

**PROPOSED RESIDENTIAL TOWNHOUSE DEVELOPMENT  
16-20 THIELE STREET, DONCASTER  
FOR  
PANAVIEW PROPERTIES PTY LTD & KENTHURST PROPERTIES PTY LTD**

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**SHEET LIST**

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**DEVELOPMENT SCHEDULE**

AREA NAME	SIZE	AREA TYPE	LEVEL
<b>COMMON AREA</b>			
COMMON AREA	399 m <sup>2</sup>		UNIT 3 GF
COMMON AREA	41 m <sup>2</sup>	BIN ROOM	BASEMENT
COMMON AREA	393 m <sup>2</sup>	PARKING AREA	BASEMENT
	833 m <sup>2</sup>		
<b>UNIT 1</b>			
UNIT 1	82 m <sup>2</sup>		UNIT 3 GF
UNIT 1	71 m <sup>2</sup>		LEVEL 1 C
UNIT 1	30 m <sup>2</sup>		UNIT 3 2F
UNIT 1	78 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	261 m <sup>2</sup>		
<b>UNIT 1 POS</b>			
UNIT 1 POS	5 m <sup>2</sup>	BALCONY	LEVEL 1 C
UNIT 1 POS	93 m <sup>2</sup>	G/F FRONT YARD	UNIT 3 GF
UNIT 1 POS	38 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	136 m <sup>2</sup>		
<b>UNIT 2</b>			
UNIT 2	76 m <sup>2</sup>		UNIT 3 GF
UNIT 2	47 m <sup>2</sup>		UNIT 3 2F
UNIT 2	80 m <sup>2</sup>		LEVEL 1 C
UNIT 2	75 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	277 m <sup>2</sup>		
<b>UNIT 2 POS</b>			
UNIT 2 POS	6 m <sup>2</sup>	BALCONY	LEVEL 1 C
UNIT 2 POS	41 m <sup>2</sup>	G/F FRONT YARD	UNIT 3 GF
UNIT 2 POS	10 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
UNIT 2 POS	21 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	77 m <sup>2</sup>		
<b>UNIT 3</b>			
UNIT 3	110 m <sup>2</sup>		UNIT 3 GF
UNIT 3	35 m <sup>2</sup>		UNIT 3 2F
UNIT 3	112 m <sup>2</sup>		LEVEL 1 C
UNIT 3	69 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	325 m <sup>2</sup>		
<b>UNIT 3 POS</b>			
UNIT 3 POS	5 m <sup>2</sup>	BALCONY	LEVEL 1 C
UNIT 3 POS	10 m <sup>2</sup>	BALCONY	LEVEL 1 C
UNIT 3 POS	39 m <sup>2</sup>	G/F FRONT YARD	UNIT 3 GF
UNIT 3 POS	16 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
UNIT 3 POS	56 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	126 m <sup>2</sup>		

**DEVELOPMENT SCHEDULE**

AREA NAME	SIZE	AREA TYPE	LEVEL
<b>UNIT 4</b>			
UNIT 4	75 m <sup>2</sup>		UNIT 3 GF
UNIT 4	30 m <sup>2</sup>		UNIT 3 2F
UNIT 4	78 m <sup>2</sup>		LEVEL 1 C
UNIT 4	56 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	240 m <sup>2</sup>		
<b>UNIT 4 POS</b>			
UNIT 4 POS	7 m <sup>2</sup>	BALCONY	LEVEL 1 C
UNIT 4 POS	42 m <sup>2</sup>	G/F FRONT YARD	UNIT 3 GF
UNIT 4 POS	44 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	92 m <sup>2</sup>		
<b>UNIT 5</b>			
UNIT 5	75 m <sup>2</sup>		BASEMENT
UNIT 5	76 m <sup>2</sup>		UNIT 3 GF
UNIT 5	80 m <sup>2</sup>		LEVEL 1 C
UNIT 5	47 m <sup>2</sup>		UNIT 3 2F
	278 m <sup>2</sup>		
<b>UNIT 5 POS</b>			
UNIT 5 POS	6 m <sup>2</sup>	BALCONY	LEVEL 1 C
UNIT 5 POS	41 m <sup>2</sup>	G/F FRONT YARD	UNIT 3 GF
UNIT 5 POS	20 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
UNIT 5 POS	9 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	76 m <sup>2</sup>		
<b>UNIT 6</b>			
UNIT 6	74 m <sup>2</sup>		UNIT 3 GF
UNIT 6	80 m <sup>2</sup>		LEVEL 1 C
UNIT 6	27 m <sup>2</sup>		UNIT 3 2F
UNIT 6	77 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	258 m <sup>2</sup>		
<b>UNIT 6 POS</b>			
UNIT 6 POS	6 m <sup>2</sup>	BALCONY	LEVEL 1 C
UNIT 6 POS	80 m <sup>2</sup>	PRIVATE OPEN SPACE	UNIT 3 GF
UNIT 6 POS	34 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	120 m <sup>2</sup>		
<b>UNIT 7</b>			
UNIT 7	69 m <sup>2</sup>		UNIT 3 GF
UNIT 7	72 m <sup>2</sup>		LEVEL 1 C
UNIT 7	22 m <sup>2</sup>		UNIT 3 2F
UNIT 7	76 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	239 m <sup>2</sup>		
<b>UNIT 7 POS</b>			
UNIT 7 POS	60 m <sup>2</sup>	G/F PRIMARY SECLUDED POS	UNIT 3 GF
UNIT 7 POS	35 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	94 m <sup>2</sup>		

**DEVELOPMENT SCHEDULE**

AREA NAME	SIZE	AREA TYPE	LEVEL
<b>UNIT 8</b>			
UNIT 8	59 m <sup>2</sup>		UNIT 3 GF
UNIT 8	63 m <sup>2</sup>		LEVEL 1 C
UNIT 8	25 m <sup>2</sup>		UNIT 3 2F
UNIT 8	66 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	212 m <sup>2</sup>		
<b>UNIT 8 POS</b>			
UNIT 8 POS	25 m <sup>2</sup>	G/F PRIMARY SECLUDED POS	UNIT 3 GF
UNIT 8 POS	18 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
UNIT 8 POS	17 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	60 m <sup>2</sup>		
<b>UNIT 9</b>			
UNIT 9	67 m <sup>2</sup>		UNIT 3 GF
UNIT 9	72 m <sup>2</sup>		LEVEL 1 C
UNIT 9	33 m <sup>2</sup>		UNIT 3 2F
UNIT 9	73 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	245 m <sup>2</sup>		
<b>UNIT 9 POS</b>			
UNIT 9 POS	25 m <sup>2</sup>	G/F PRIMARY SECLUDED POS	UNIT 3 GF
UNIT 9 POS	21 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
UNIT 9 POS	14 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	60 m <sup>2</sup>		
<b>UNIT 10</b>			
UNIT 10	67 m <sup>2</sup>		UNIT 3 GF
UNIT 10	71 m <sup>2</sup>		LEVEL 1 C
UNIT 10	31 m <sup>2</sup>		UNIT 3 2F
UNIT 10	74 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	243 m <sup>2</sup>		
<b>UNIT 10 POS</b>			
UNIT 10 POS	25 m <sup>2</sup>	G/F PRIMARY SECLUDED POS	UNIT 3 GF
UNIT 10 POS	30 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
UNIT 10 POS	8 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	63 m <sup>2</sup>		
<b>UNIT 11</b>			
UNIT 11	66 m <sup>2</sup>		UNIT 3 GF
UNIT 11	71 m <sup>2</sup>		LEVEL 1 C
UNIT 11	31 m <sup>2</sup>		UNIT 3 2F
UNIT 11	74 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	243 m <sup>2</sup>		
<b>UNIT 11 POS</b>			
UNIT 11 POS	25 m <sup>2</sup>	G/F PRIMARY SECLUDED POS	UNIT 3 GF
UNIT 11 POS	30 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
UNIT 11 POS	8 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	63 m <sup>2</sup>		

**DEVELOPMENT SCHEDULE**

AREA NAME	SIZE	AREA TYPE	LEVEL
<b>UNIT 12</b>			
UNIT 12	66 m <sup>2</sup>		UNIT 3 GF
UNIT 12	71 m <sup>2</sup>		LEVEL 1 C
UNIT 12	31 m <sup>2</sup>		UNIT 3 2F
UNIT 12	74 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	242 m <sup>2</sup>		
<b>UNIT 12 POS</b>			
UNIT 12 POS	25 m <sup>2</sup>	G/F PRIMARY SECLUDED POS	UNIT 3 GF
UNIT 12 POS	30 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
UNIT 12 POS	8 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	63 m <sup>2</sup>		
<b>UNIT 13</b>			
UNIT 13	66 m <sup>2</sup>		UNIT 3 GF
UNIT 13	75 m <sup>2</sup>		LEVEL 1 C
UNIT 13	31 m <sup>2</sup>		UNIT 3 2F
UNIT 13	74 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	246 m <sup>2</sup>		
<b>UNIT 13 POS</b>			
UNIT 13 POS	25 m <sup>2</sup>	G/F PRIMARY SECLUDED POS	UNIT 3 GF
UNIT 13 POS	30 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
UNIT 13 POS	8 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	63 m <sup>2</sup>		
<b>UNIT 14</b>			
UNIT 14	68 m <sup>2</sup>		UNIT 3 GF
UNIT 14	73 m <sup>2</sup>		LEVEL 1 C
UNIT 14	17 m <sup>2</sup>		UNIT 3 2F
UNIT 14	75 m <sup>2</sup>	GARAGE AND STORAGE	BASEMENT
	233 m <sup>2</sup>		
<b>UNIT 14 POS</b>			
UNIT 14 POS	52 m <sup>2</sup>	G/F PRIMARY SECLUDED POS	UNIT 3 GF
UNIT 14 POS	34 m <sup>2</sup>	ROOFTOP GARDEN	UNIT 3 2F
	86 m <sup>2</sup>		

**SITE STATISTICS AND CALCULATIONS**

BUILDING FOOTPRINT:	1,082.0 SQ.M
SITE AREA:	2,173.9 SQ.M
SITE COVERAGE:	49.77%
NON-PERMEABLE AREA:	1,346.45 SQ.M
PERMEABLE AREA:	827.45 SQ.M
PERMEABILITY PERCENTAGE:	38.06%

1	RESPONSE TO RFI	21 NOV 2017
2	RESPONSE TO RFI 2	15 MAR 2018

**TOWN PLANNING**

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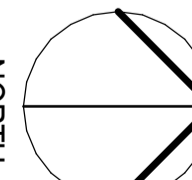
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David Cheng

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**PROPOSED TOWNHOUSE REDEVELOPMENT**  
16-20 THIELE STREET, DONCASTER

TITLE  
**COVER SHEET AND DEVELOPMENT SUMMARY**

PROJECT NO. 201638  
DRAWING ISSUED 16 MAR 18  
DRAWN BY DC  
CHECKED DC  
SCALE @ A1 1 : 1



Builders / Contractors shall verify job dimensions before any job commences. Figured dimensions shall take precedence over scaled work. Work shall also conform to the specifications, other drawings and job dimensions. All shop drawings shall be submitted to the Architect / Consultant and manufacture prior to the return of inspected shop drawings signed by the Architect / Consultant. Copyright 2013. All rights reserved.

