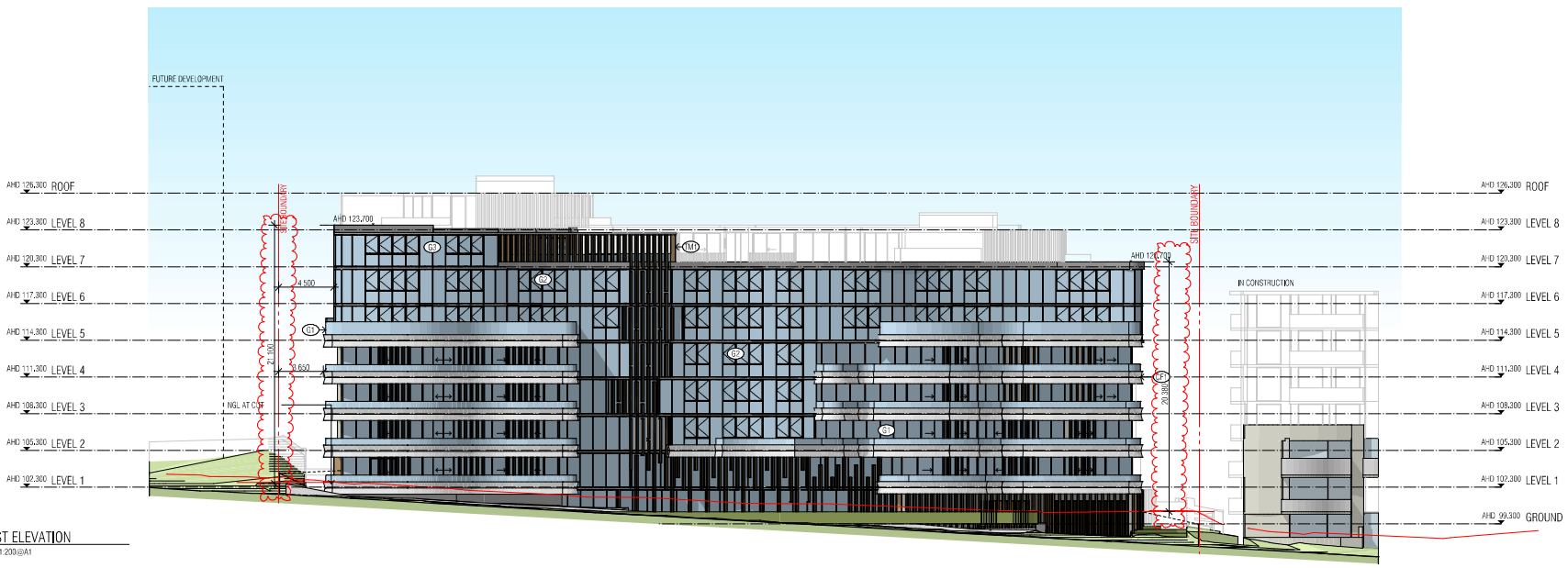
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LEGEND

- (CF2) CONCRETE OR CONCRETE LOOK OR PAINTED FINISH 1 (DARK)
- (CF3) CONCRETE OR CONCRETE LOOK OR PAINTED FINISH 1 (LIGHT)
- (Tm1) TIMBER OR TIMBER LOOK TYPE 1
- (Tm2) TIMBER OR TIMBER LOOK GARAGE DOOR
- (Tm3) TIMBER OR TIMBER LOOK CLADDING
- (G1) GLASS TYPE 1 (CLEAR)
- (G2) GLASS TYPE 2 (IGU1)
- (G3) GLASS TYPE 3 (MD)
- (G4) GLASS TYPE 4 (DARK)
- (M1) METAL OR METAL LOOK SCREENING FINISH 1
- (M2) METAL OR METAL LOOK PLANTER BOX FINISH 2
- (M3) METAL OR METAL LOOK FRAME FINISH 3



EAST ELEVATION  
SCALE 1:200@A1



WEST ELEVATION  
SCALE 1:200@A1

BIM Server: Bimserver - BIM Server 2016019 From AHD Document 0019 - Tram A1P

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	20.11.2016
02	DESIGN DEVELOPMENT MEETING	26.01.2017
03	DESIGN DEVELOPMENT MEETING	05.12.2017

QUALITY ASSURANCE	
<input type="checkbox"/>	This project is subject to the ISO 9001 Quality Assurance System
<input type="checkbox"/>	Schematic Design Review for this project is yet to be completed.
<input type="checkbox"/>	Design Development Review for this project is yet to be completed.
<input type="checkbox"/>	Final Documentation Review for this project is yet to be completed.
<input type="checkbox"/>	Construction Documentation Review for this project is yet to be completed.



**NOTES**  
Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek the facilitator of interpretations on IFCs. Pinned dimensions shall take precedence to scaled dimensions.  
This drawing is copyright and shall remain the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.

DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	05.11.2017	BJ	05.11.2017	16019

SCALE  
1:200@A1

PROJECT  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

<b>FENDER KATSALIDIS Architects</b> 70 CITY ROAD SOUTHBANK 3006 VICTORIA AUSTRALIA 61 3 8896 3888 TELEPHONE 61 3 9882 5923 FACSIMILE		DRAWING TITLE EAST AND WEST ELEVATION	REVISIONS DRAWN BY 02   RESUBMIT TO COUNCIL	TP201
PROJECT NO. 16019				



ADVERTISED PLANS

Planning Application Number: PL16/026955

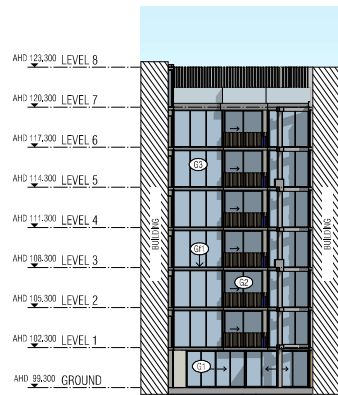
Date: 06 February 2018

Sheet 20 of 55

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LEGEND - FACED MATERIALS

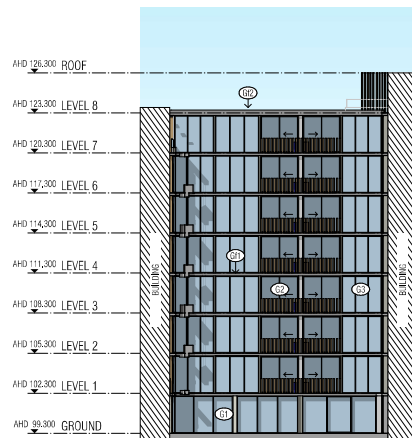
- CF2 CONCRETE OR CONCRETE LOOK OR PAINTED FINISH 1 (DARK)
- CF3 CONCRETE OR CONCRETE LOOK OR PAINTED FINISH 1 (LIGHT)
- Tm1 TIMBER OR TIMBER LOOK TYPE 1
- Tm2 TIMBER OR TIMBER LOOK GARAGE DOOR
- Tm3 TIMBER OR TIMBER LOOK CLADDING
- G1 GLASS TYPE 1 (CLEAR)
- G2 GLASS TYPE 2 (LIGHT)
- G3 GLASS TYPE 3 (MID)
- G4 GLASS TYPE 4 (DARK)
- M1 METAL OR METAL LOOK SCREENING FINISH 1
- M2 METAL OR METAL LOOK PLANTER BOX FINISH 2
- M3 METAL OR METAL LOOK FRAME FINISH 3



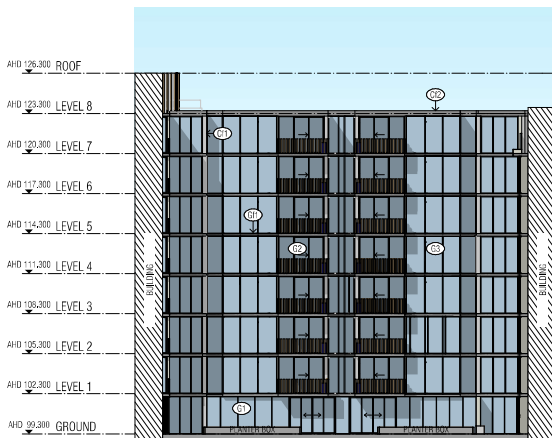
**COURTYARD NORTH ELEVATION**  
SCALE 1:200@A1



**COURTYARD EAST ELEVATION**  
SCALE 1:200@A1



**COURTYARD SOUTH ELEVATION**  
SCALE 1:200@A1



**COURTYARD WEST ELEVATION**  
SCALE 1:200@A1

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	26/01/2017
02	DESIGN DEVELOPMENT MEETING	26/01/2017
03	DESIGN DEVELOPMENT MEETING	05/12/2017

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped 'NOT CONTROLLED' (COP) then it is to be considered a draft, subject to revision without notice.

