

Clarke
Hopkins
Clarke

906-912

Doncaster Road | DONCASTER EAST

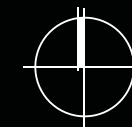
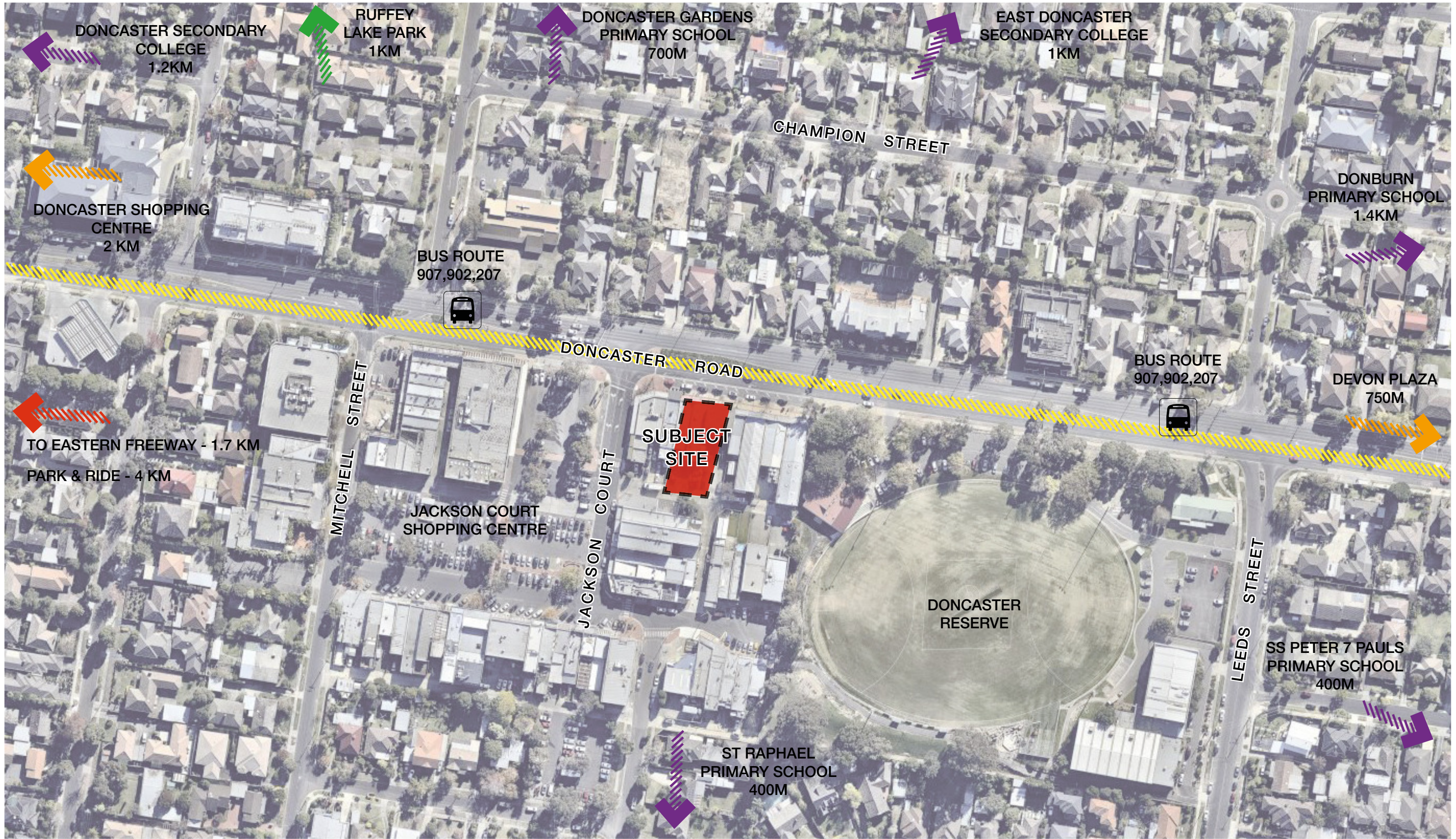
TOWN PLANNING | 18 July 2017

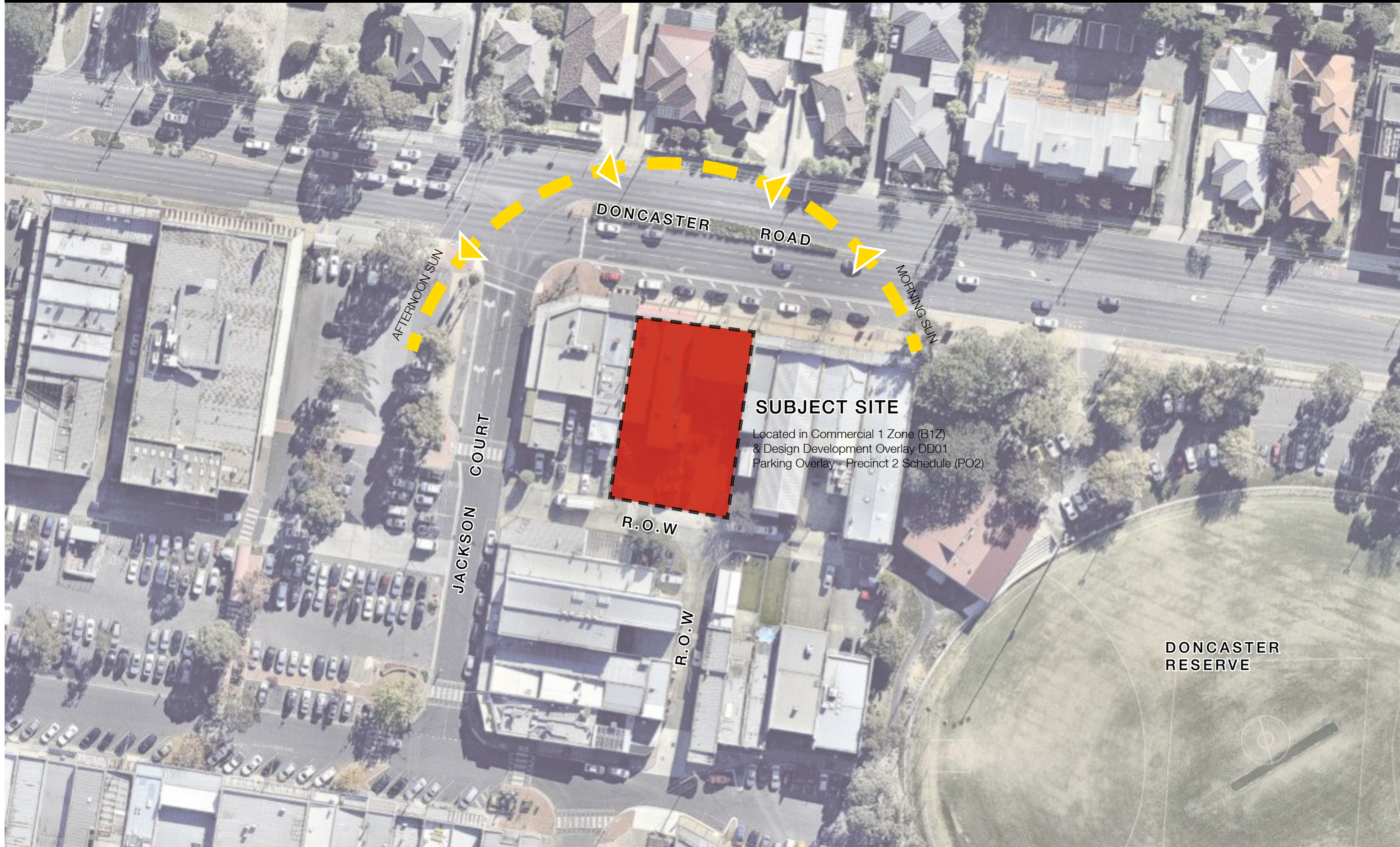
SITE INFORMATION

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SUBJECT SITE

Located in Commercial 1 Zone (B1Z)
& Design Development Overlay DD01
Parking Overlay - Precinct 2 Schedule (PO2)