PROJECT NO.	DRAWING NO.	REVISION
201638	TP00	2



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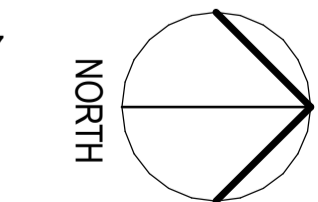
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16-20 THIELE STREET, DONCASTER

TITLE  
**NEIGHBOURHOOD SITE DESCRIPTION**

PROJECT NO. 201638  
DRAWING ISSUED 21 NOV 2017  
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PROJECT NO. 201638 DRAWING NO. TP01 REVISION



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- 1 STREET FRONTAGE SETBACK IN LINE WITH EXISTING SEWER BASEMENT.
- 2 2.5m SETBACK TO THE SOUTH OF BOUNDARY TO MINIMIZE IMPACT ON ADJACENT BUILDINGS
- 3 SETBACK PROVIDED TO THE NORTHERN BOUNDARY (ABOVE GROUND AND IN BASEMENT) TO ENSURE MEANINGFUL LANDSCAPING AROUND THE DEVELOPMENT CAN BE ACHIEVED.
- 4 ADDITIONAL WIDTH PROVIDED FOR INTERNAL PEDESTRIAN THROUGHFARE ENABLING OPPORTUNITIES FOR HARD LANDSCAPING AND PLANTER BOXES TO CREATE A SENSE OF ENTRY AND COMMUNITY TO TOWNHOUSES AT REAR.
- 5 BASEMENT ENTRY RAMP LOCATED TO THE CENTRE OF THE SITE TO ENSURE BASEMENT DEPTH IS MINIMIZED WHILST MAXIMIZING DISTANCE BETWEEN CROSSOVERS BETWEEN NORTH AND SOUTHERN PROPERTIES.
- 6 2.5m NORTHERN SETBACK TO MINIMIZE IMPACT TO ADJACENT PROPERTIES.
- 7 OPPORTUNITY TO UTILIZE REAR SETBACK AS PRIMARY PRIVATE OPEN SPACE (WITH CONVENIENT ACCESS FROM LIVING AREAS) FOR REAR TO TOWNHOUSES.
- 8 STREET FACING BALCONIES UTILIZED AS PRIMARY PRIVATE OPEN SPACE FOR FRONT UNITS WHILST ACTING AS PASSIVE SURVEILLANCE FOR THIELE ST.
- 9 TOWNHOUSES FOLLOWS THE NATURAL GROUND SLOPE TO MINIMIZE VISUAL BULK AND CREATES FRAGMENTATION AND ARTICULATION TO THE OVERALL DESIGN SCHEME.
- 10 MAIN PEDESTRIAN ENTRY LOCATED AT THE CENTRE OF THE SITE TO CREATE A SEPARATION OF BUILT FORM AND 'WALL' EFFECT.

RESPONSE TO RFI 2 15 MAR 2018

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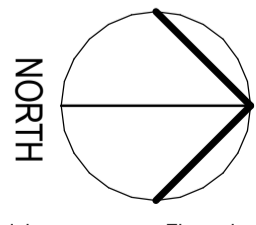
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PROPOSED TOWNHOUSE REDEVELOPMENT  
16-20 THIELE STREET, DONCASTER

TITLE  
DESIGN RESPONSE PLAN

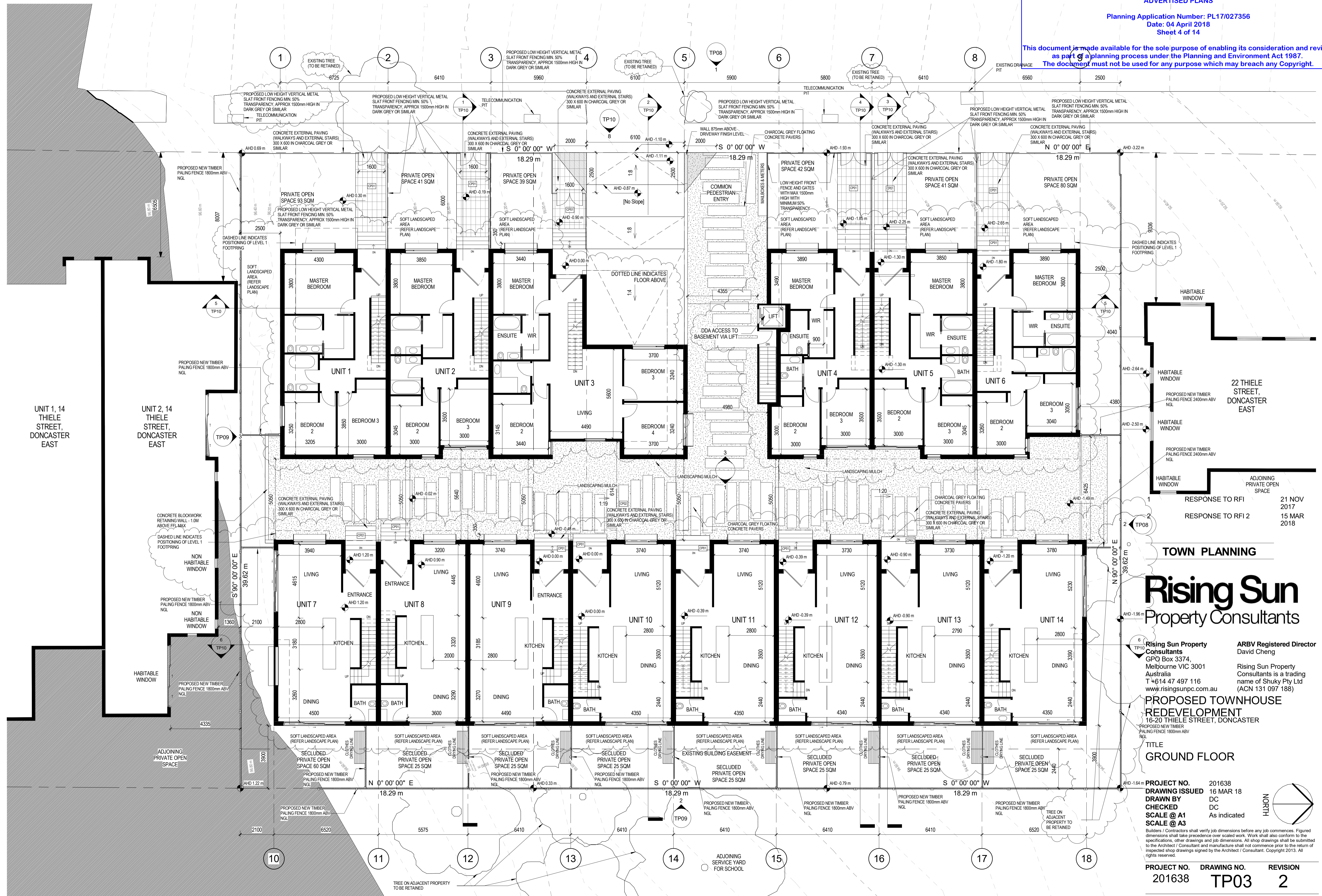
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PROJECT NO.	201638	DRAWING NO.	TP02	REVISION	1
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RESPONSE TO RFI 1  
21 NOV 2017

RESPONSE TO RFI 2  
15 MAR 2018

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**PROPOSED TOWNHOUSE REDEVELOPMENT**  
16-20 THIELE STREET, DONCASTER

TITLE  
**GROUND FLOOR**

**PROJECT NO.** 201638  
**DRAWING ISSUED** 16 MAR 18  
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**CHECKED** DC  
**SCALE @ A1** As indicated

**PROJECT NO.** 201638  
**DRAWING NO.** TP03  
**REVISION** 2



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- 2 RESPONSE TO RFI 2 15 MAR 2018

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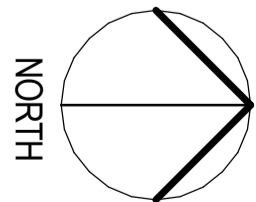
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**PROPOSED TOWNHOUSE REDEVELOPMENT**  
16-20 THIELE STREET, DONCASTER

TITLE  
LEVEL 1

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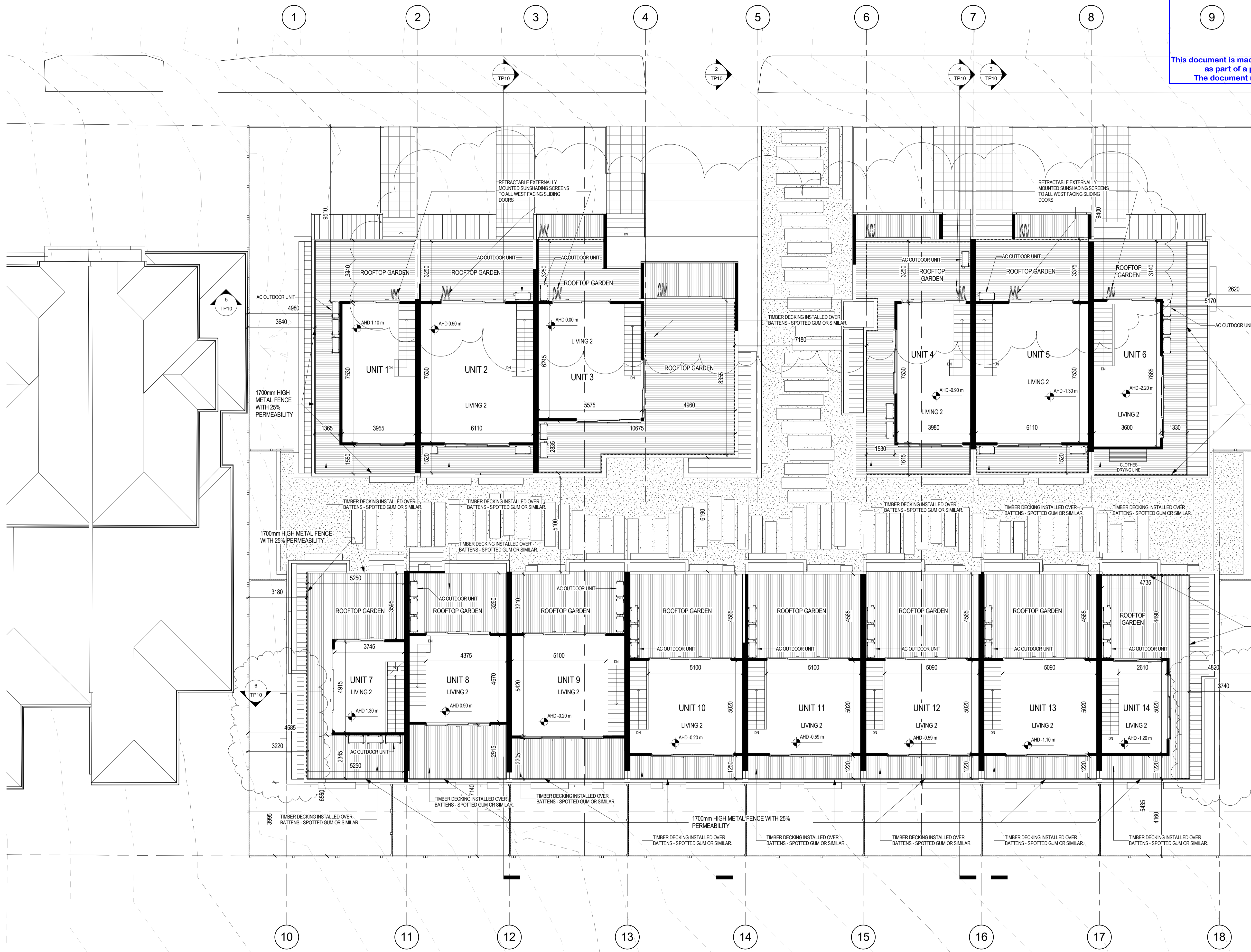
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PROJECT NO.	DRAWING NO.	REVISION
201638	TP04	2