**NOTES**

Check and verify all dimensions prior to commencement of works. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek the Officer of Interpretation on any face. Faced dimensions shall take precedence to soffit dimensions.

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DRAWN	DATE	CHECKED	POST DATE	JOB NO.
ML	08/11/2017	BJ	08/11/2017	16019

**SCALE**  
1:200@A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8896 3888 TELEPHONE  
61 3 9882 5923 FACSIMILE

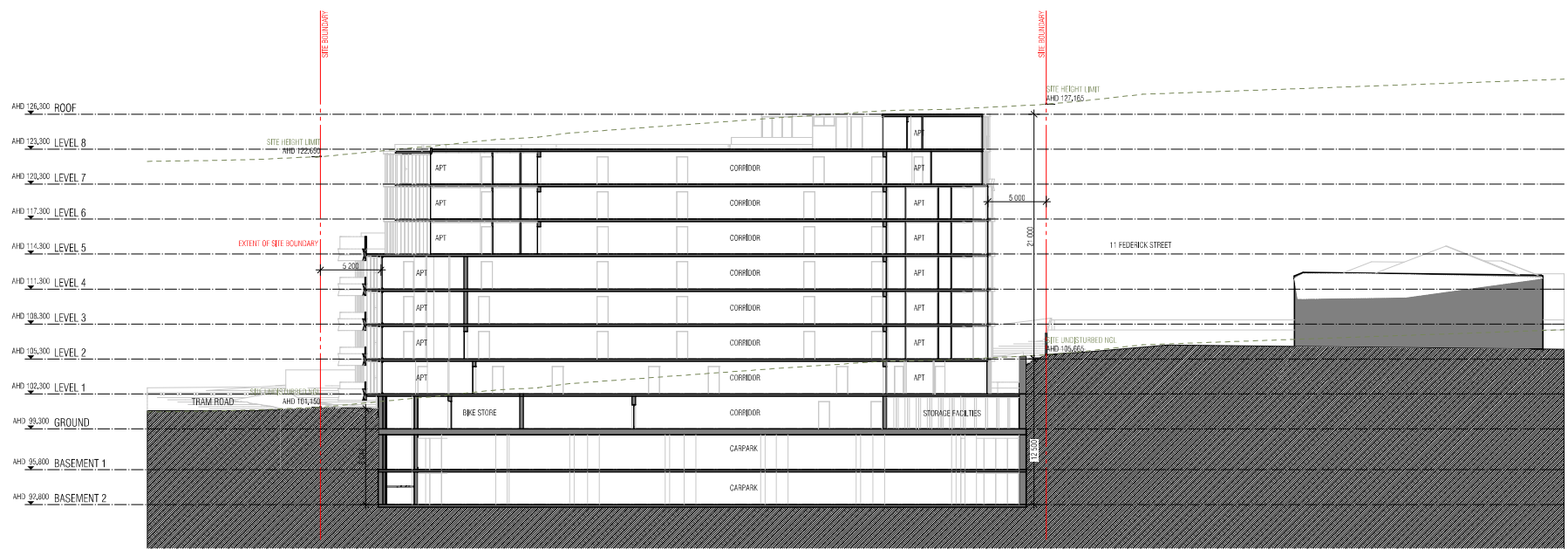
**PROJECT TITLE**  
COURTYARD ELEVATION

**REVISIONS**  
02 | RESUBMIT TO COUNCIL

**TP202**



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SECTION AA  
SCALE 1:200@A1

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	20.11.2016
02	DESIGN DEVELOPMENT MEETING	26.01.2017
03	DESIGN DEVELOPMENT MEETING	05.11.2017

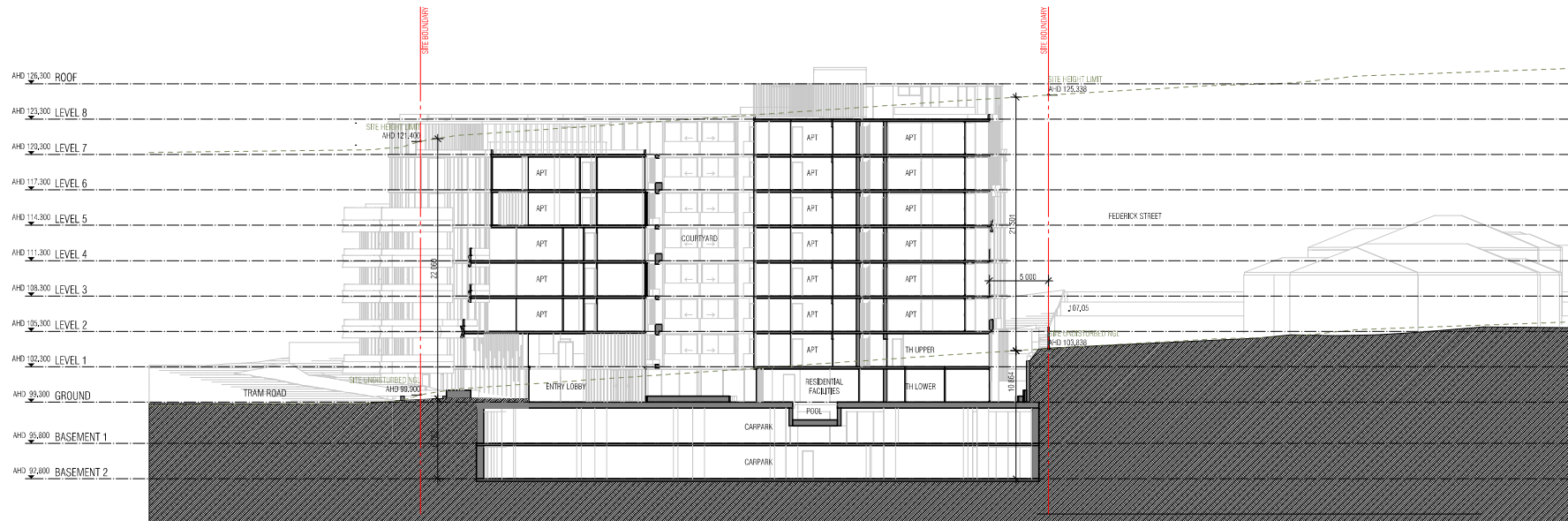
QUALITY ASSURANCE	
<input type="checkbox"/>	Schematic Design Review for this project is yet to be completed.
<input type="checkbox"/>	Design Development Review for this project is yet to be completed.
<input type="checkbox"/>	Final Documentation Review for this project is yet to be completed.
<input type="checkbox"/>	Construction Documentation Review for this drawing is yet to be completed.