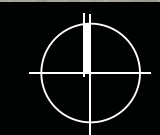
JACKSON COURT

DONCASTER ROAD

R.O.W

R.O.W

DONCASTER RESERVE





SUBJECT SITE - 912 DONCASTER ROAD



SUBJECT SITE - 906-910 DONCASTER ROAD



900-904 DONCASTER ROAD



909 DONCASTER ROAD



911 DONCASTER ROAD



913 DONCASTER ROAD



1) 868 Doncaster Rd



2) 872 Doncaster Rd



3) 885-889 Doncaster Rd



4) 917-921 Doncaster Rd



5) 927-929 Doncaster Rd



6) 1006 Doncaster Rd

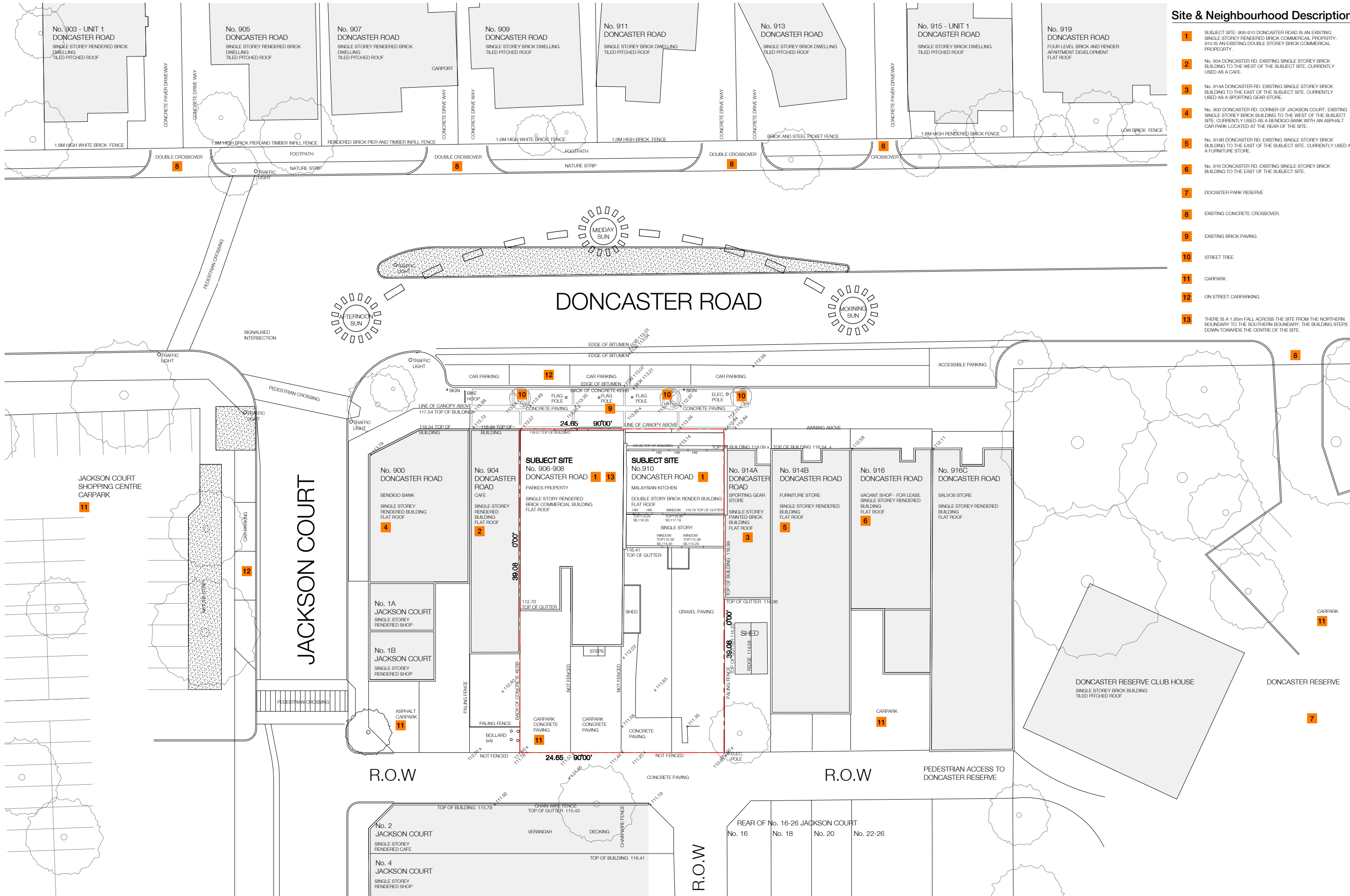


7) 1012 Doncaster Rd



Site & Neighbourhood Description

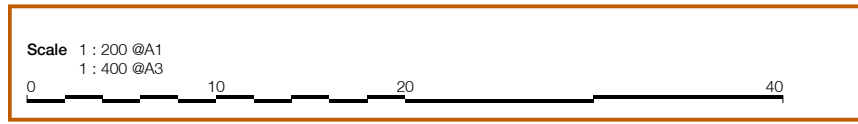
- 1 SUBJECT SITE: 906-910 DONCASTER ROAD IS AN EXISTING SINGLE STOREY RENDERED BRICK COMMERCIAL PROPERTY. 910 IS AN EXISTING DOUBLE STOREY BRICK COMMERCIAL PROPERTY.
- 2 No. 904 DONCASTER RD. EXISTING SINGLE STOREY BRICK BUILDING TO THE WEST OF THE SUBJECT SITE. CURRENTLY USED AS A CAFE.
- 3 No. 914A DONCASTER RD. EXISTING SINGLE STOREY BRICK BUILDING TO THE EAST OF THE SUBJECT SITE. CURRENTLY USED AS A SPORTING GEAR STORE.
- 4 No. 900 DONCASTER RD. CORNER OF JACKSON COURT. EXISTING SINGLE STOREY BRICK BUILDING TO THE WEST OF THE SUBJECT SITE. CURRENTLY USED AS A BENDIGO BANK WITH AN ASPHALT CARPARK LOCATED AT THE REAR OF THE SITE.
- 5 No. 914B DONCASTER RD. EXISTING SINGLE STOREY BRICK BUILDING TO THE EAST OF THE SUBJECT SITE. CURRENTLY USED AS A FURNITURE STORE.
- 6 No. 916 DONCASTER RD. EXISTING SINGLE STOREY BRICK BUILDING TO THE EAST OF THE SUBJECT SITE.
- 7 DONCASTER PARK RESERVE
- 8 EXISTING CONCRETE CROSSOVER.
- 9 EXISTING BRICK PAVING
- 10 STREET TREE
- 11 CARPARK
- 12 ON STREET CARPARKING
- 13 THERE IS A 1.95m FALL ACROSS THE SITE FROM THE NORTHERN BOUNDARY TO THE SOUTHERN BOUNDARY. THE BUILDING STEPS DOWN TOWARDS THE CENTRE OF THE SITE.



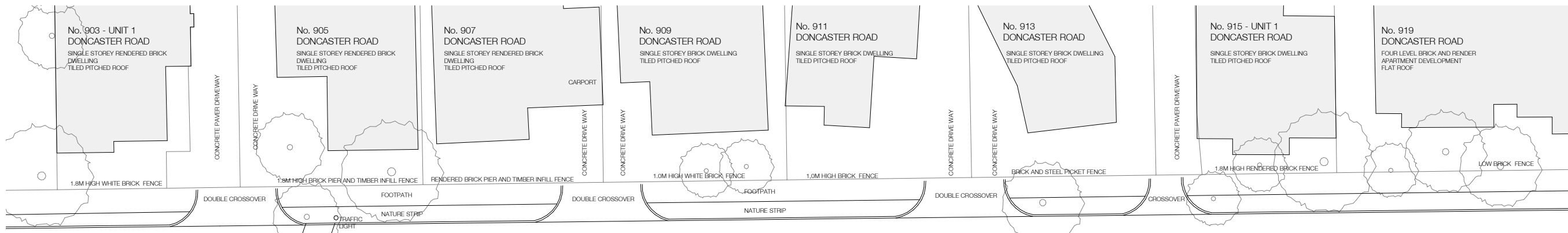
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Neighbourhood & Site
Description

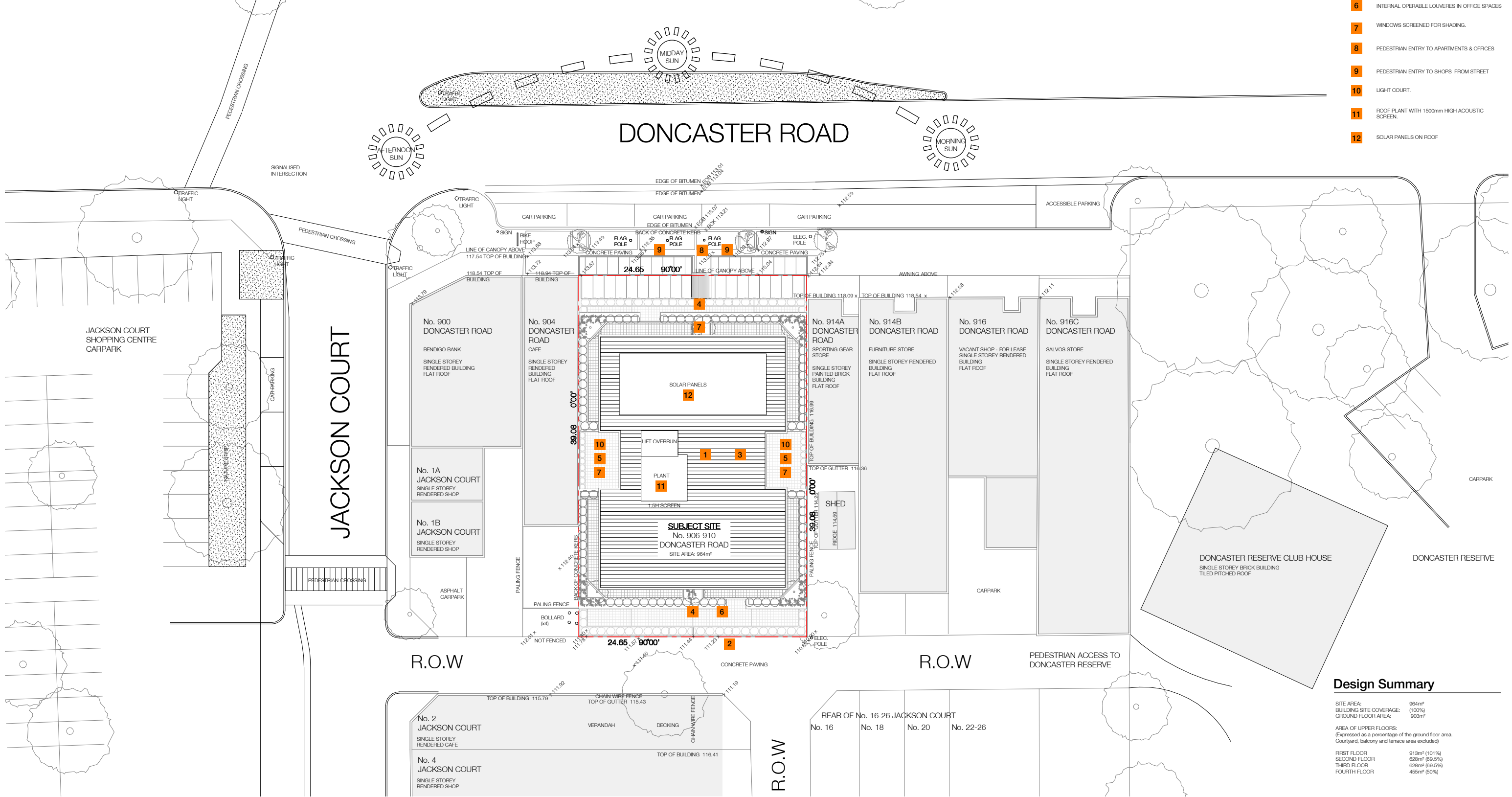


18.07.2017
15041/TP01d



Design Response

- 1 SUBJECT SITE: 906-910 DONCASTER ROAD PROPOSED 5 LEVEL MIXED-USE DEVELOPMENT, GROUND AND FIRST FLOOR COMPRISING OF 2 SHOPS AND 6 OFFICE SPACES, SECOND, THIRD AND FOURTH FLOOR COMPRISING OF 16 NO. 1, 2 & 3 BEDROOM APARTMENTS.
- 2 ACCESS TO SITE TWO AND A HALF LEVEL BASEMENT CARPARK VIA RIGHT OF WAY (R.O.W) AT REAR OF SITE OFF JACKSON COURT
- 3 THERE IS A 1.95m FALL ACROSS THE SITE FROM THE NORTHERN BOUNDARY TO THE SOUTHERN BOUNDARY, THE BUILDING STEPS DOWN TOWARDS THE CENTRE OF THE SITE.
- 4 THE UPPER FLOORS ARE SET BACK TO REDUCE VISUAL BULK FROM THE STREET AND NEIGHBOURING PROPERTIES.
- 5 THE BUILDING FORM IS SET BACK FROM THE EAST & WEST BOUNDARIES TO CREATE A 4.5M x 6.4M VOID IN THE MIDDLE OF THE SITE. THIS PROVIDES LIGHT TO BEDROOMS AND COURTYARD BELOW AND ALSO MINIMISE THE IMPACT ON NEIGHBOURING PROPERTIES.
- 6 INTERNAL OPERABLE LOUVERES IN OFFICE SPACES
- 7 WINDOWS SCREENED FOR SHADING.
- 8 PEDESTRIAN ENTRY TO APARTMENTS & OFFICES
- 9 PEDESTRIAN ENTRY TO SHOPS FROM STREET
- 10 LIGHT COURT.
- 11 ROOF PLANT WITH 1500mm HIGH ACOUSTIC SCREEN.
- 12 SOLAR PANELS ON ROOF