1 LEVEL 1  
1:100



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- 1 RESPONSE TO RFI 21 NOV 2017
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1700mm HIGH METAL FENCE WITH 25% PERMEABILITY **TOWN PLANNING**

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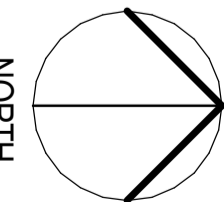
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## PROPOSED TOWNHOUSE REDEVELOPMENT

16-20 THIELE STREET, DONCASTER

TITLE  
**LEVEL 2**

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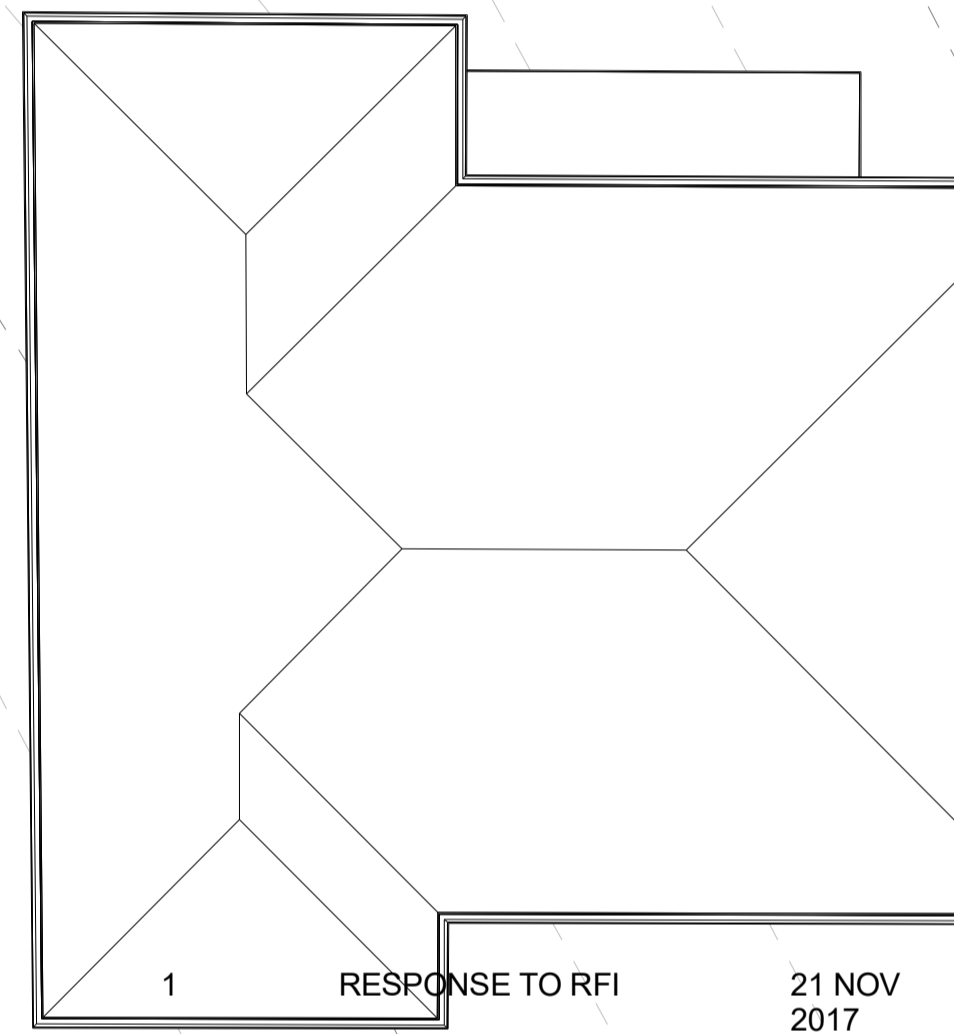
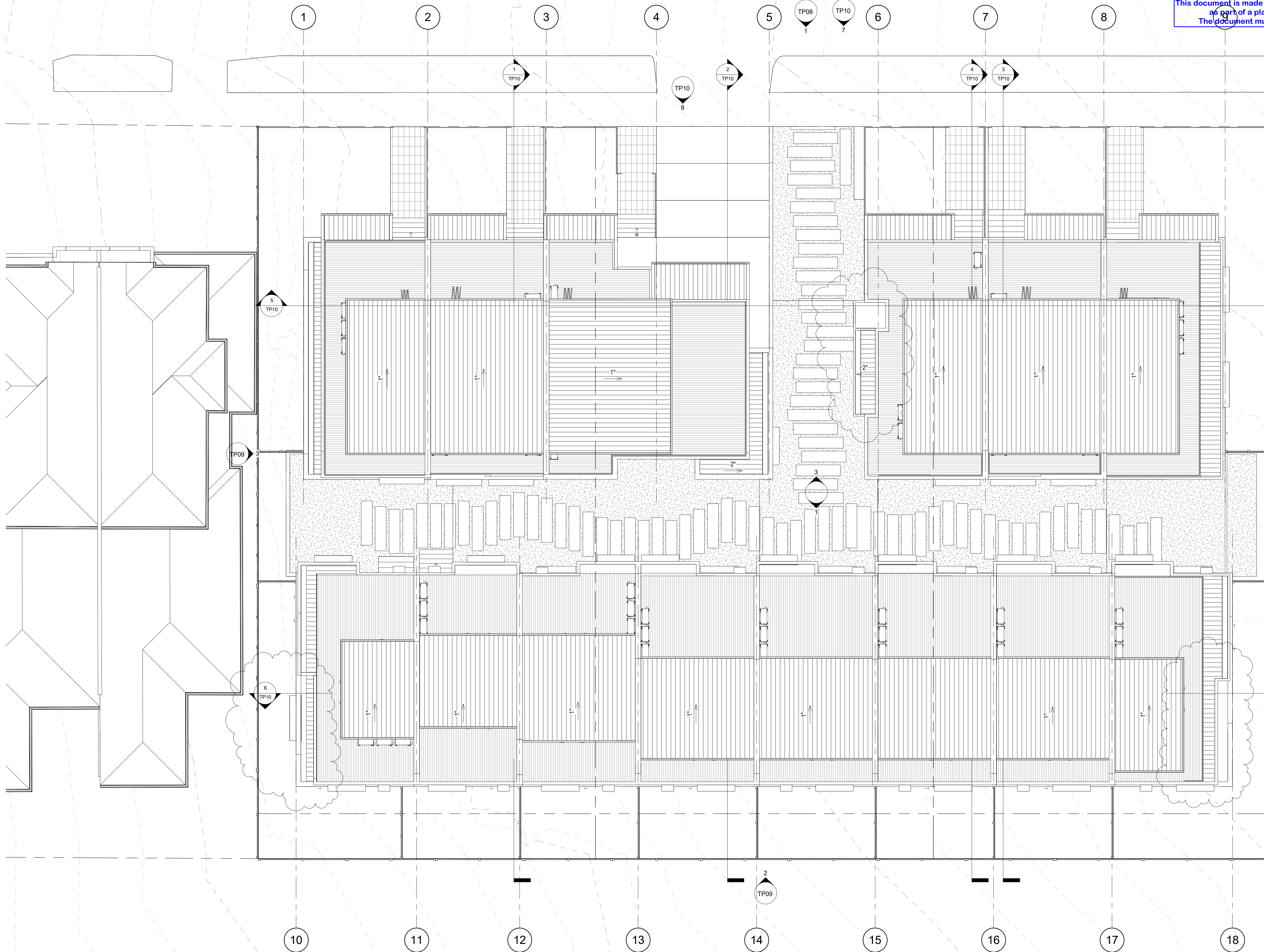


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PROJECT NO.	DRAWING NO.	REVISION
201638	TP05	2



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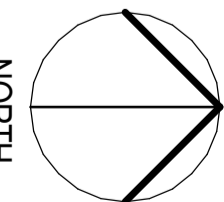
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## PROPOSED TOWNHOUSE REDEVELOPMENT