DATE	BY	DATE	BY
08.11.2017	JB	08.11.2017	16019

SCALE	PROJECT
1:200@A1	PROPOSED APARTMENTS 90-96 TRAM ROAD DONCASTER VICTORIA 3108

DRAWN BY SECTION A	<p><b>FENDER KATSALIDIS Architects</b></p> <p>70 CITY ROAD SOUTHBANK 3006 VICTORIA AUSTRALIA 61 3 8896 3888 TELEPHONE 61 3 9882 5923 FACSIMILE</p>	<p>REVISION: DRAWING NO.</p> <p>02   RESUBMIT TO COUNCIL</p>

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SECTION BB  
SCALE 1:200@A1

REVISION	DATE	DESCRIPTION
01	20/11/2016	DESIGN DEVELOPMENT MEETING
02	26/01/2017	DESIGN DEVELOPMENT MEETING
03	05/12/2017	DESIGN DEVELOPMENT MEETING

QUALITY ASSURANCE
<input type="checkbox"/> This project is subject to the FKA Quality Assurance System
<input type="checkbox"/> Strategic Design Review for this project is yet to be completed.
<input type="checkbox"/> Design Development Review for this project is yet to be completed.
<input type="checkbox"/> Final Documentation Review for this project is yet to be completed.
<input type="checkbox"/> Construction Documentation Review for this drawing is yet to be completed.



NOTES
Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek clarification of discrepancies on files. Faced dimensions shall take precedence to soffit dimensions.
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	05/11/2017	JB	05/11/2017	16019

SCALE
1:200@A1

PROJECT
PROPOSED APARTMENTS 90-96 TRAM ROAD DONCASTER VICTORIA 3108

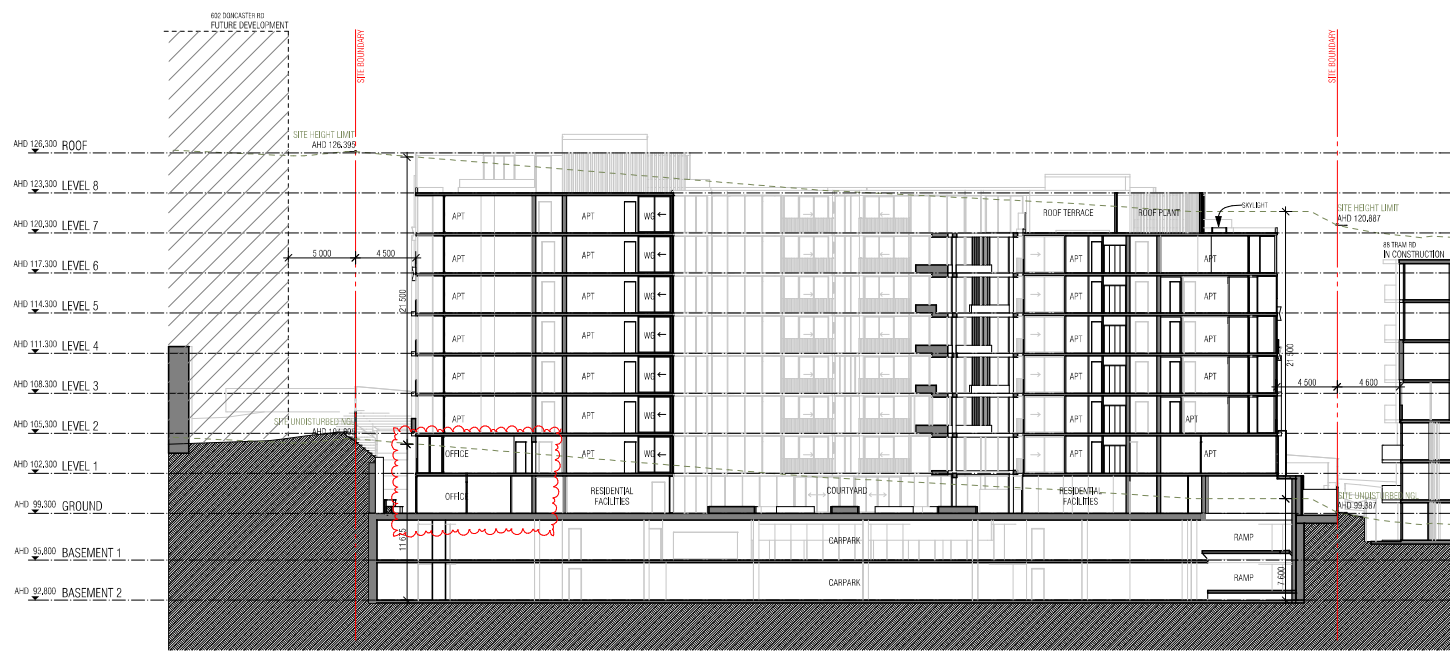
FENDER KATSALIDIS Architects
70 CITY ROAD SOUTHBANK 3006 VICTORIA AUSTRALIA 61 3 8696 3888 TELEPHONE 61 3 9682 5923 FACSIMILE

REVISION	DATE	DESCRIPTION
02		RESUBMIT TO COUNCIL

SECTION B

TP301

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SECTION CC  
SCALE: 1:200@A1

REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	20.11.2016
02	DESIGN DEVELOPMENT MEETING	26.01.2017
03	DESIGN DEVELOPMENT MEETING	05.11.2017

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this project is yet to be completed.

If this drawing is stamped UNCONTROLLED (UP) then it is to be considered a draft, subject to revision without notice.



**NOTES**

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek the facilitator of discrepancies on site. Fenced dimensions shall take precedence to un-fenced dimensions.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	05.11.2017	BJ	05.11.2017	16019

**SCALE**  
1:200@A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8096 3888 TELEPHONE  
61 3 9882 5923 FACSIMILE

REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

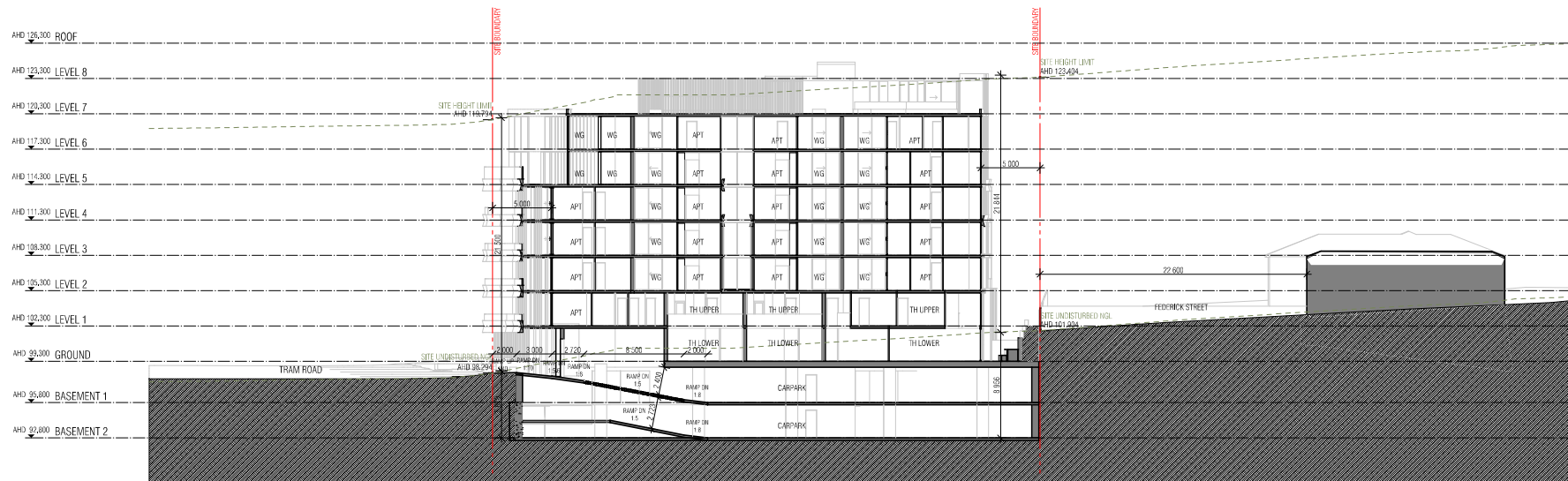
TP302



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KEY PLAN  
SCALE 1:1000@A1



SECTION DD  
SCALE 1:200@A1

REVISION	DATE	DESCRIPTION
01	20.11.2016	DESIGN DASHBOARD MEETING
02	26.01.2017	RESPONSE TO CITY AND DESIGN TASK FORCE MEETING
03	05.11.2017	RESPONSE TO COUNCIL