Design Summary

SITE AREA:	964m ²
BUILDING SITE COVERAGE:	(100%)
GROUND FLOOR AREA:	903m ²
AREA OF UPPER FLOORS: (Expressed as a percentage of the ground floor area. Courtyard, balcony and terrace area excluded)	
FIRST FLOOR	913m ² (101%)
SECOND FLOOR	628m ² (69.5%)
THIRD FLOOR	628m ² (69.5%)
FOURTH FLOOR	455m ² (50%)

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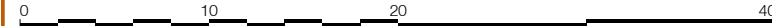


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Design Response



Scale 1 : 200 @A1
1 : 400 @A3

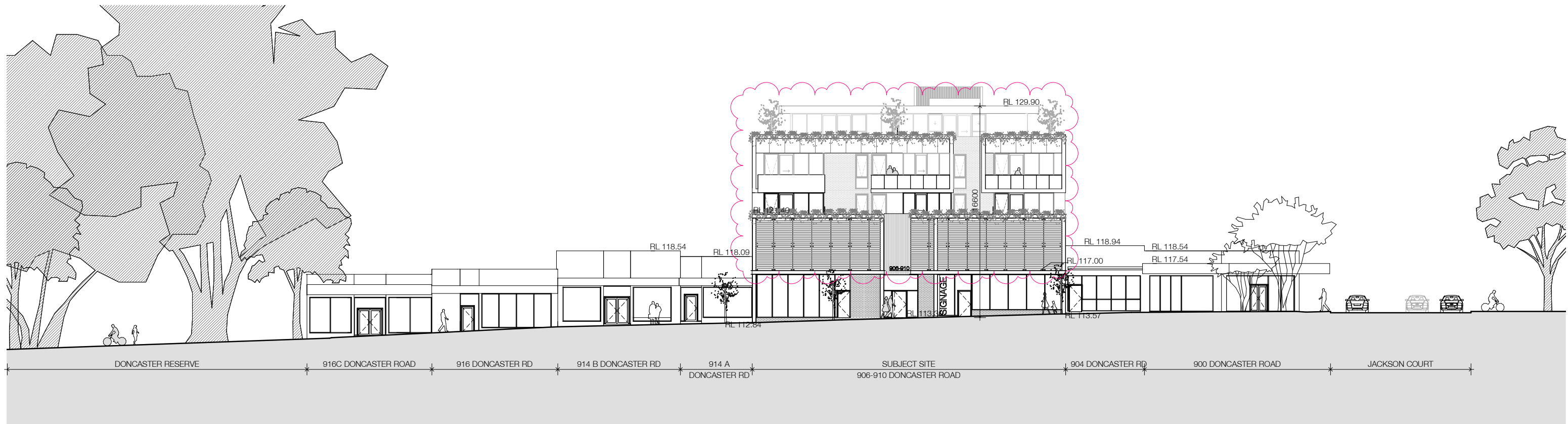


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Existing Doncaster Road Street Elevation



Proposed Doncaster Road Street Elevation

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Doncaster East



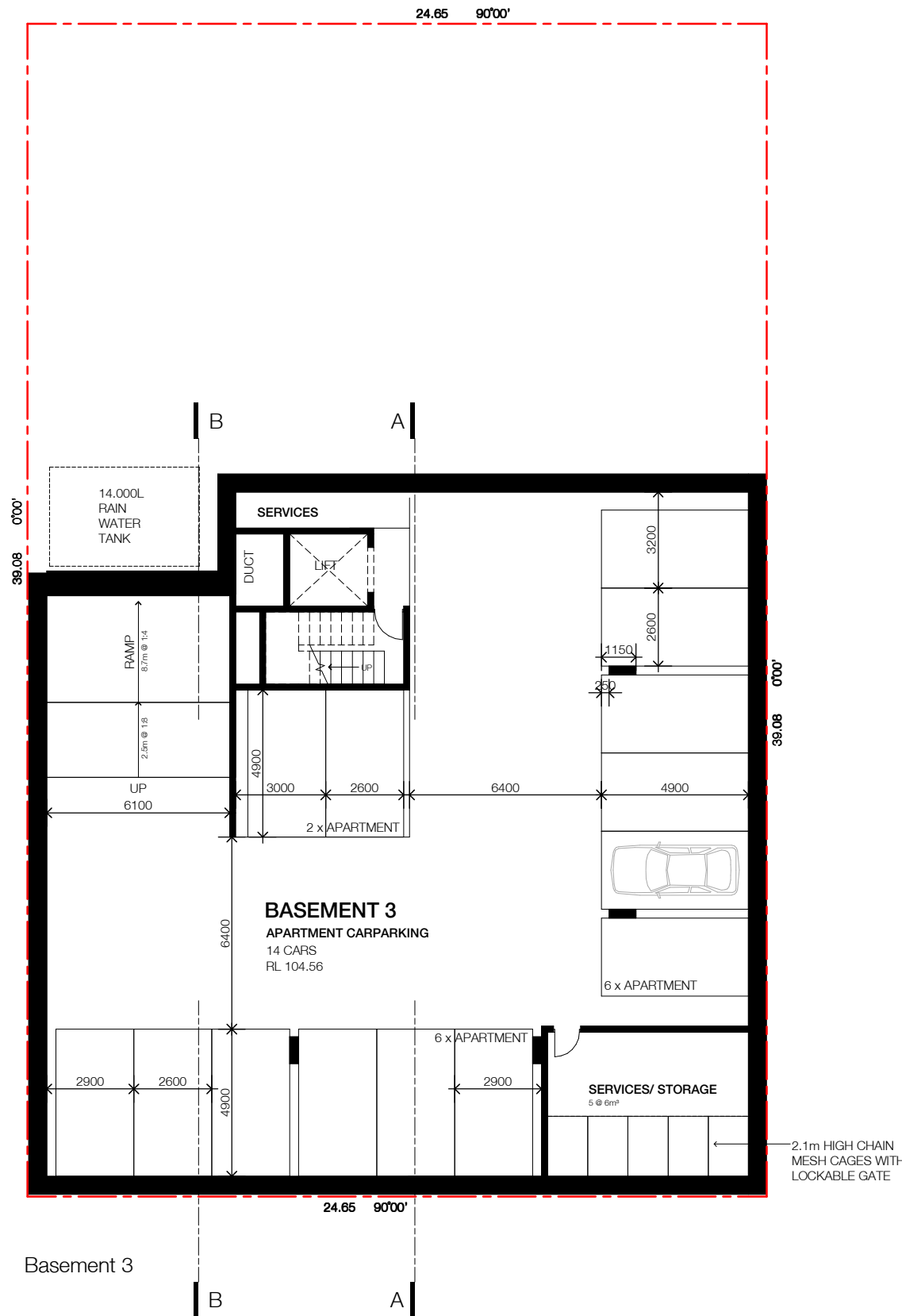
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Doncaster Road Elevations
- Existing & Proposed