16-20 THIELE STREET, DONCASTER

TITLE  
ROOF

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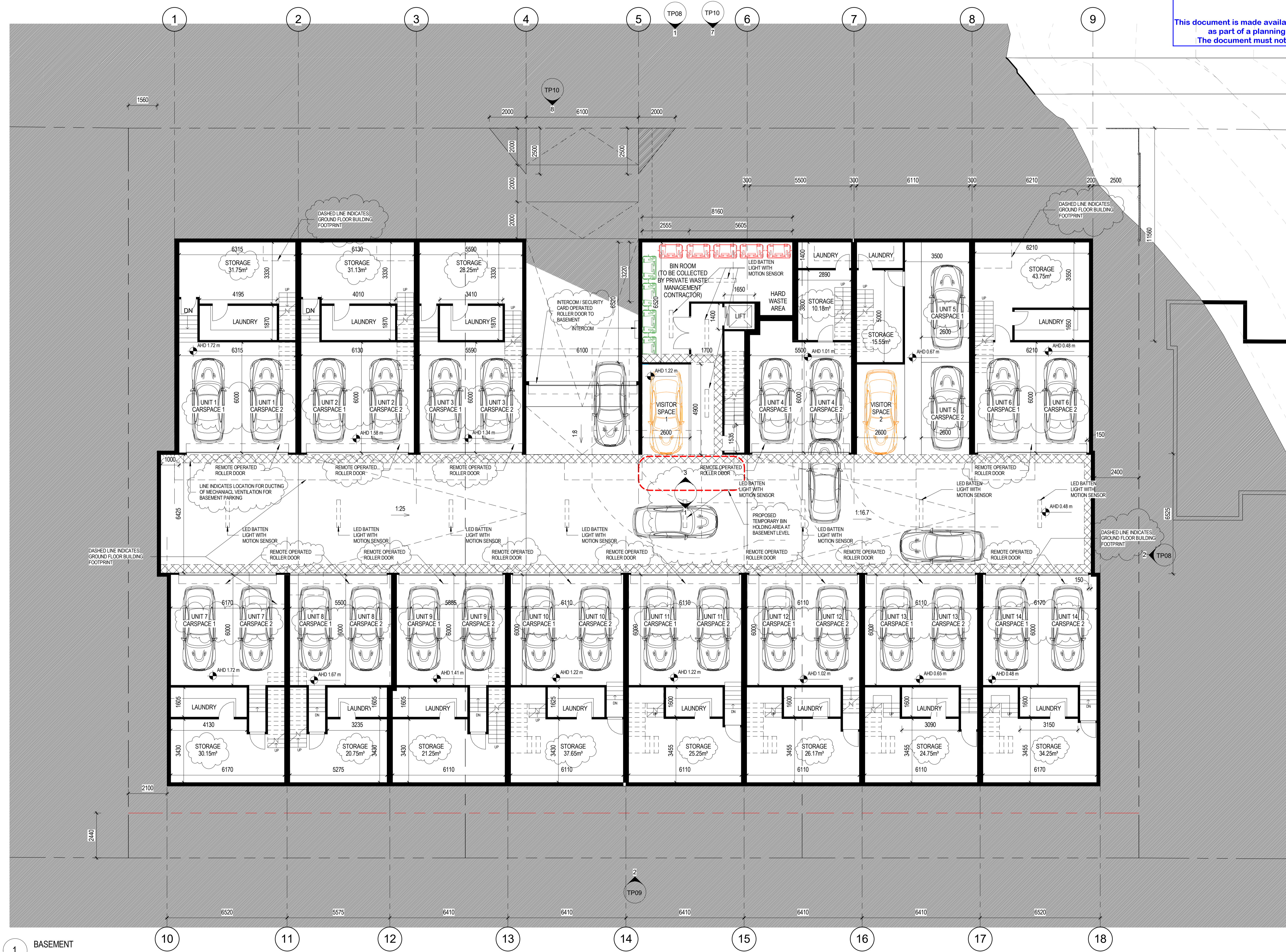


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201638	TP06	2



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TOWN PLANNING

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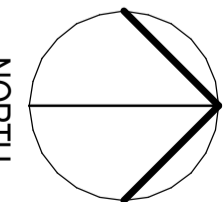
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PROPOSED TOWNHOUSE REDEVELOPMENT  
16-20 THIELE STREET, DONCASTER

TITLE  
BASEMENT

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SCALE @ A3	



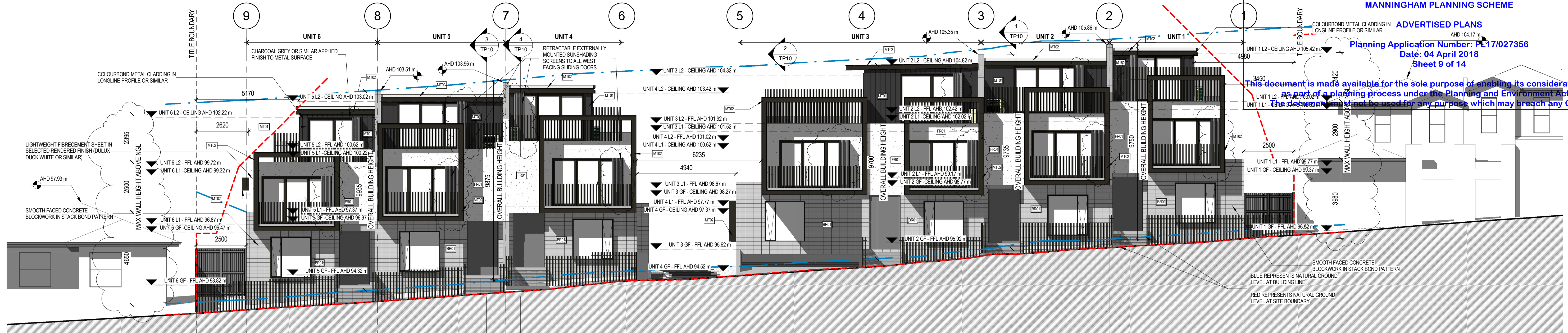
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201638	TP07	2

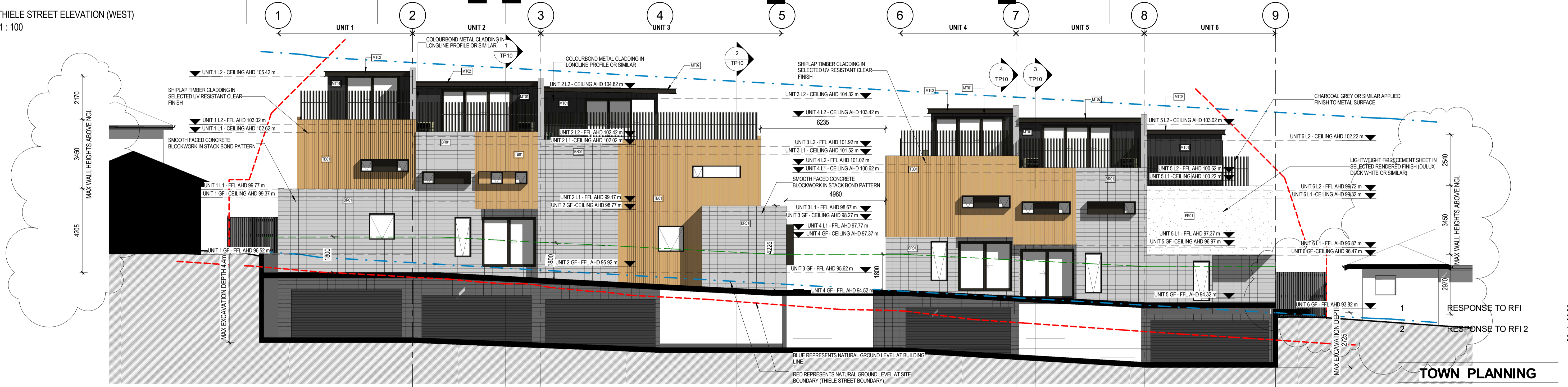
1 BASEMENT  
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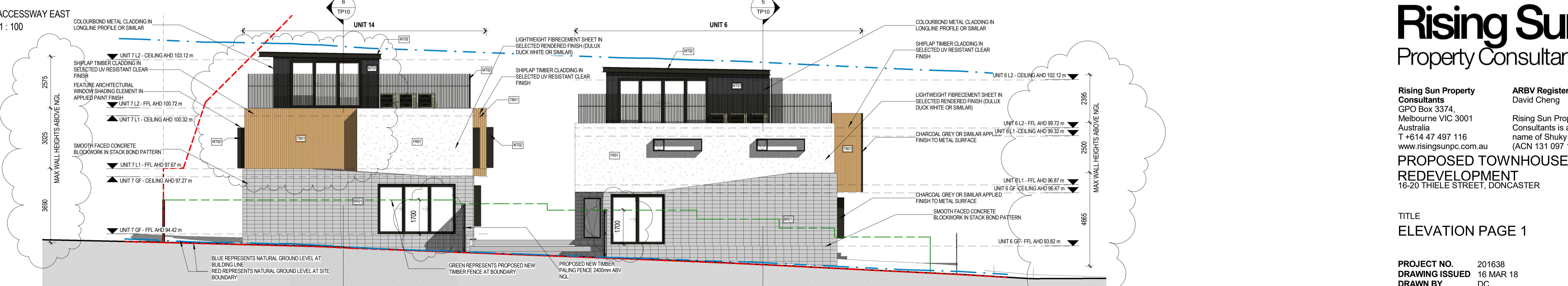
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1 THIELE STREET ELEVATION (WEST)  
1:100



3 ACCESSWAY EAST  
1:100



2 NORTH  
1:100

INDICATIVE ARCHITECTURAL FINISHES



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PROPOSED TOWNHOUSE REDEVELOPMENT  
16-20 THIELE STREET, DONCASTER

TITLE  
ELEVATION PAGE 1

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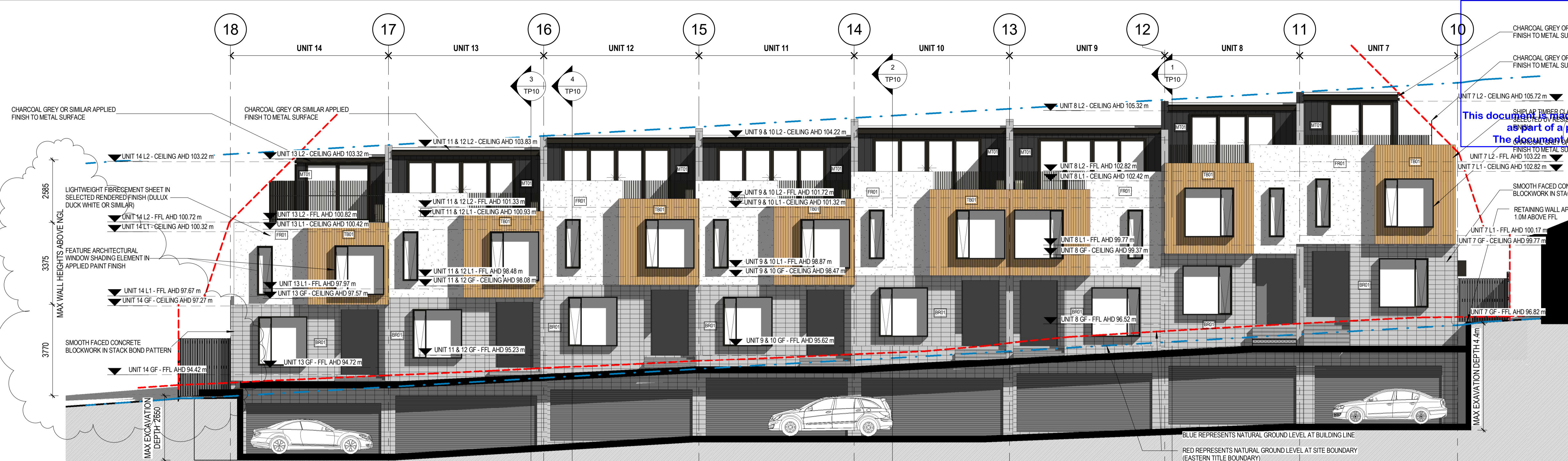
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DRAWING NO. TP08  
REVISION 2