QUALITY ASSURANCE

- This project is subject to the FKA Quality Assurance System
  - Schematic Design Review for this project is yet to be completed.
  - Design Development Review for this project is yet to be completed.
  - Tender Documentation Review for this project is yet to be completed.
  - Construction Documentation Review for this drawing is yet to be completed.
- If this drawing is stamped UNCONTROLLED (UP) it is to be considered a draft, subject to revision without notice.



**NOTES**  
Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek the location of measurements on files. Fused dimensions shall take precedence to scaled dimensions.  
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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	08.11.2017	JB	08.11.2017	160119

SCALE  
1:200@A1

PROJECT  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

DRAWING TITLE  
SECTION D

**FENDER KATSALIDIS Architects**  
70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

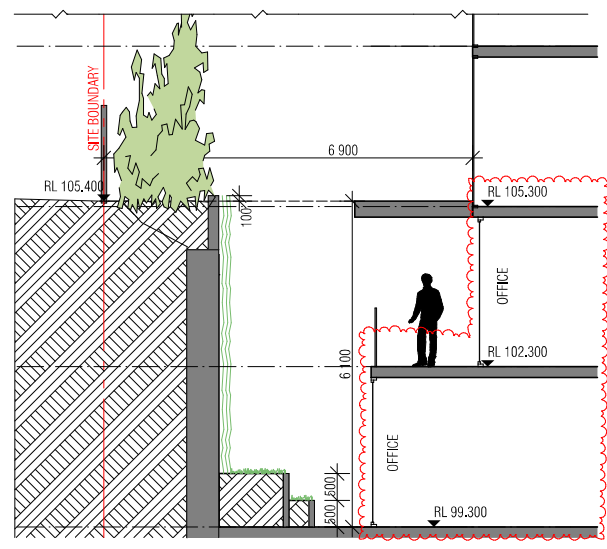
REVISIONS DRAWN BY  
02 | RESUBMIT TO COUNCIL

TP303

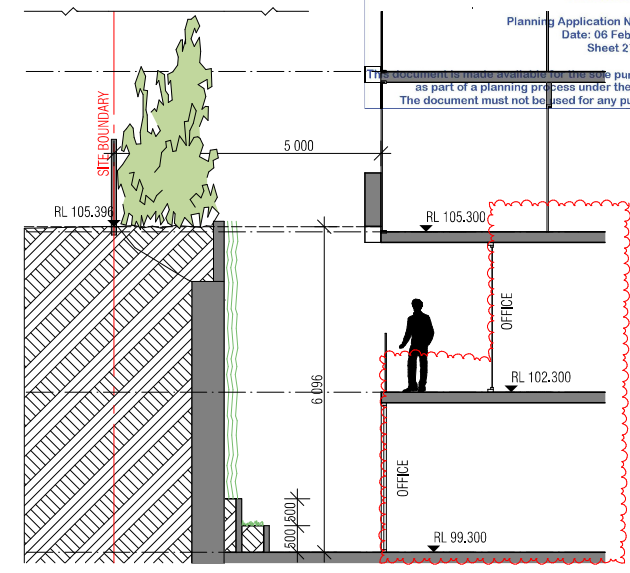




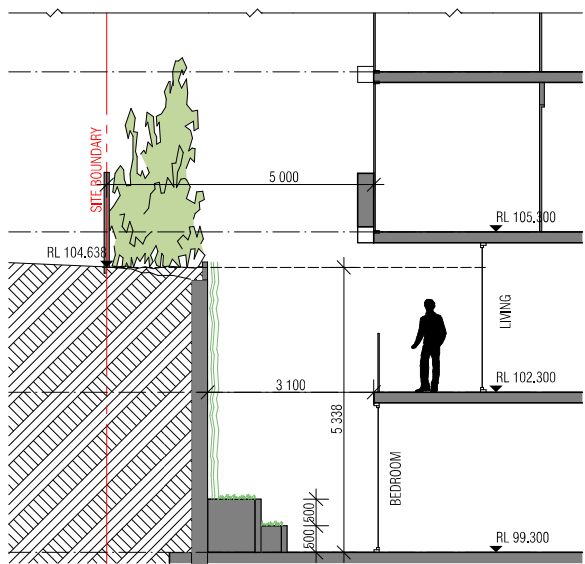
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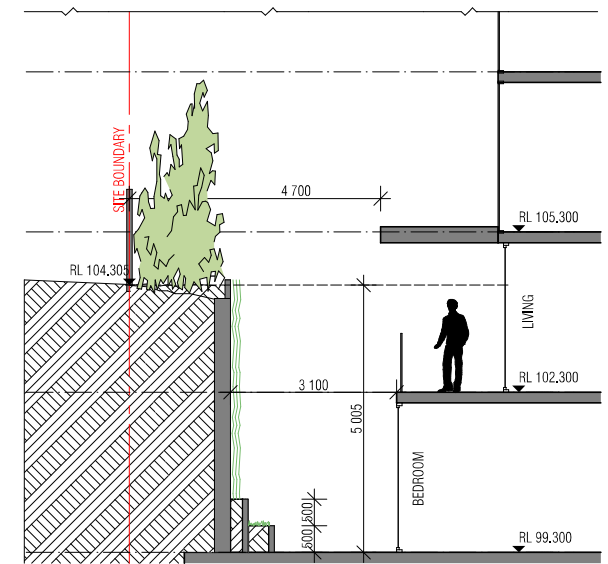
5 TH 111 SECTION  
SCALE 1:50@A1



6 TH 112 SECTION  
SCALE 1:50@A1



7 TH 113 SECTION  
SCALE 1:50@A1



8 TH 114 SECTION  
SCALE 1:50@A1

NOTE:  
REFER TO LANDSCAPE ARCHITECT  
DRAWINGS FOR LANDSCAPE DETAILS

REVISION	DATE	BY	DESCRIPTION
01	26/02/2017		DESIGN DEVELOPMENT MEETING
02	26/02/2017		DESIGN DEVELOPMENT MEETING
03	05/12/2017		REVISION TO COUNCIL

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

- Schematic Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped UNCONTROLLED (UNCONTROLLED) it is to be considered a draft, subject to revision without notice.