Scale 1 : 150 @A1
1 : 300 @A3

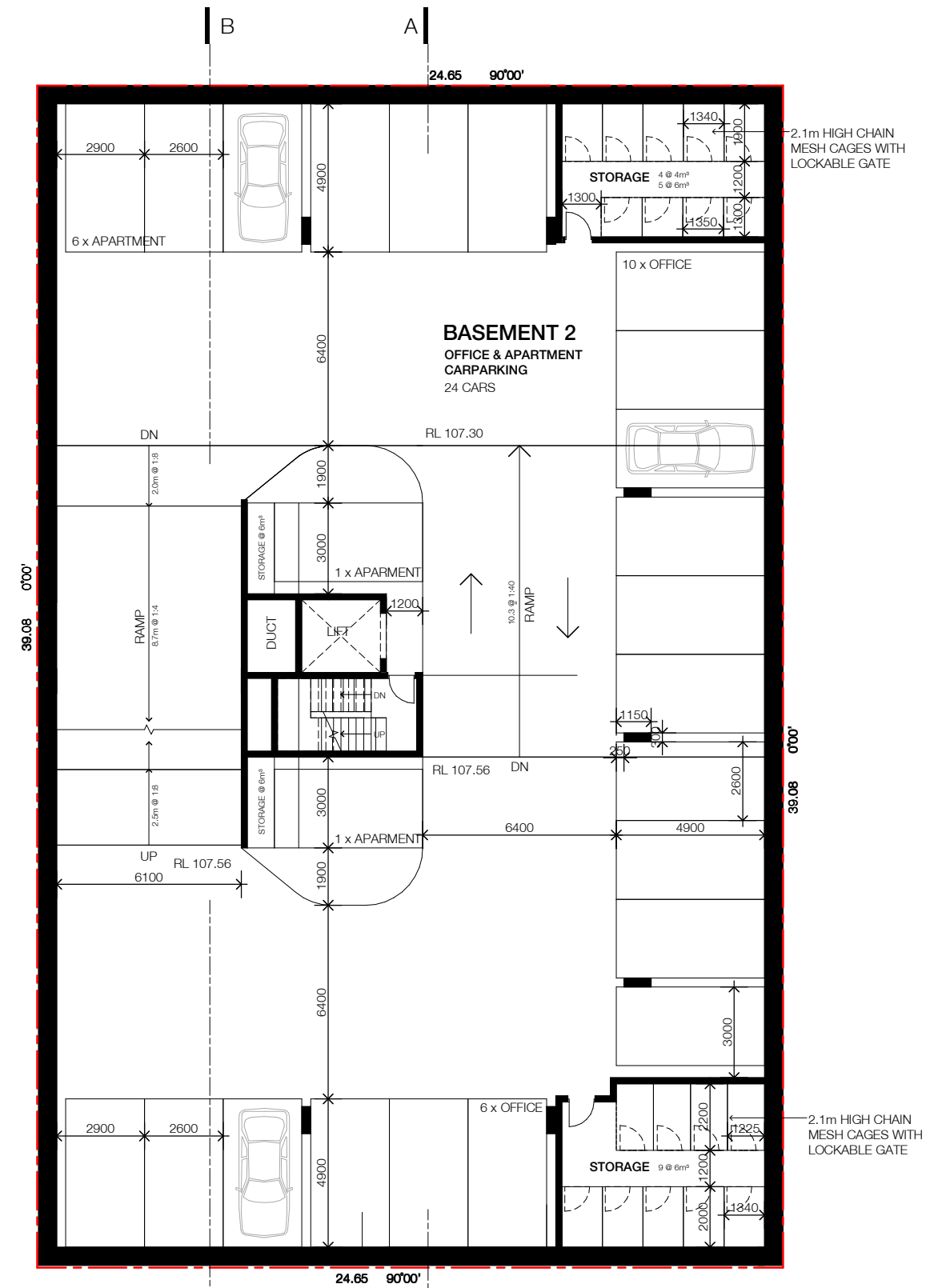
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15041/TP03d

DONCASTER ROAD



Basement 3

DONCASTER ROAD



Basement 2

2.1m HIGH CHAIN MESH CAGES WITH LOCKABLE GATE

2.1m HIGH CHAIN MESH CAGES WITH LOCKABLE GATE

NOTES:
Rainwater tank to be connected to toilets for sanitary flushing. (Refer to SMP for details)

STORAGE:
4 x 4m² storage cages have been provided for 1 BED apartments with 6m² of storage space provide inside each apartment.

10 x 6m² storage cages have been provided for 2 BED apartments with 9m² of storage space provide inside each apartment.

4 x 6m² storage cages have been provided for 3 BED apartments with 12m² of storage space provide inside each apartment.

Additional storage cages have been provided for office use.

Legend - Abbreviations

1700 SCR	1700mm HIGH PRIVACY SCREEN
1800 FENCE	1800mm HIGH FENCE
A/C	AIR CONDITIONER CONDENSER UNIT
FFL	FINISH FLOOR LEVEL
EX	EXISTING
SCR A	FULL HEIGHT HORIZONTAL BATTEN PRIVACY SCREEN
HOR SCR	1200mm BALUSTRADE WITH 400mm DEEP HORIZONTAL PRIVACY SCREEN
HWF	HIGH LEVEL WINDOW (SUJ MIN. 1700mm AFU)
RWT	RAINWATER TANK
ST	STORAGE
WIN	HABITABLE WINDOW
AW	AWNING SASH WINDOW
SL	SLEUNG DOOR
DH	DOUBLE HUNG WINDOW
LVO	OPERABLE GLASS LOUVER
----	HABITABLE ROOM AREA

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Basement 2 & 3

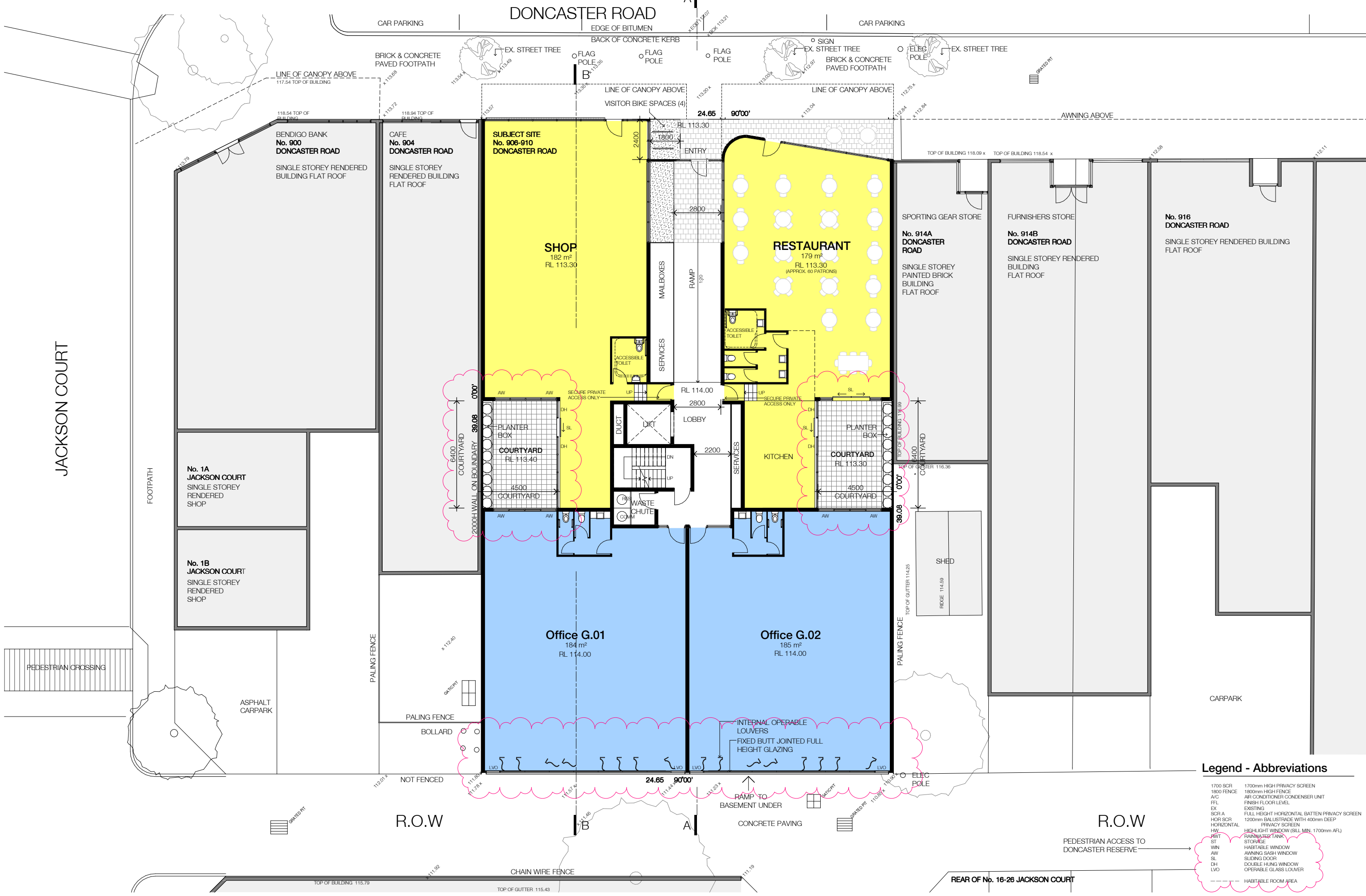


Scale 1 : 100 @ A1
1 : 200 @ A3



18.07.2017

15041/TP04d



Legend - Abbreviations

- 1700 SCR 1700mm HIGH PRIVACY SCREEN
- 1800 FENCE 1800mm HIGH FENCE
- A/C AIR CONDITIONER CONDENSER UNIT
- FFL FINISH FLOOR LEVEL
- EX EXISTING
- SCR A FULL HEIGHT HORIZONTAL BATTEN PRIVACY SCREEN
- HOR SCR 1200mm BALUSTRADE WITH 400mm DEEP PRIVACY SCREEN
- H/M HIGHLIGHT WINDOW (SILL MIN. 1700mm AFL)
- RWT RAINWATER TANK
- ST STORAGE
- WIN HABITABLE WINDOW
- AW AWNING SASH WINDOW
- SL SLIDING DOOR
- DH DOUBLE HUNG WINDOW
- LVO OPERABLE GLASS LOUVER
- HABITABLE ROOM AREA