21 NOV 2017  
15 MAR 2018

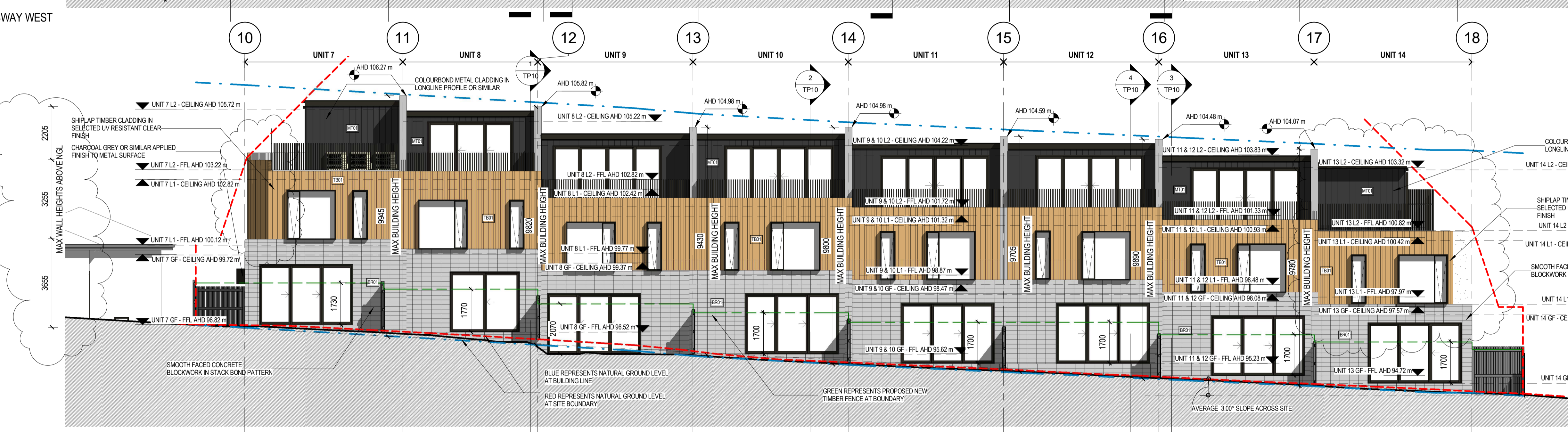
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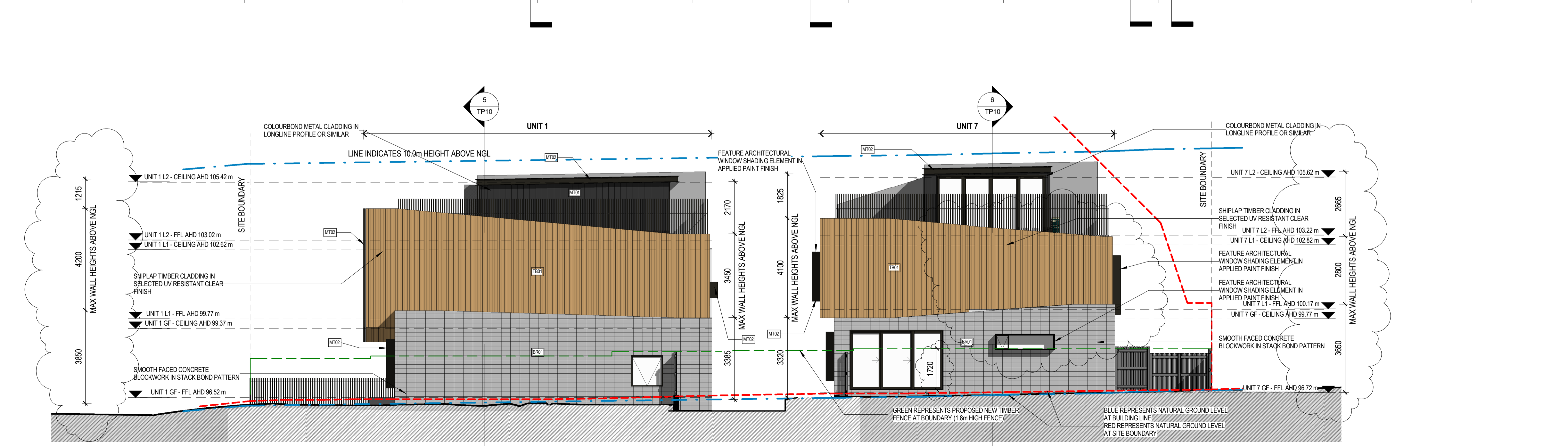
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1 ACCESSWAY WEST  
1:100



2 EAST  
1:100



3 SOUTH  
1:100

RESPONSE TO RFI 21 NOV 2017  
RESPONSE TO RFI 2 15 MAR 2018

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**PROPOSED TOWNHOUSE REDEVELOPMENT**  
16-20 THIELE STREET, DONCASTER