**NOTES**

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	05/11/2017	JB	05/11/2017	16019

**SCALE**  
1:50@A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9882 5923 FACSIMILE

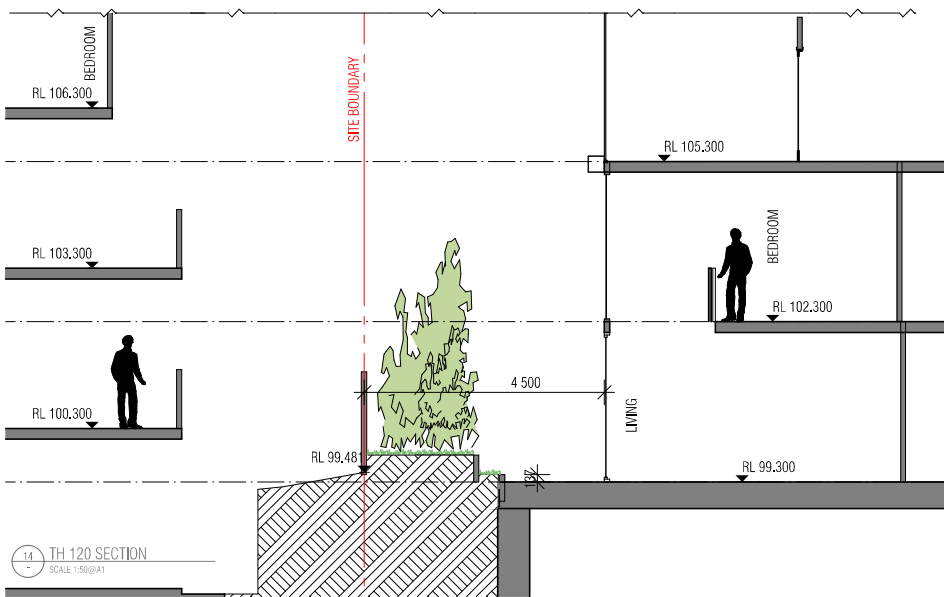
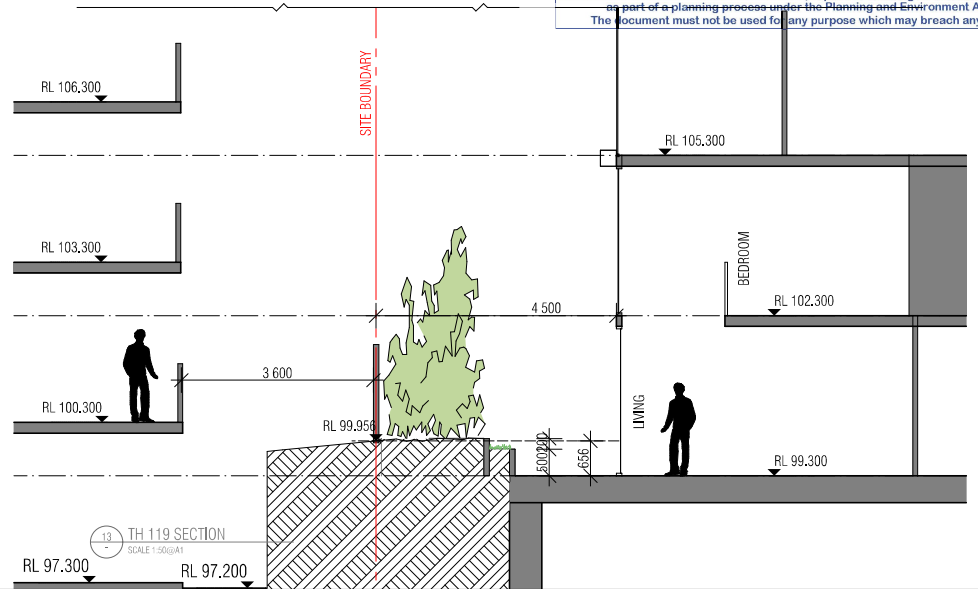
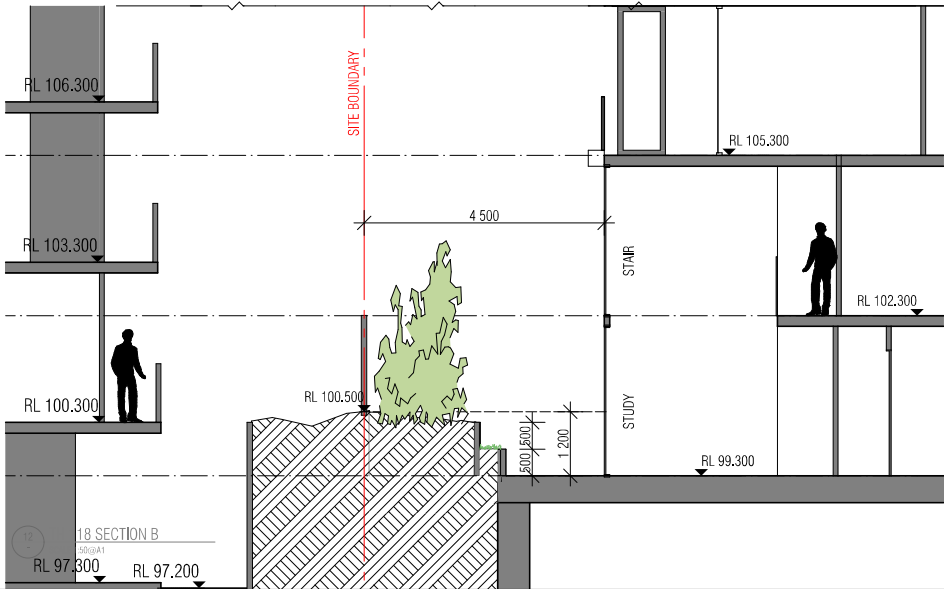
REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

TP305



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NOTE:  
REFER TO LANDSCAPE ARCHITECT  
DRAWINGS FOR LANDSCAPE DETAILS

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REVISION	DESCRIPTION	DATE
01	DESIGN DEVELOPMENT MEETING	
02	DESIGN DEVELOPMENT MEETING	26/01/2017
03	DESIGN DEVELOPMENT MEETING	05/12/2017

**QUALITY ASSURANCE**

This project is subject to the FKA Quality Assurance System

- Scheme Design Review for this project is yet to be completed.
- Design Development Review for this project is yet to be completed.
- Tender Documentation Review for this project is yet to be completed.
- Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped UNCONTROLLED (UNCONTROLLED) it is to be considered a draft, subject to revision without notice.



**NOTES**

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	08/11/2017	JB	08/11/2017	16019

SCALE: 1:50@A1

PROJECT: PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

REVISION: DRAWING NO.

02 | RESUBMIT TO COUNCIL

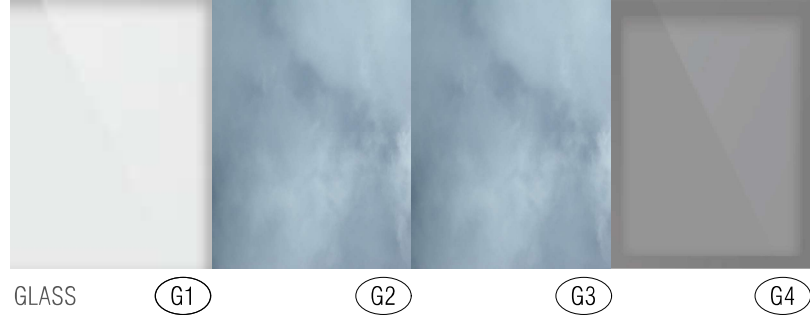
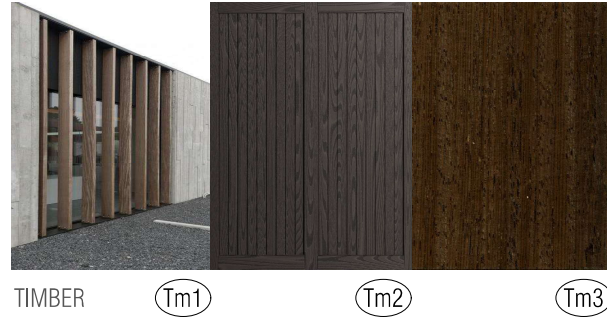
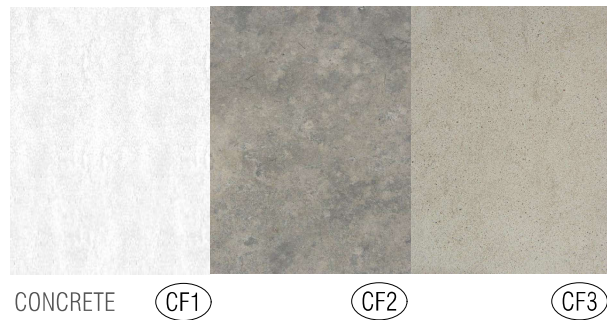
TP307