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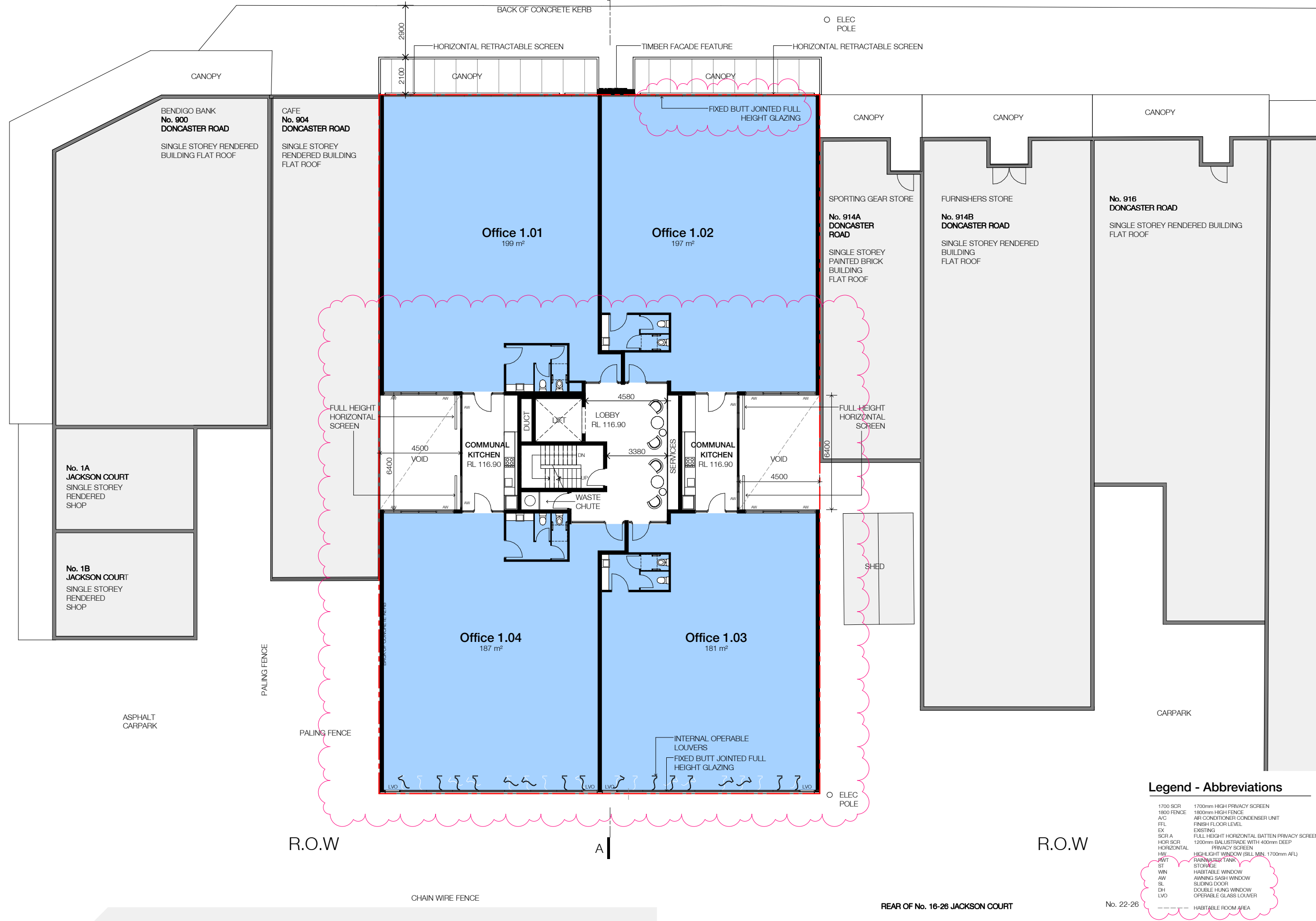
Ground Floor Plan

Scale 1 : 100 @ A1
1 : 200 @ A3

18.07.2017
15041/TP06d

DONCASTER ROAD

JACKSON COURT JACKSON COURT



Legend - Abbreviations

1700 SCR	1700mm HIGH PRIVACY SCREEN
1800 FENCE	1800mm HIGH FENCE
A/C	AIR CONDITIONER CONDENSER UNIT
F.F.L.	FINISH FLOOR LEVEL
EX	EXISTING
SCR A	FULL HEIGHT HORIZONTAL BATTEN PRIVACY SCREEN
HOR SCR	1200mm BALUSTRADE WITH 400mm DEEP PRIVACY SCREEN
HORIZ	HORIZONTAL
H/W	HIGH LIGHT WINDOW (SILL MIN. 1700mm AFU)
RWT	RAINWATER TANK
ST	STORAGE
WIN	HABITABLE WINDOW
AW	AWNING SASH WINDOW
SL	SLEEPING DOOR
DH	DOUBLE HUNG WINDOW
LVO	OPERABLE GLASS LOUVER
(---)	HABITABLE ROOM AREA

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First Floor Plan



Scale 1 : 100 @ A1
1 : 200 @ A3



No. 16 No. 18 No. 20 No. 22-26

18.07.2017

15041/TP07d



Legend - Abbreviations

1700 SCR	1700mm HIGH PRIVACY SCREEN
1800 FENCE	1800mm HIGH FENCE
A/C	AIR CONDITIONER CONDENSER UNIT
FFL	FINISH FLOOR LEVEL
EX	EXISTING
SCR A	FULL HEIGHT HORIZONTAL BATTEN PRIVACY SCREEN
HOR SCR	1200mm BALUSTRADE WITH 400mm DEEP
HORIZONTAL	PRIVACY SCREEN
HW	HIGHLIGHT WINDOW (SILL MIN. 1700mm AFL)
RWT	RAINWATER-TANK
ST	STORAGE
WIN	HABITABLE WINDOW
AW	AWNING SASH WINDOW
SL	SLEEDING DOOR
DH	DOUBLE HUNG WINDOW
LVO	OPERABLE GLASS LOUVER
----	HABITABLE ROOM AREA

906-912 Doncaster Rd
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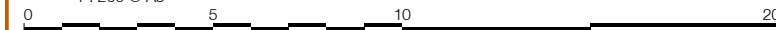


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Second Floor Plan



Scale 1 : 100 @ A1
1 : 200 @ A3



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15041/TP08d



Legend - Abbreviations

- 1700 SCR 1700mm HIGH PRIVACY SCREEN
- 1800 FENCE 1800mm HIGH FENCE
- A/C AIR CONDITIONER CONDENSER UNIT
- F.F.L. FINISH FLOOR LEVEL
- EX. EXISTING
- SCR A FULL HEIGHT HORIZONTAL BATTEN PRIVACY SCREEN
- HOR SCR 1200mm BALUSTRADE WITH 400mm DEEP PRIVACY SCREEN
- HORIZONTAL HIGH LIGHT WINDOW (SILL MIN. 1700mm AFL)
- HW HIGH LIGHT WINDOW (SILL MIN. 1700mm AFL)
- RWT RAINWATER TANK
- ST STORAGE
- WIN HABITABLE WINDOW
- AW HAWKING SASH WINDOW
- SL SLIDING DOOR
- DH DOUBLE HUNG WINDOW
- LVO OPERABLE GLASS LOUVER
- HABITABLE ROOM AREA

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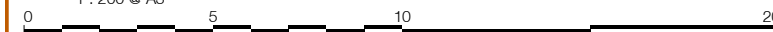


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Third Floor Plan

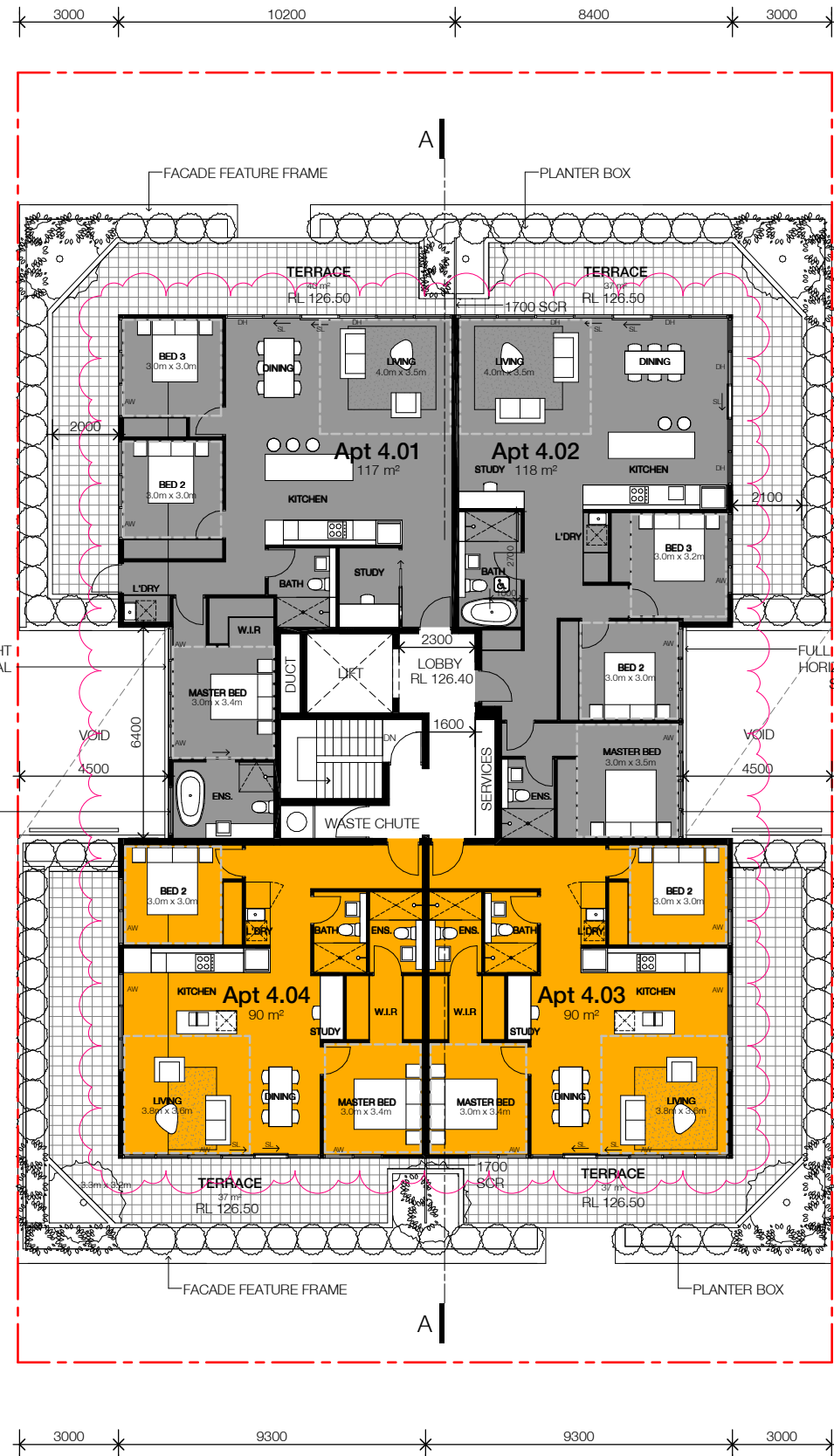


Scale 1 : 100 @ A1
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Legend - Abbreviations

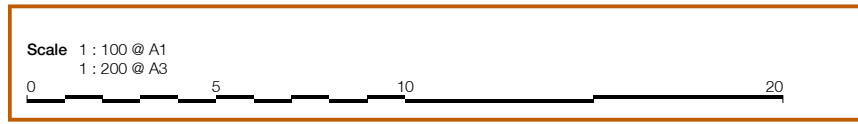
1700 SCR	1700mm HIGH PRIVACY SCREEN
1800 FENCE	1800mm HIGH FENCE
A/C	AIR CONDITIONER CONDENSER UNIT
FFL	FINISH FLOOR LEVEL
EX	EXISTING
SCR A	FULL HEIGHT HORIZONTAL BATTEN PRIVACY SCREEN
HOR SCR	1200mm BALUSTRADE WITH 400mm DEEP
HORIZONTAL	PRIVACY SCREEN
H/M	HIGHLIGHT WINDOW (SILL MIN. 1700mm AFL)
RWT	RAINWATER TANK
ST	STORAGE
WIN	HABITABLE WINDOW
AW	AWNING SASH WINDOW
SL	SLEEPING DOOR
DH	DOUBLE HUNG WINDOW
LVO	OPERABLE GLASS LOUVER
----	HABITABLE ROOM AREA