TITLE  
ELEVATION PAGE 2

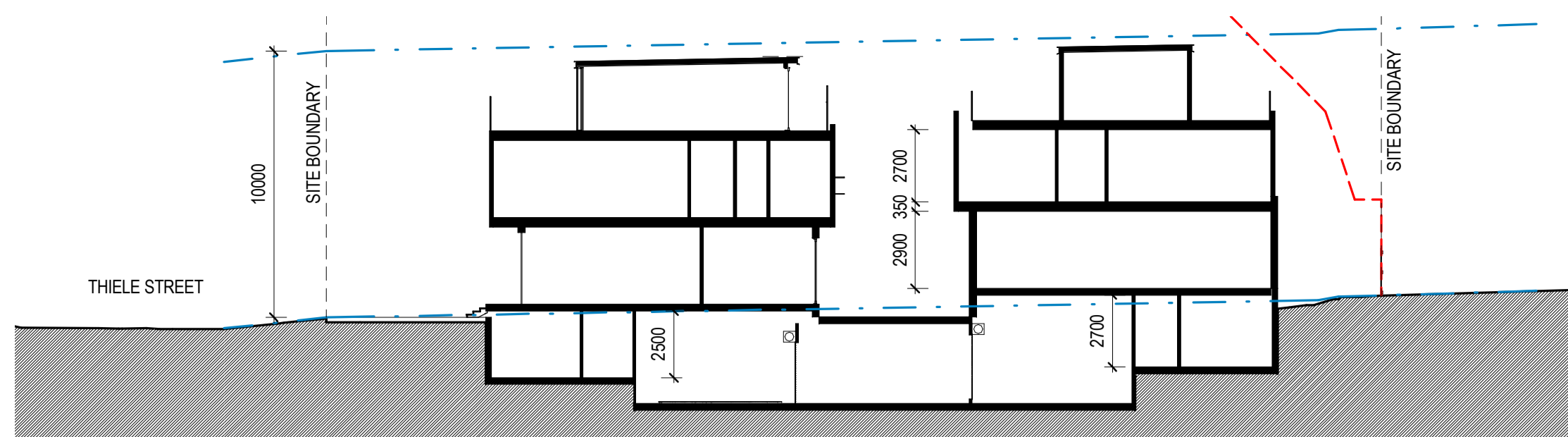
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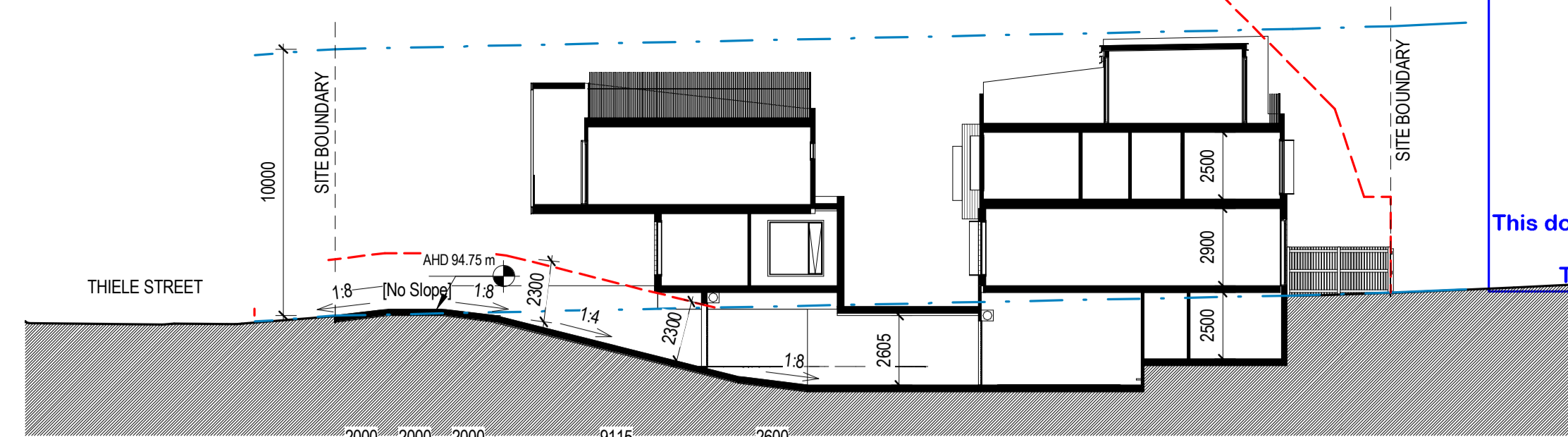
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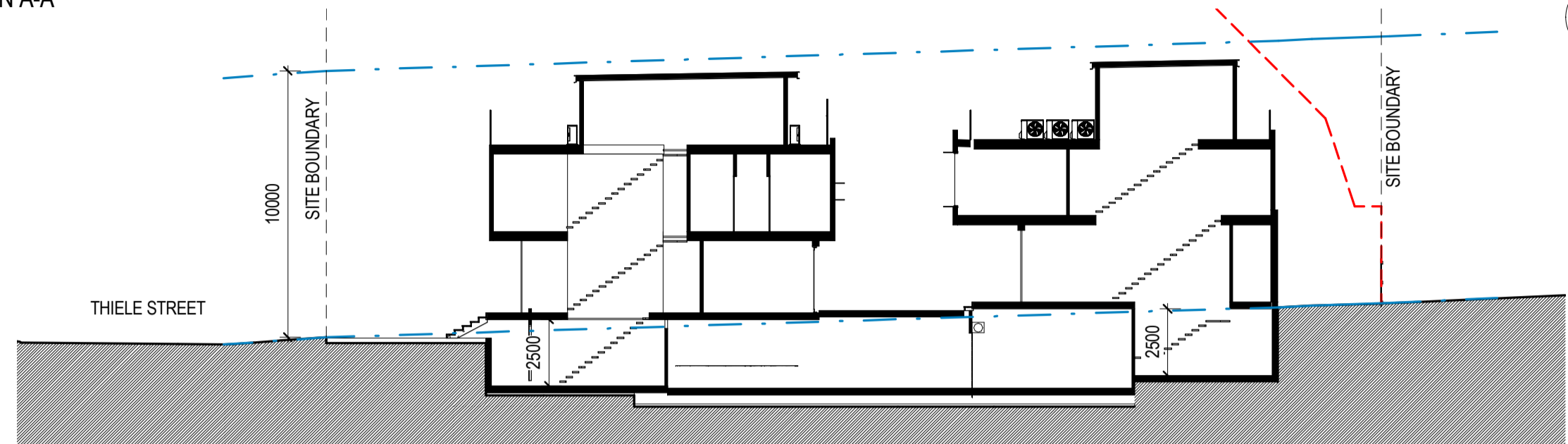
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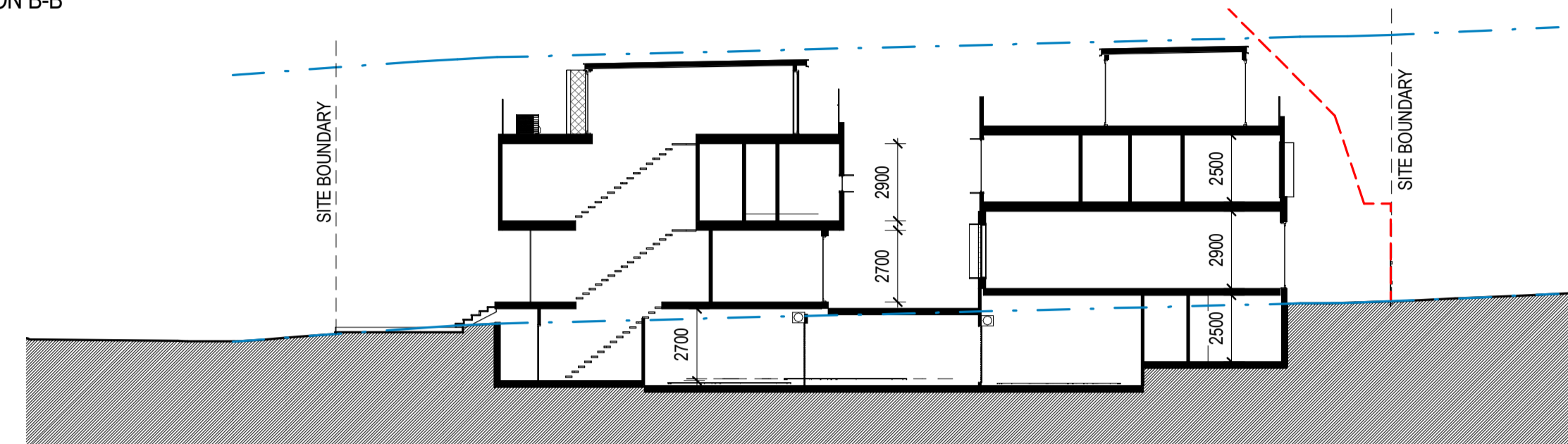
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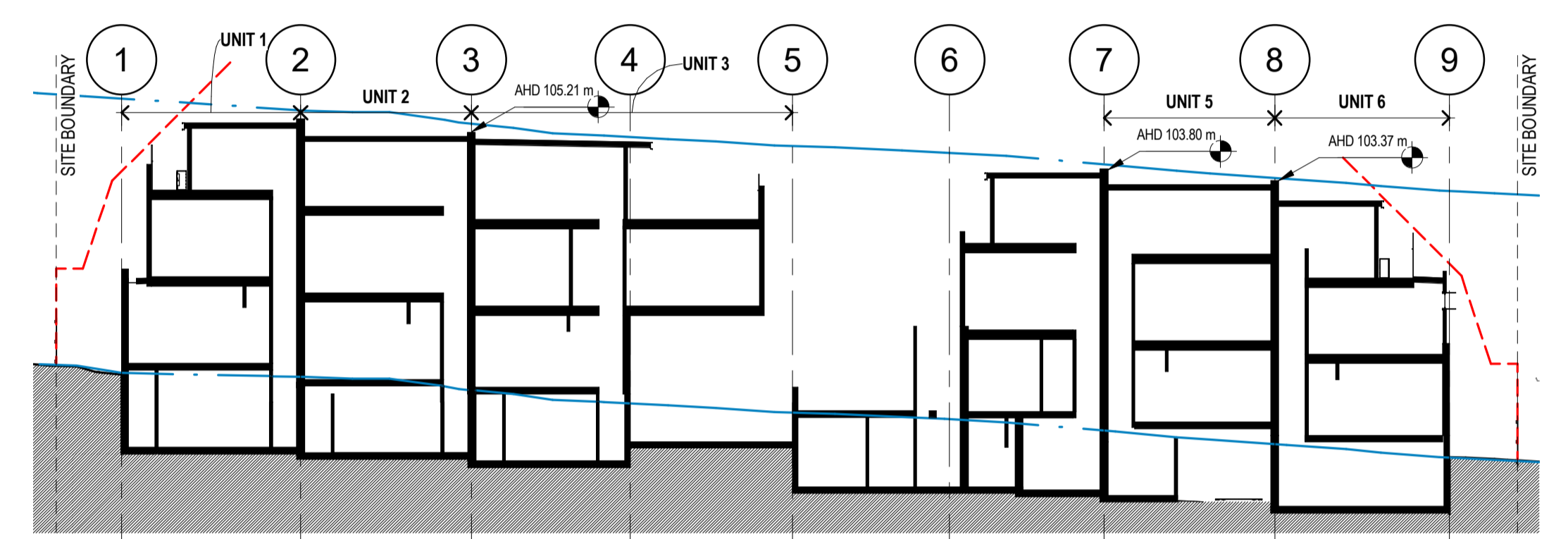
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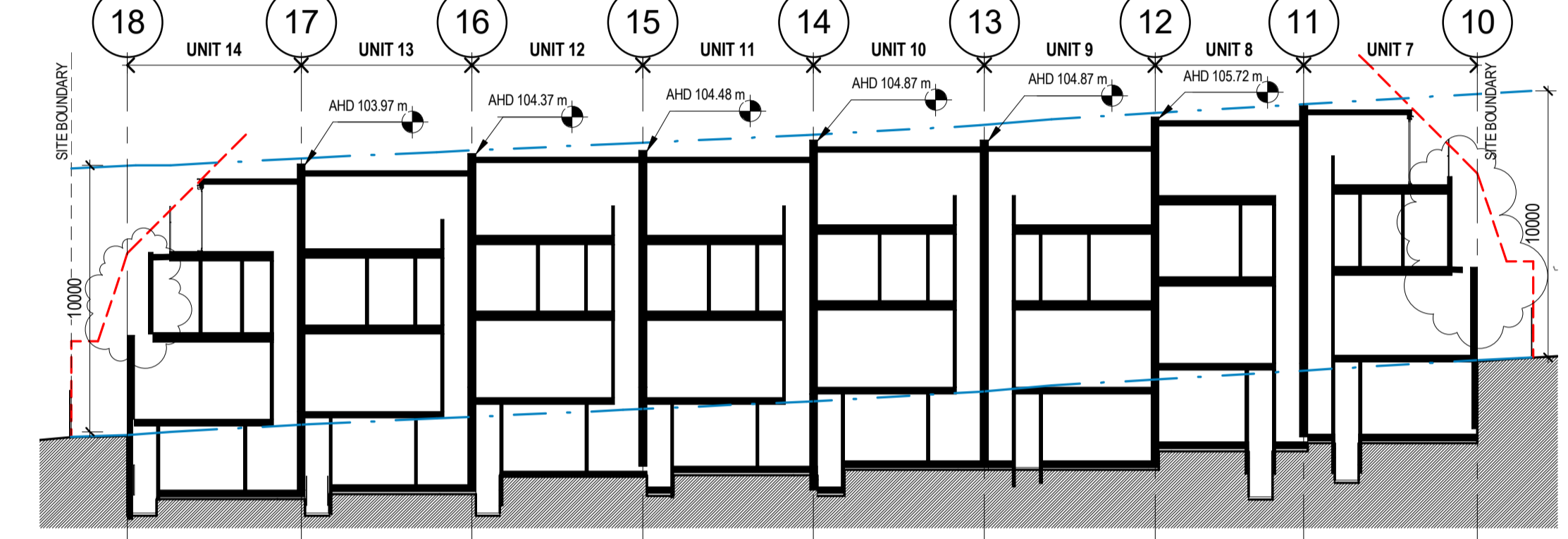
3 SECTION C-C  
1: 200



4 SECTION D-D  
1: 200



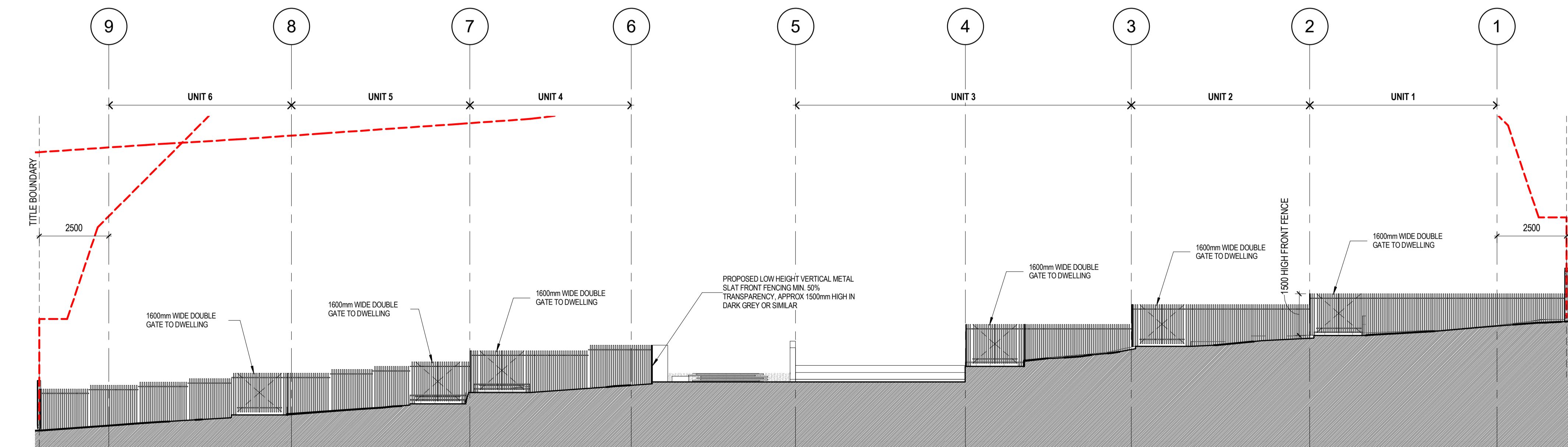
5 MAXIMUM BUILDING HEIGHT SECTION 1  
1: 200