# → PRIMARY FACADE MATERIALS

- CF1** CONCRETE OR CONCRETE LOOK OR PAINTED FINISH 1 (LIGHT)  
LIGHT CEMENT CLASS 2
- CF2** CONCRETE OR CONCRETE LOOK OR PAINTED FINISH 1 (DARK)  
DARK CEMENT CLASS 2
- CF3** CONCRETE OR CONCRETE LOOK OR PAINTED FINISH 1 (MID)  
MID CEMENT CLASS 2
- Tm1** TIMBER OR TIMBER LOOK TYPE 1
- Tm2** TIMBER OR TIMBER LOOK GARAGE DOOR
- Tm3** TIMBER OR TIMBER LOOK CLADDING
- G1** GLASS TYPE 1 (CLEAR)
- G2** GLASS TYPE 2 (LIGHT)
- G3** GLASS TYPE 3 (MID)
- G4** GLASS TYPE 4 (DARK)
- M1** METAL OR METAL LOOK SCREENING FINISH 1
- M2** METAL OR METAL LOOK PLANTER BOX FINISH 2
- M3** METAL OR METAL LOOK FRAME FINISH 3
- M4** METAL CABLE FINISH 4



PLANNING AND ENVIRONMENT ACT 1987  
MANNINGHAM PLANNING SCHEME  
ADVERTISED PLANS  
Planning Application Number: PL16/026955  
Date: 06 February 2018  
Sheet 39 of 55

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\\p1 Server - Bannerville - 1001 Server 20160219 10am A4 Document 100119 10am A4 TP

REVISION	DATE	DESCRIPTION
01	20.11.2016	ISSUE FOR PERMITTING
02	26.01.2017	ISSUE FOR PERMITTING
03	05.12.2017	ISSUE FOR PERMITTING

**QUALITY ASSURANCE**

This project is subject to the ISO 9001 Quality Assurance System.

Schematic Design Review for this project is yet to be completed.

Design Development Review for this project is yet to be completed.

Tender Documentation Review for this project is yet to be completed.

Construction Documentation Review for this drawing is yet to be completed.

If this drawing is stamped 'NOT FOR CONSTRUCTION' it shall remain the property of FENDER KATSALIDIS ARCHITECTS PTY LTD.

**NOTES**

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other contract documents including those by other consultants, and including specifications. Seek the fabricator of components, or fabricator, for exact dimensions shall take precedence to stated dimensions.

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DRAWN	DATE	CHECKED	PLOT DATE	JOB NO.
ML	05.11.2017	JB	05.11.2017	16019

**SCALE**  
1:200@A1

**PROJECT**  
PROPOSED APARTMENTS  
90-96 TRAM ROAD  
DONCASTER VICTORIA 3108

**FENDER KATSALIDIS Architects**

70 CITY ROAD SOUTHBANK  
3006 VICTORIA AUSTRALIA  
61 3 8696 3888 TELEPHONE  
61 3 9682 5923 FACSIMILE

**PROJECT TITLE**  
MATERIALS AND FINISHES

**REVISION: DRAWING NO.**  
02 | RESUBMIT TO COUNCIL

**TP500**

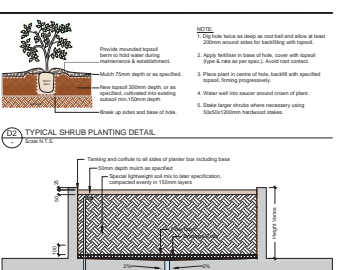
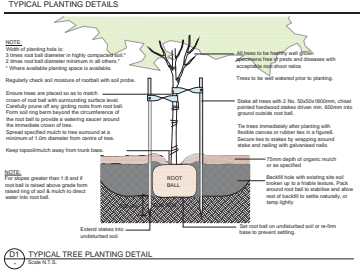




- LEGEND**
- Proposed New Trees (Refer to Plant Schedule)
  - Proposed New Shrubs (Refer to Plant Schedule)
  - Proposed New Groundcovers & Grasses (Refer to Plant Schedule)
  - Proposed New Climbers (Refer to Plant Schedule)
  - Reinstated/Revised Network (Refer to Specifications)
  - Proposed New Aggregate Ground Surface (Refer to Specifications)
  - Proposed New Paving (Refer to Architectural Drawings)
  - Proposed New Non-slip Concrete Pavers (Refer to Laid Detail)
  - Proposed New Concrete Paving (Refer to Architectural Drawings)
  - Proposed New Paved Planting (Refer to Laid Detail)
  - Proposed New Concrete Paving (Refer to Architectural Drawings)
  - Proposed New Street Tree Cans (Refer to Manufacturer's Data Sheet)

**PLANT SCHEDULE**

SYM	BOTANICAL NAME	COMMON NAME	DE WIND	HEIGHT	WIDTH	DE SUPPLY	QTY
AP1	Acer davidi gresseri 'Variegata'	Variegated Japanese Larch	DBS	4.0 - 5.0m	3.0m x 3.0m	1.000	1
AP2	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP3	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP4	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP5	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP6	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP7	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP8	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP9	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP10	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP11	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP12	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP13	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP14	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP15	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP16	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP17	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP18	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP19	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP20	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP21	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP22	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP23	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP24	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP25	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP26	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP27	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP28	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP29	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP30	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP31	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP32	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP33	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP34	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP35	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP36	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP37	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP38	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP39	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP40	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP41	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP42	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP43	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP44	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP45	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP46	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP47	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP48	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP49	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP50	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP51	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP52	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP53	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP54	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP55	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP56	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP57	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP58	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP59	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP60	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP61	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP62	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP63	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP64	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP65	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP66	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP67	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP68	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP69	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP70	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP71	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP72	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP73	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP74	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP75	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP76	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP77	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP78	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP79	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP80	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP81	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP82	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP83	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP84	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP85	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP86	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP87	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP88	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP89	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP90	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP91	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
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AP93	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
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AP97	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP98	Platanus 'Autumn Glory'	Autumn Glory Plane	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1
AP99	Prunus cerasifera 'Chantrelle'	Chantrelle Cherry Pear	DBS	11.0 - 12.0m	3.0m x 3.0m	1.000	1
AP100	Ginkgo biloba	Ginkgo	DBS	10.0 - 12.0m	3.0m x 3.0m	1.000	1



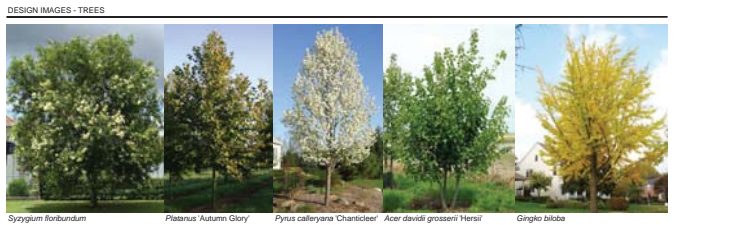
**SPECIFICATION NOTES**

**Plant Protection:** All plants to be protected from damage during construction. Protective measures to be installed around all plants to be protected. Protective measures to be installed around all plants to be protected.

**Planting:** All plants to be planted in accordance with the manufacturer's instructions. All plants to be planted in accordance with the manufacturer's instructions.