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Fourth Floor Plan

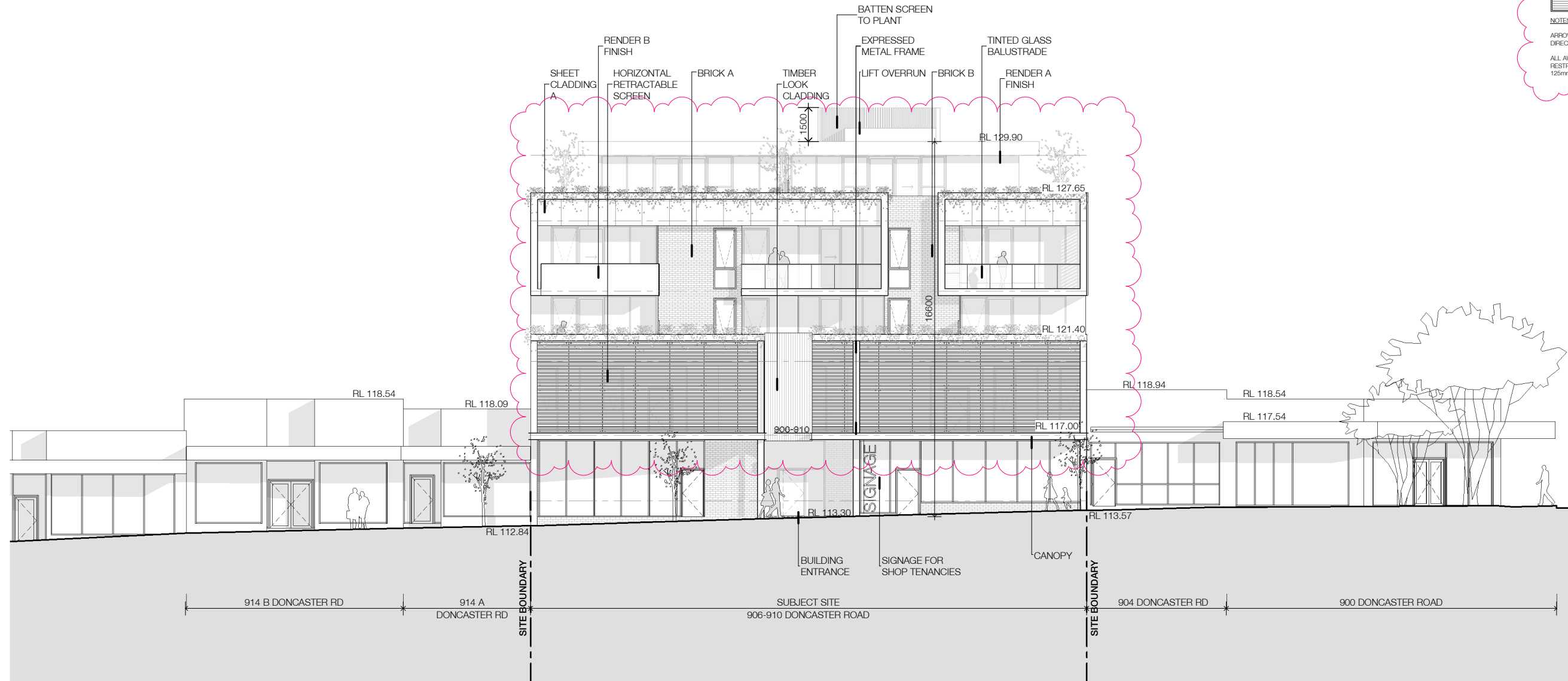


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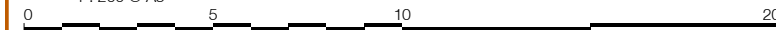
Legend - Window

-  AWNING SASH
-  FIXED GLAZING
-  SLIDING DOOR
-  DOUBLE HUNG
-  OPERABLE GLASS LOUVER


NOTES:
 ARROW ON SLIDING DOOR/WINDOW UNIT INDICATES DIRECTION UNIT SLIDES TO OPEN
 ALL AWNING SASHES TO BE FITTED WITH WINDER WHICH RESTRICTS THE OPENING DIMENSION TO A MAXIMUM OF 125mm, IN ACCORDANCE WITH THE BCA.



North Elevation

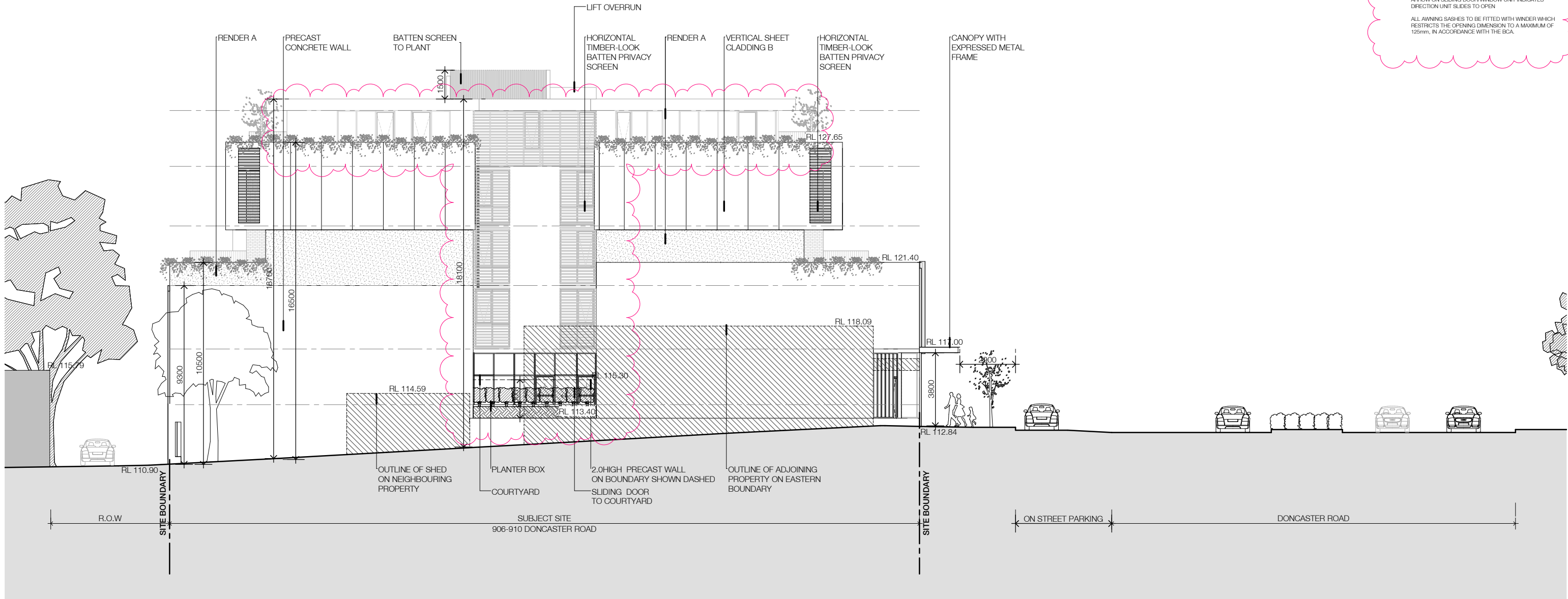


Legend - Window

-  AWNING SASH
-  FIXED GLAZING
-  SLIDING DOOR
-  DOUBLE HUNG
-  OPERABLE GLASS LOUVER

NOTES:

ARROW ON SLIDING DOOR/WINDOW UNIT INDICATES DIRECTION UNIT SLIDES TO OPEN
 ALL AWNING SASHES TO BE FITTED WITH WINDER WHICH RESTRICTS THE OPENING DIMENSION TO A MAXIMUM OF 125mm, IN ACCORDANCE WITH THE BCA.



East Elevation

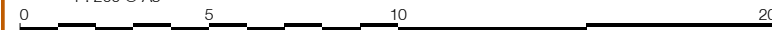
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East Elevation

Scale 1 : 100 @ A1
 1 : 200 @ A3



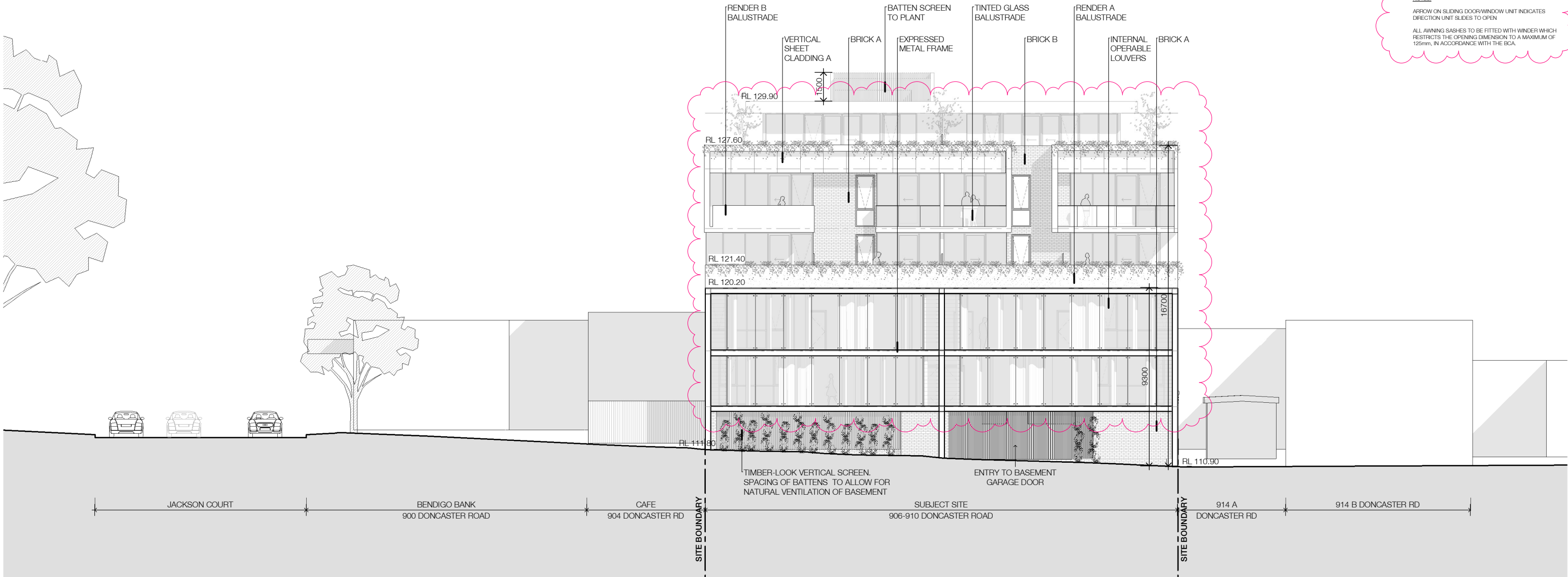
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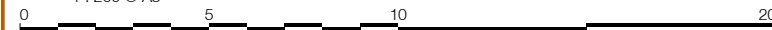
Legend - Window