6 MAXIMUM BUILDING HEIGHT SECTION 2  
1: 200



7 STREETScape ELEVATION FULL  
1: 200



8 THIELE STREET FENCE ELEVATION  
1: 100

1 RESPONSE TO RFI 2 15 MAR 2018

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PROPOSED TOWNHOUSE  
REDEVELOPMENT  
16-20 THIELE STREET, DONCASTER

TITLE  
SECTION AND FENCE  
ELEVATION

PROJECT NO. 201638  
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201638	TP10	1

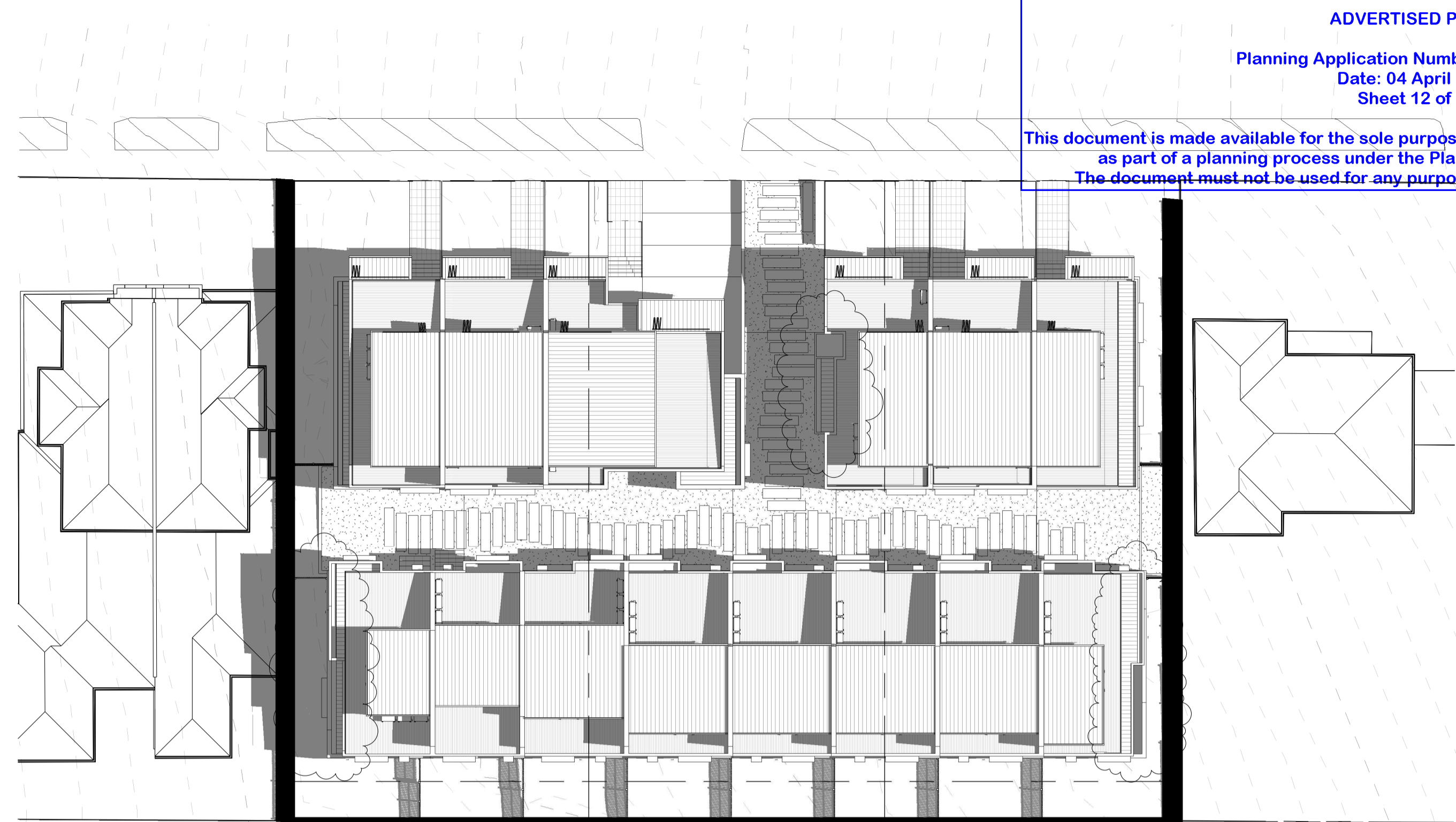


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BLACK HATCH INDICATES EXISTING FENCE SHADOW

1 SHADOW DIAGRAM 22 SEPTEMBER 0900  
1 : 250



BLACK HATCH INDICATES EXISTING FENCE SHADOW

2 SHADOW DIAGRAM 22 SEPTEMBER 1300  
1 : 250



BLACK HATCH INDICATES EXISTING FENCE SHADOW

3 SHADOW DIAGRAM 22 SEPTEMBER 1500  
1 : 250

1	RESPONSE TO RFI	21 NOV 2017
2	RESPONSE TO RFI 2	15 MAR 2018

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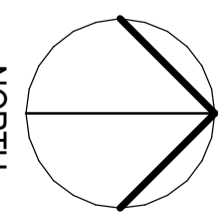
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**PROPOSED TOWNHOUSE REDEVELOPMENT**  
16-20 THIELE STREET, DONCASTER

TITLE  
SHADOW DIAGRAM

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PROJECT NO.	DRAWING NO.	REVISION
201638	TP11	2



Retention of Site Topsoil Prior to the commencement of site works the builder is to scrape the site topsoil and preserve it for later use in tree planting bays.  
Builders rubble and any other matter deleterious to plant growth (e.g. large rocks) shall be removed from the site of new planting.  
Removal of all trees to be by Builder.  
Reinstated site topsoil is to be used throughout the site.  
Date: 04 April 2018  
Sheet 13 of 14  
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The following is to be used for all trees within asphalt cut-outs and garden beds within the new asphalt carpark. It is imperative that site topsoil be used in these areas to help reduce the risk of root girdling and subsequent tree failure. Tree Planting Bays are to be prepared in accordance with the following:

- Remove all objects within the bays including, but not limited to existing trees, signage, light posts and timber edging greater than 80mm in depth. Existing timber edges creating semi-raised planters around existing trees are to be removed;
- Remove all material within the tree planting bays to a sufficient depth to encounter natural subgrade. This is to include existing soil, concrete spillage and all materials deleterious to plant growth. Ensure that there are no impediments to tree roots growing beneath the asphalt (that is remove barriers such as timber edges greater than 150mm in depth);
- Breakup natural subgrade and backfill planting hole with site topsoil, cultivating into the existing site soil to a minimum depth of 150mm. Soil should be lightly compacted to prevent settling of trees;
- Install new trees in a planting hole with dished sides and which is at least 2 times the diameter of the rootball, with the top of the rootball being 50mm below the asphalt paving. Wrap 2No. 80mm dia. slotted PVC Ag drains around the rootball for irrigation purposes;
- Install a no-fines gravel mulch to a minimum depth of 50mm, keeping mulch at least 100mm back from the stem of the tree;
- Install timber tree guards to prevent damage, ensuring that concrete footings are not installed within the asphalt cut-outs;

**Planting**

Planting shall be carried out using accepted horticultural practices with all plants conforming to the species, size and quantities indicated on the Landscape Plan and Plant Schedule. Plants shall be thoroughly soaked through immersion in water prior to planting and if the planting soil is very dry then the planting hole is also to be filled with water and allowed to drain completely. The rootball of semi-advanced trees is to be well irrigated rather than immersed. All plants shall be appropriately hardened off in the nursery. Use plants with the following characteristics: Large healthy root systems with no evidence of root curl or pot bound restriction or damage, vigorous, well established, free from disease and pests and of good form, consistent with the species or variety, hardened off - not soft or forced. Plants that do not meet these requirements will be rejected. Planting holes for shrubs and groundcovers are to be of minimum size 75mm larger than the planting pot in all directions. Semi-advanced tree planting holes are to be the same depth as the rootball and 2-3 times its diameter, with the top of the rootball being at grade. Planting holes are not to be excavated using an auger unless the edges of the hole are later broken up using a spade or similar. The use of augers can smooth the side of the hole and lead to root girdling. A 75mm high berm is to be constructed at edge of root-ball to hold water. All plants are to be thoroughly watered after planting and slow release fertiliser added at the quantities specified by the manufacturer.

1	RESPONSE TO RFI	21 NOV 2017
2	RESPONSE TO RFI 2	15 MAR 2018

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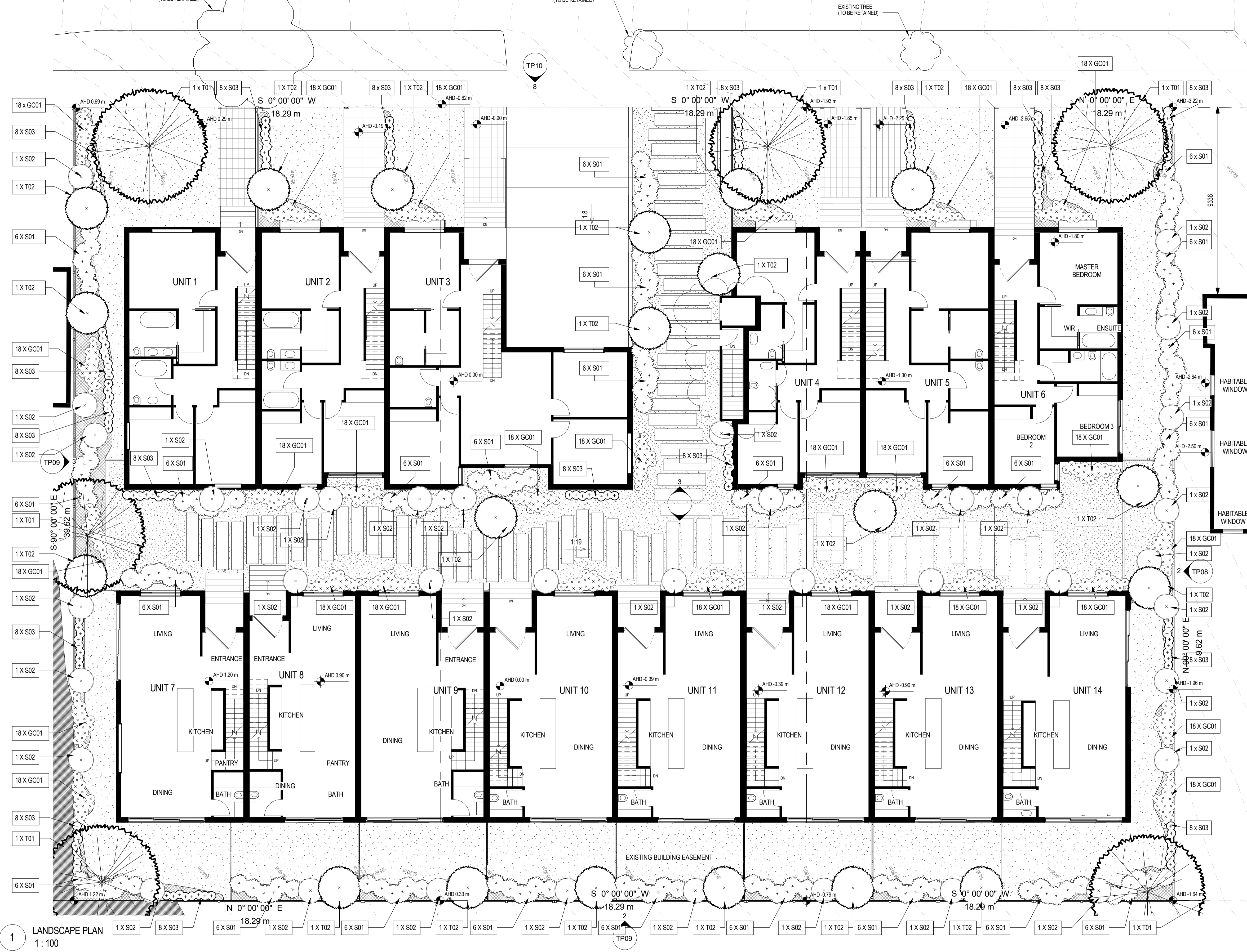
**PROPOSED TOWNHOUSE REDEVELOPMENT**  
16-20 THIELE STREET, DONCASTER