**Watering:** All plants to be watered in accordance with the manufacturer's instructions. All plants to be watered in accordance with the manufacturer's instructions.

**Maintenance:** All plants to be maintained in accordance with the manufacturer's instructions. All plants to be maintained in accordance with the manufacturer's instructions.



**GREEN WALL NOTE**

Each proposed upper level 'green wall' planter is to consist of 2 Administration offices (January 2021) and 2 Reception offices (February 2021) (January 2021).

**Planting:** All plants to be planted in accordance with the manufacturer's instructions. All plants to be planted in accordance with the manufacturer's instructions.

**Watering:** All plants to be watered in accordance with the manufacturer's instructions. All plants to be watered in accordance with the manufacturer's instructions.

**Maintenance:** All plants to be maintained in accordance with the manufacturer's instructions. All plants to be maintained in accordance with the manufacturer's instructions.

## 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 37.08 Activity Centre Zone, Schedule 1
- Clause 45.06 Development Contributions Plan Overlay, Schedule 1
- Clause 45.09 Parking Overlay, 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 52.34 Bicycle Facilities
- Clause 65 Decision Guidelines

#### **Zone**

##### Clause 37.08 Activity Centre Zone, Schedule 1

The purpose of the Activity Centre 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 encourage a mixture of uses and the intensive development of the activity centre:*
  - *As a focus for business, shopping, working, housing, leisure, transport and community facilities.*
  - *To support sustainable urban outcomes that maximise the use of infrastructure and public transport.*
- *To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.*
- *To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.*

- *To facilitate use and development of land in accordance with the Development Framework for the activity centre.*

A permit is required to construct a building or construct or carry out works unless the schedule to this zone specifies otherwise.

An apartment development must meet the requirements of Clause 58.

Clause 58 does not apply to an application for a planning permit lodged before the approval date of Amendment VC136.

Schedule 1, relevant to Doncaster Hill Principal Activity Centre outlines the following objectives:

*Land use and development objectives to be achieved*

- *To advance Doncaster Hill as a sustainable and vibrant mixed-use activity centre with a strong sense of place and civic identity.*
- *To develop the centre as a focus for contemporary high density residential development incorporating a mix of complementary retail, social, commercial and entertainment uses.*
- *To ensure the activity centre enhances the social, environmental, economic and cultural elements of the municipality and region, advancing Doncaster Hill as a destination in Melbourne's East.*

*Land use*

- *To provide for a vibrant range of mixed uses that support the strategic role of the Doncaster Hill Principal Activity Centre.*
- *To provide for a high level of activity that attracts people, provides a focal point for the community, creates an attractive and safe urban environment, increasing opportunities for social interaction.*
- *To ensure mixed use development comprises flexible floor spaces for a range of uses.*
- *To substantially increase the provision, intensity and diversity of housing (especially affordable housing), that allows for all sectors of the community to live in the centre.*
- *To provide for high-density residential development on individual sites in conjunction with a diversity of other uses including a mix of retail, commercial, social, community and entertainment uses.*
- *To encourage commercial and small-scale retail uses at the lower level of buildings, with high-density style residential development on upper levels.*

*Built form*

- *To create treed boulevards framed by podiums, consistent front setbacks and a high quality landscape along Doncaster, Williamsons and Tram Roads.*
- *To encourage innovative, contemporary architecture that provides a distinctive sense of identity for the Doncaster Hill Principal Activity Centre.*
- *To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill.*
- *To ensure an appropriate transition in height both within the activity centre and to surrounding neighbourhoods.*
- *To encourage built form that capitalises on key views and vistas including to the middle-ground and distant features including Dandenongs, the Kinglake Ranges and the central Melbourne skyline.*
- *To encourage the provision of urban art within built form or in adjacent public areas.*
- *To encourage the built form at gateway locations identified in the Framework Plan to be designed to act as markers with distinguishing architectural or urban design treatments*



### *Environmental sustainability*

- *To ensure Australian Best Practice environmentally sustainable design is met in relation to building energy management, water sensitive urban design, construction materials, indoor environment quality, waste management and transport.*

### *Public realm*

- *To encourage active street frontages and pedestrian generating activities to be located along main roads.*
- *To ensure public spaces are minimally impacted by overshadowing, including preserving solar access in mid-winter to the key boulevards of Doncaster Road and Williamsons Road.*
- *To facilitate the enjoyment of public urban spaces/plazas, streetscapes, pedestrian and bicycle paths by ensuring that these areas are not excessively overshadowed or affected by wind tunnelling.*
- *To encourage artwork in suitable locations to contribute to creating a distinctive sense of identity.*

### *Open space and landscaping*

- *To achieve development that provides accessible, safe, attractive and functional private and public open space opportunities, which are well connected and integrated within a permeable urban environment.*
- *To create a healthy and consistently landscaped environment that is dominated by native and indigenous planting.*
- *To maximise opportunities for landscaping in the public and private realm.*
- *To ensure each precinct has ready access to well designed public open space.*

### *Transport and access*

- *To achieve development of circulation networks that focus on providing strong linkages within the Doncaster Hill Principal Activity Centre, and enhance public transport, pedestrian and bicycle users' amenity.*
- *To provide for well-defined vehicular, bicycle and pedestrian access both within and external to all precincts, with strong pedestrian crossing points to be established between the north and south sides of Doncaster Road.*
- *To encourage the integration of car parking areas into buildings and the unique sloping landform, including providing under-croft and basement as opposed to open-lot parking.*

Under the ACZ1, the subject site is located in **Precinct 2E**. The objectives for Precinct 2E (clause 5.2-2) are as follows:

- *To encourage an appropriate mix of residential and commercial uses in the precinct.*
- *To encourage the greatest area of high-density development to locate along the Doncaster Road ridgeline.*
- *To encourage the provision of cafes, restaurants and outdoor eating within the precinct.*
- *To retain and enhance the historic elements within the precinct and develop a link with the historic and arts enclave in Precinct 1.*
- *To support and connect with the pedestrian link proposed for the Doncaster Road, Williamsons and Tram Roads intersection at the western end of the precinct.*
- *To create a landmark gateway building at the eastern and western ends of the precinct.*
- *To create a public urban space/plaza with good solar access abutting the south side of Doncaster Road, with convenient access to the north side.*
- *To develop an area of open space as a passive green park, with urban play opportunities, and located in an area convenient to the precinct with well defined pedestrian links.*

Table 5.2-3 of the Scheme sets out the following precinct requirements:

Maximum height (excluding basement)	Design Element Height:	Setbacks
21.5m	None specified	5m to front podium edge from front boundary  9m to front tower edge from front boundary  4.5m from side boundaries  5m from rear boundary

## Overlays

### Clause 45.06 Development Contributions Plan Overlay

*A permit must not be granted to subdivide land, construct a building or construct or carry out works until a development contributions plan has been incorporated into this scheme.*

*This does not apply to the construction of a building, the construction or carrying out of works or a subdivision specifically excluded by a schedule to this overlay.*

*A permit granted must:*

- *Be consistent with the provisions of the relevant development contributions plan.*
- *Include any conditions required to give effect to any contributions or levies imposed, conditions or requirements set out in the relevant schedule to this overlay.*

### Clause 45.09 Parking Overlay

*This overlay operates in conjunction with Clause 52.06. A schedule to this overlay may:*

- *Vary the requirements of Clause 52.06 as allowed by this overlay.*
- *Specify additional requirements to the requirements of Clause 52.06 as allowed by this overlay.*
- *Specify requirements for the provision of a financial contribution as a way of meeting the car parking requirements of Clause 52.06 or this overlay.*

## State Planning Policy Framework

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

Clause 11.01-1 (Activity Centres) includes the objective to build up activity centres as a focus for high-quality development, activity and living for the whole community by developing a network of activity centres.