-  AWNING SASH
-  FIXED GLAZING
-  SLIDING DOOR
-  DOUBLE HUNG
-  OPERABLE GLASS LOUVER

NOTES:
 ARROW ON SLIDING DOOR/WINDOW UNIT INDICATES DIRECTION UNIT SLIDES TO OPEN
 ALL AWNING SASHES TO BE FITTED WITH WINDER WHICH RESTRICTS THE OPENING DIMENSION TO A MAXIMUM OF 125mm, IN ACCORDANCE WITH THE BCA.



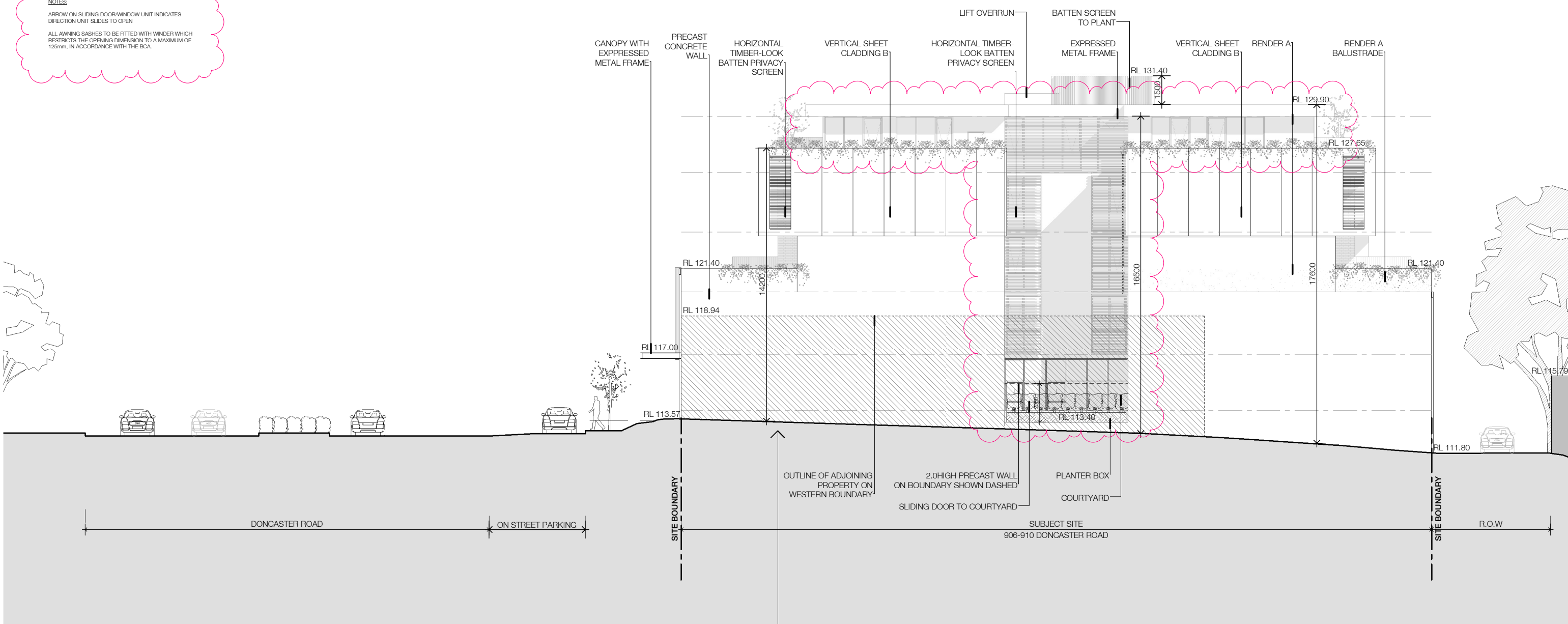
South Elevation



Legend - Window

-  AWNING SASH
-  FIXED GLAZING
-  SLIDING DOOR
-  DOUBLE HUNG
-  OPERABLE GLASS LOUVER

NOTES:
 ARROW ON SLIDING DOOR/WINDOW UNIT INDICATES DIRECTION UNIT SLIDES TO OPEN
 ALL AWNING SASHES TO BE FITTED WITH WINDER WHICH RESTRICTS THE OPENING DIMENSION TO A MAXIMUM OF 125mm, IN ACCORDANCE WITH THE BCA.



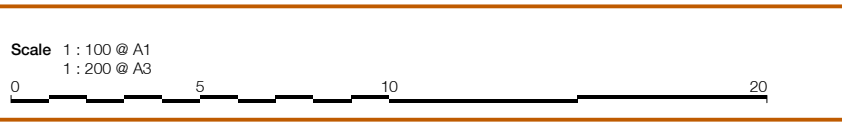
West Elevation

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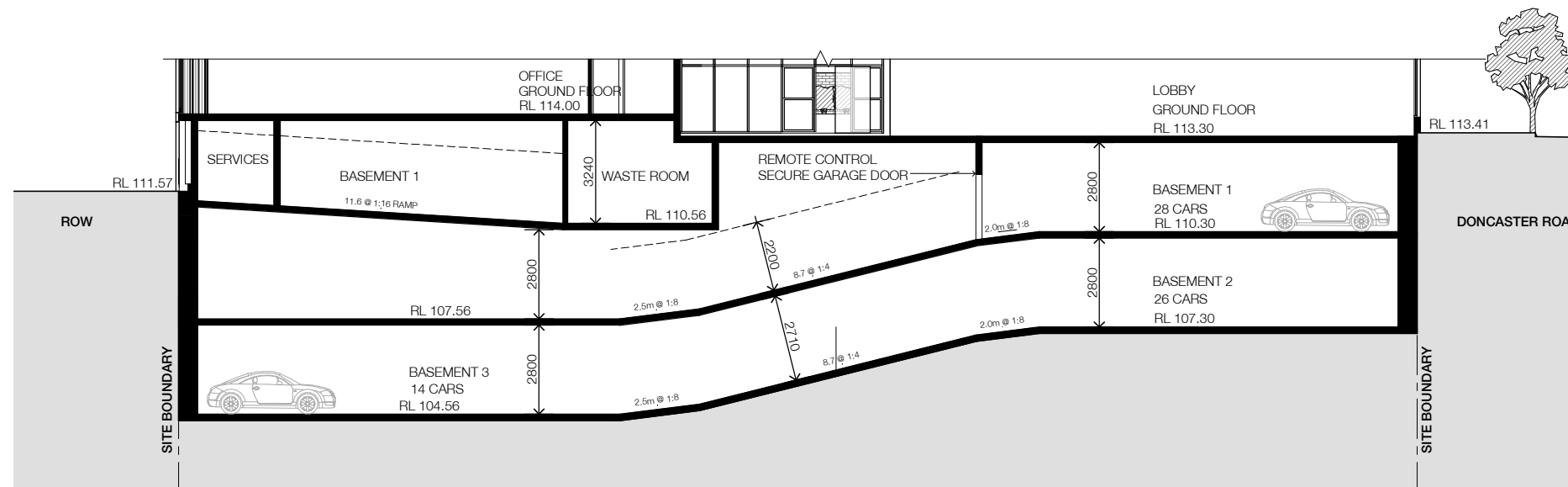
West Elevation



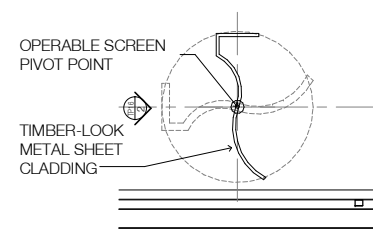
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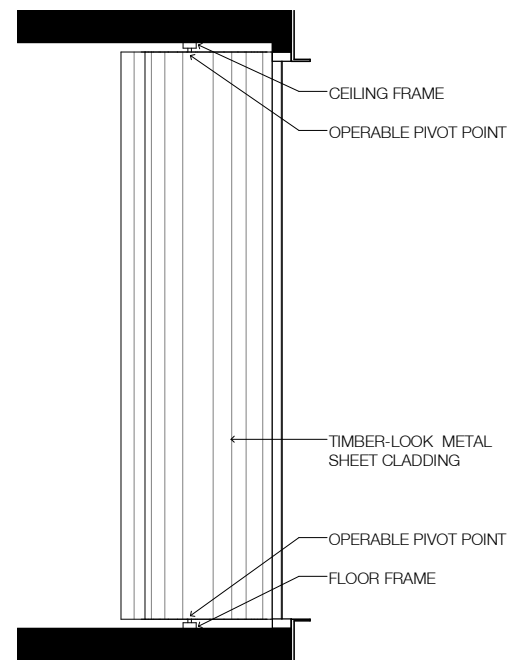
Section AA