TITLE  
**CONCEPT LANDSCAPE PLAN**

PROJECT NO. 201638  
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201638	TP12	2



1 LANDSCAPE PLAN  
1:100

**GROUND COVER SCHEDULE**

COVER NAME	LOCATION	ESTIMATED AREA
GRASS: RHIZOMATOUS TALL FESCUE	STREET FRONTAGE, SIDE & PRIVATE OPEN SPACE	379.73 SQ.M
EXPOSED AGGREGATE CONCRETE PAVEMENT	DRIVEWAYS	71.7 SQ.M
200 X 400 CONCRETE PAVING STRETCH BOND IN CHARCOAL GREY	PEDESTRIAN ENTRY TO SITE ENTRANCE TO UNIT 1	62.40 SQ.M
CHARCOAL GREY FLOATING PAVERS 600 X 2400	COMMUNAL COURTYARD AREA	113.80 SQ.M
FOREST MULCHING	BASE F ALL GARDEN BEDS	382.9 SQ.M

**PLANTING AND GROUND COVER SCHEDULE**

PLANTING CODE	SPECIMEN NAME	MATURE HEIGHT	QUANTITY
T01	Tristanopsis Laurin (Water Gum / Kanooka)	15.0m	6
T02	Acer Palmatum "Bloodgood" (Japanese Maple Bloodgood)	4.0m	14
S01	Acacia Cognata (Acacia Dwarf Dazzler)	0.75m	132
S02	Nandina Domesticca (Tall Nandina)	2.10m	46
S03	Poa Sieberiana (Wiry Tussock Grass)	0.3m	144
GC01	Brachyscome multifida (Cup-Leaf Daisy)	0.4m	468



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PROPOSED TOWNHOUSE REDEVELOPMENT  
16-20 THIELE STREET, DONCASTER

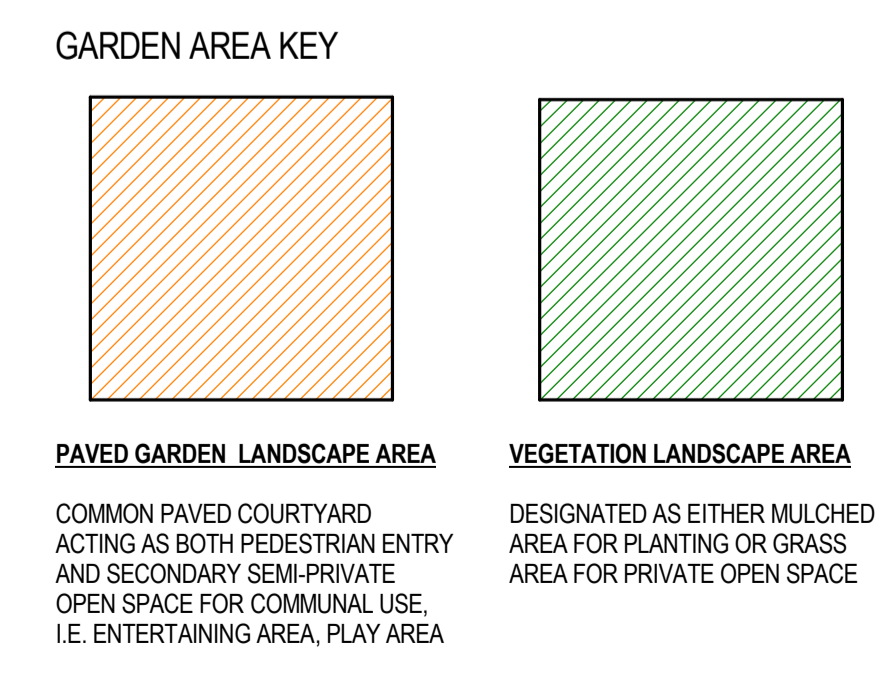
TITLE  
GARDEN AREA SITE PLAN

PROJECT NO. 201638  
DRAWING ISSUED 16 MAR 18  
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SCALE @ A3

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201638	TP13	1

1 GARDEN AREA SITE PLAN  
1 : 100



**SITE STATISTICS AND CALCULATIONS**

VEGETATION AREA AT GROUND:	827.45 SQ.M
TOTAL SITE AREA:	2,173.9
GARDEN AREA PERCENTAGE:	38.06%

GARDEN AREA USAGE CONCEPT





## 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 and which have not been withdrawn;*
- *Any decision and comments of a referral authority which it has received;*
- *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; and*
- *Any significant social effects and economic effects which the responsible authority considers the use or development may have.*

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

### 5.2 MANNINGHAM PLANNING SCHEME

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

- State Planning Policy Framework
- Local Planning Policy Framework
- Clause 32.08 General Residential Zone, Schedule 2
- Clause 43.02 Design and Development Overlay, Schedule 8
- Clause 52.06 Car Parking
- Clause 55 Two or more dwellings on a lot and Residential Buildings
- Clause 65 Decision Guidelines

#### **Zone**

##### Clause 32.08 General Residential Zone, Schedule 2

The purpose of the General Residential 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 development that respects the neighbourhood character of the area.*
- *To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.*
- *To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.*

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



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

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

## Overlay

### Clause 43.02 Schedule 8 to the Design and Development Overlay

The design objectives are as follows:

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

The subject land is located within Sub-Precinct B.

#### Permit Requirement

- *A permit is required to construct or carry out works*
- *A permit is required to construct or extend a front fence within 3 metres of a street, if the fence is associated with 2 or more dwellings on a lot or a residential building.*

#### Building Height & Setbacks

- Any building or works must comply with the requirements set out in Table 1 and 2 of this Schedule.



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

Table 2

Sub-Precinct	Maximum Building Height	Condition regarding minimum land size	Street setback
DDO8-2 (Sub-precinct B)	9 metres, unless the slope of the natural ground level at any cross section wider than eight metres of the site of the building is 2.5 degrees or more, in which case the maximum height must not exceed 10 metres.	NA	For one dwelling on a lot: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 54.03-1 or 6 metres, whichever is the lesser</li> <li>• Minimum side street setback is the distance specified in Clause 54.03-1</li> </ul> For two or more dwellings on a lot or a residential building: <ul style="list-style-type: none"> <li>• Minimum front street setback is the distance specified in Clause 55.03-1 or 6 metres, whichever is the lesser</li> <li>• Minimum side street setback is the distance specified in</li> </ul>



## State Planning Policy Framework

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

### Clause 15.01-1 Urban design

The objective of this policy is:

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

### Clause 15.01-2 Urban design principles

The objective of this policy is:

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

### Clause 15.01-4 Design for safety

The objective of this policy is:

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

Policy guidelines

Planning must consider as relevant:

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

### Clause 15.01-5 Cultural identity and neighbourhood character

The objective of this policy is:

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

### Clause 15.02-1 Energy and resource efficiency

The objective of this policy is:

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

### Clause 16.01-1 Integrated housing

The objective of this policy is:

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

### Clause 16.01-2 Location of residential development

The objective of this policy is:

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

### Clause 16.01-4 Housing diversity

The objective of this policy is:

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

### Clause 16.01-5 Housing affordability

The objective of this policy is:



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

## **Local Planning Policy Framework (LPPF)**

### **Municipal Strategic Statement**

#### Clause 21.03 Key Influences

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

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

#### Clause 21.05 Residential

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

### **The site is within "Precinct 2 –Residential Areas Surrounding Activity Centres and Along Main Roads".**

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

The three sub-precincts within Precinct 2 consist of:

Sub-precinct – Main Road (DDO8-1) is an area where three storey (11 metres) 'apartment style' developments are encouraged on land with a minimum area of 1,800m<sup>2</sup>. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1,800m<sup>2</sup> must all be in the same sub-precinct. All development in the Main Road sub-precinct should have a maximum site coverage of 60 percent.

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

Sub-precinct A (DDO8-2) is an area where two storey units (9 metres) and three storey (11 metres) 'apartment style' developments are encouraged. Three storey, contemporary developments should only occur on land with a minimum area of 1800m<sup>2</sup>. Where the land comprises more than one lot, the lots must be consecutive lots which are side by side and have a shared frontage. The area of 1800m<sup>2</sup> must all be in the same sub-precinct. In this sub-precinct, if a lot has an area less than 1800m<sup>2</sup>, a townhouse style development proposal



only will be considered, but development should be a maximum of two storeys. All development in Sub-precinct A should have a maximum site coverage of 60 percent. Higher developments on the perimeter of sub-precinct A should be designed so that the height and form are sufficiently stepped down, so that the scale and form complement the interface of sub-precinct B, or other adjoining zone.

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

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

Development in Precinct 2 should:

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

#### Clause 21.05-2 Housing

The relevant objectives of this policy are:

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

The strategies to achieve these objectives include:

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

#### Clause 21.05-4 Built form and neighbourhood character

The objective of this policy is:



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

The strategies to achieve this objective include:

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

## **Local Planning Policy**

### Clause 22.08 Safety through urban design

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

### Clause 22.09 Access for disabled people

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

### Clause 22.12 Environmentally Sustainable Development

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

## **Particular Provisions**

### Clause 52.06 Car Parking

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

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

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

### Clause 52.34 Bicycle Facilities

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

### Clause 55 Two more dwellings on a lot and residential buildings

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



## **General Provisions**

### Clause 65 Decision Guidelines

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

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