Clause 11.01-2 (Activity Centre Planning) includes the objective to encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres which provide a variety of land uses and are highly accessible to the community.

Clause 15.01-1 (Urban Design) seeks to create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity. Strategies towards achieving this are identified as follows:

- *Promote good urban design to make the environment more liveable and attractive.*
- *Ensure new development or redevelopment contributes to community and cultural life by improving safety, diversity and choice, the quality of living and working environments, accessibility and inclusiveness and environmental sustainability.*
- *Require development to respond to its context in terms of urban character, cultural heritage, natural features, surrounding landscape and climate.*
- *Ensure transport corridors integrate land use planning, urban design and transport planning and are developed and managed with particular attention to urban design aspects.*
- *Encourage retention of existing vegetation or revegetation as part of subdivision and development proposals.*

Clause 15.01-2 (Urban Design Principle) policy objective 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.*

The strategy to achieve this is to apply the listed strategies to development proposals for non-residential development or residential development not covered by Clause 54, Clause 55 or Clause 56.

Responsible Authorities are also required to have regard to the State's *Design Guidelines for Higher Density Housing*, which is referenced at Clause 15.01 of the Scheme.

The strategies include the application of design principles to the proposed development relating to context, public realm, safety, pedestrian spaces, energy and resource efficiency, architectural quality and landscape quality.

Clause 15.01-4 (Design for Safety) policy objective is:

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

The policy seeks to improve community safety and encourage neighbourhood design that makes people feel safe. The strategy identified to achieve this objective is to ensure the design of buildings, public spaces and the mix of activities contribute to safety and perceptions of safety.

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

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

The clause includes several strategies to achieve this objective, including to:

- *Ensure development responds and contributes to existing sense of place and cultural identity.*
- *Ensure development recognises distinctive urban forms and layout and their relationship to landscape and vegetation.*
- *Ensure development responds to its context and reinforces special characteristics of local environment and place by emphasising:*
  - *The underlying natural landscape character.*
  - *The heritage values and built form that reflect community identity.*
  - *The values, needs and aspirations of the community.*

Clause 15.02-1 Sustainable development: Energy and resource efficiency

The policy objective is:

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

The clause has the following strategies:

- *Ensure that buildings and subdivision design improves efficiency in energy use.*
- *Promote consolidation of urban development and integration of land use and transport.*
- *Improve efficiency in energy use through greater use of renewable energy.*
- *Support low energy forms of transport such as walking and cycling.*

Clause 16.01-1 Residential development: Integrated housing

The policy objective is:

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

The clause has the following strategies:

- *Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations, including under-utilised urban land.*
- *Ensure that the planning system supports the appropriate quantity, quality and type of housing, including the provision of aged care facilities.*
- *Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.*
- *Encourage housing that is both water efficient and energy efficient.*

Clause 16.01-2 Residential development: Location of residential development

The policy objective 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.*

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

- *Increase the proportion of housing in Metropolitan Melbourne to be developed within the established urban area, particularly at activity centres, employment corridors and at other strategic sites, and reduce the share of new dwellings in greenfield and dispersed development areas.*
- *Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.*
- *Ensure an adequate supply of redevelopment opportunities within the established urban area to reduce the pressure for fringe development.*
- *Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.*
- *Identify opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.01-3 Strategic redevelopment sites

The policy objective is:

- *To identify strategic redevelopment sites for large residential development in Metropolitan Melbourne.*

Specific reference is made at clause 16.01-3 to “strategic redevelopment sites” which are described as:

- *in and around Central Activity Centres;*
- *in or within easy walking distance of Principal or Major Activity Centres;*
- *in or beside Neighbourhood Activity Centres that are well served by public transport;*

- *on or abutting tram, train, light rail and bus routes that are part of the Principal Public Transport Network and close to employment corridors, Central Activities Districts, Principal or Major Activity Centres;*
- *in or near major modal public transport interchanges that are not in Principal or Major Activity Centres;*
- *able to provide ten or more dwellings, close to activity centres and well served by public transport.*

#### Clause 16.01-4 Housing diversity

The policy objective is:

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

#### 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 18.02-2 Cycling

The policy objective is:

- *To integrate planning for cycling with land use and development planning and encourage as alternative modes of travel.*

The clause includes several strategies to achieve this objective including to:

Require the provision of adequate bicycle parking and related facilities to meet demand at education, recreation, shopping and community facilities and other major attractions when issuing planning approvals.

#### Clause 18.02-4 Management of the road system

The policy objective is:

- *To manage the road system to achieve integration, choice and balance by developing and efficient and safe network and making the most of existing infrastructure.*

#### Clause 18.02-5 Car parking

The policy objective is:

- *To ensure an adequate supply of car parking that is appropriately designed and located.*

The policy is relevant to the proposal because the application seeks a reduction in the standard car parking requirement of the Scheme. The objective is to ensure an adequate supply of car parking that is appropriately designed and located. It is also required to allocate or require land to be set aside for car parking subject to the existing and potential modes of access including public transport, the demand for off-street car parking, road capacity and the potential for demand management of car parking. Proposals are also encouraged to facilitate the use of public transport.

## **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 21.09 (Activity Centre and Commercial Areas) outlines that *principal, major and identified neighbourhood activity centres will be the focus of increased residential growth and development*. In particular, Doncaster Hill Principal Activity Centre will:

- *Challenges mainstream community planning and building design to achieve desired environmental outcomes.*
- *Provides more local jobs to reduce journey to work trips.*
- *Provides housing where residents may walk to facilities and services.*
- *Encourages reduced levels of car ownership and increased public transport usage.*

The vision for Doncaster Hill Principal Activity Centre is outlined in Council's *Doncaster Hill Strategy (2002)* and includes:

- *To implement the objectives of Melbourne 2030 in respect of Principal Activity Centres as a focus for retail, social, commercial, entertainment, civic and residential uses.*
- *To integrate ecologically sustainable development principles and techniques into every facet of the design, construction and operation/occupancy stages of new development to raise the aspirations of all users, appropriate for a city looking towards a long-term, responsible and sustainable future.*
- *To ensure that built form outcomes demonstrate the use of contemporary architecture combined with innovative urban design and building techniques that incorporate ecologically sustainable design principles.*
- *To emphasise the existing dramatic landform of Doncaster Hill through built form that steps down the hill.*
- *To encourage high density, high rise residential development.*
- *To provide a greater diversity of dwelling types.*
- *To alleviate pressure for more intense residential development in established urban areas.*
- *To reduce travel demand and change travel behaviour.*
- *To promote the development of sustainable transport options.*
- *To meet the future infrastructure requirements of Doncaster Hill in a comprehensive, timely and equitable way.*
- *To develop an integrated mixed-use precinct for Doncaster Hill Activity Centre which provides for an appropriate mix of uses and functions on a location specific level, including the provision of:*
  - *mixed uses within buildings, particularly along boulevard locations*
  - *small scale retail opportunities at ground floor level in conjunction with other mixed use developments*
  - *additional commercial/office floor space*
  - *flexible floor spaces within buildings to ensure life cycle adaptability.*

Within Doncaster Hill Principal Activity Centre there are various precincts delineated in accordance with their topographic orientation and aspect on Doncaster Hill, their relationship to main roads, and their present and future uses.

Clause 21.10 (Ecologically Sustainable Development) 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 and transport.

In relation to sustainability, the ACZ1 requires applicants to submit a Sustainability Management Plan that *demonstrates the application of Australian best practice rating tools and design principles, use of emerging technology, and a commitment to 'beyond compliance' throughout the construction period and subsequent operation of the development.*

## **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 10 dwellings (varied by the Parking Overlay, Schedule 1).*

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. 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.*

## **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.*