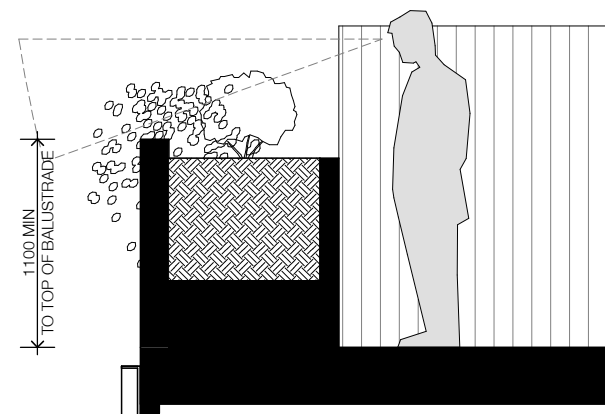
Section BB
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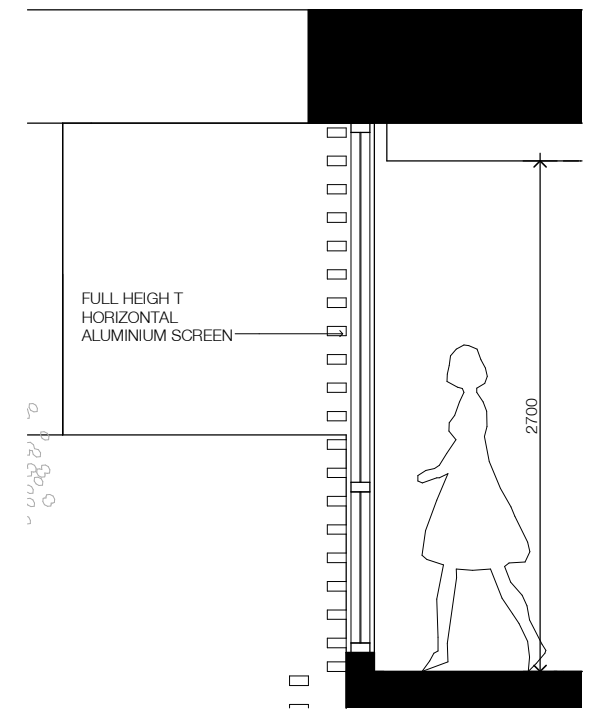
Plan - Operable Louvre Screen Detail



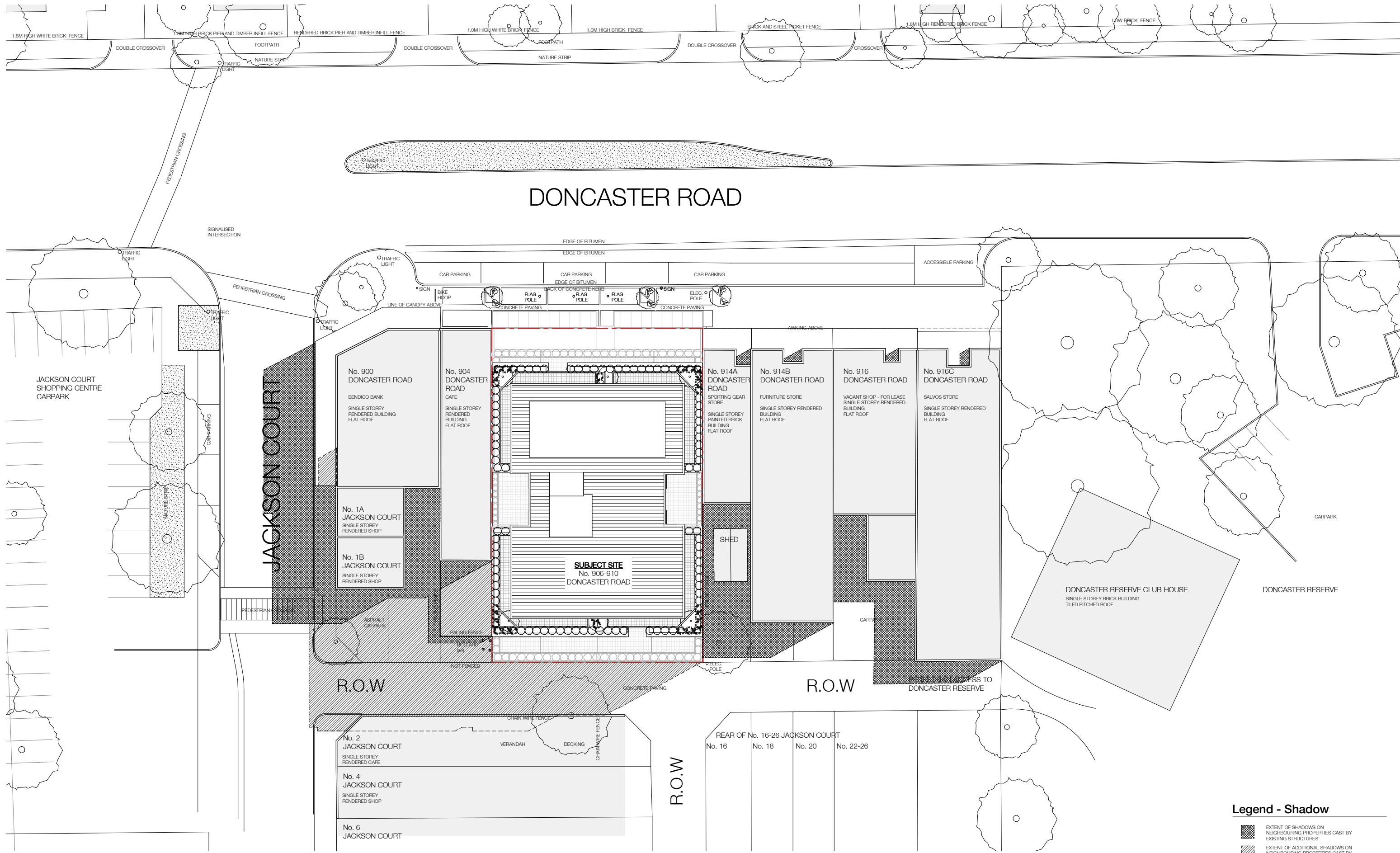
Elevation - Operable Louvre Screen Detail



Planter Box Detail



SCR A - Detail



DONCASTER ROAD

JACKSON COURT

R.O.W

R.O.W

R.O.W

Legend - Shadow

- EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING STRUCTURES
- EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL

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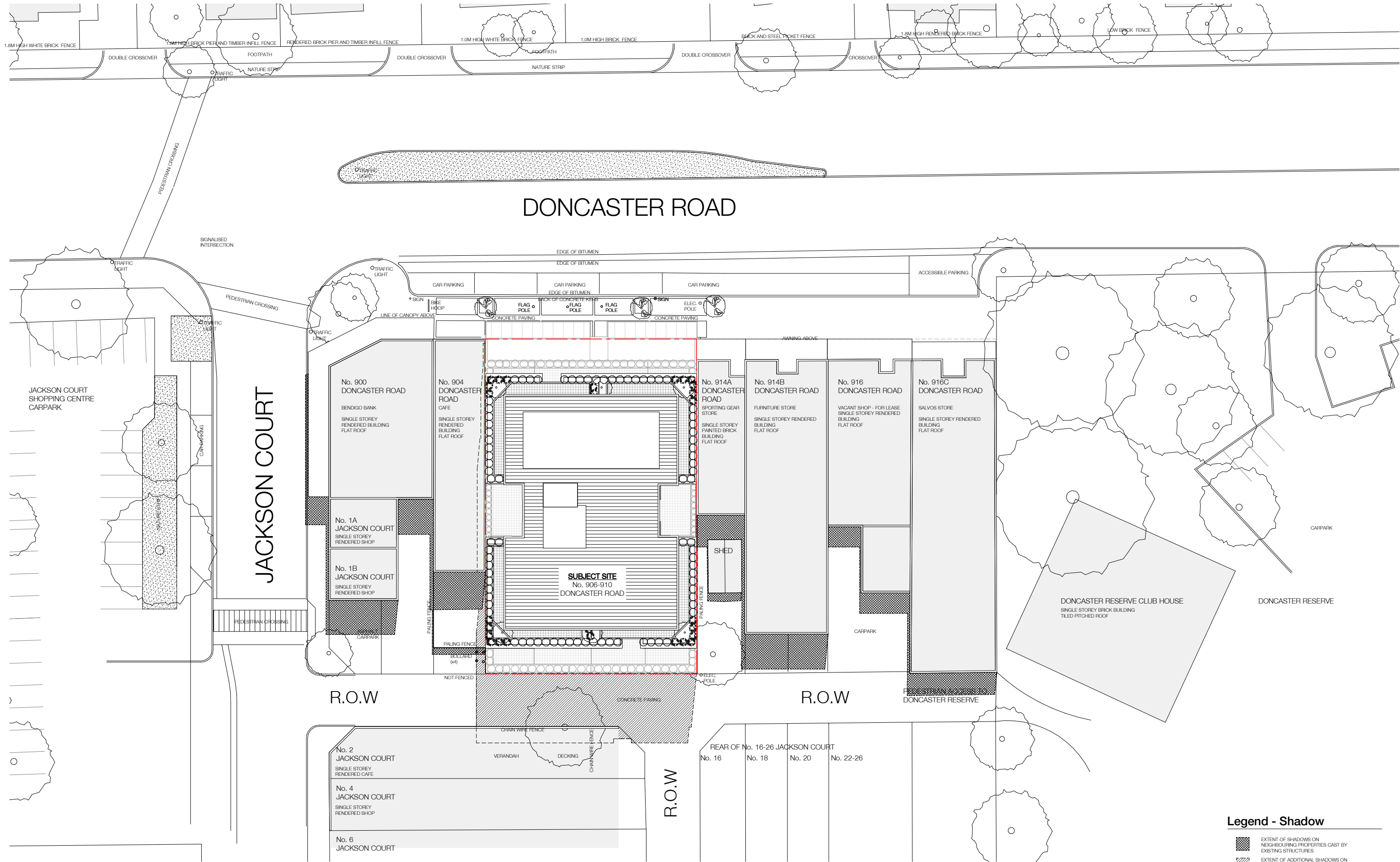
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Shadow Diagram @ 9am



Scale 1 : 200 @ A1
1 : 400 @ A2

18.07.2017
15041/TP17d



906-912 Doncaster Rd
Doncaster East



ClarkeHopkinsClarke
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Collingwood Victoria 3066
Telephone (03) 9419 4340
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Shadow Diagram @ 12pm

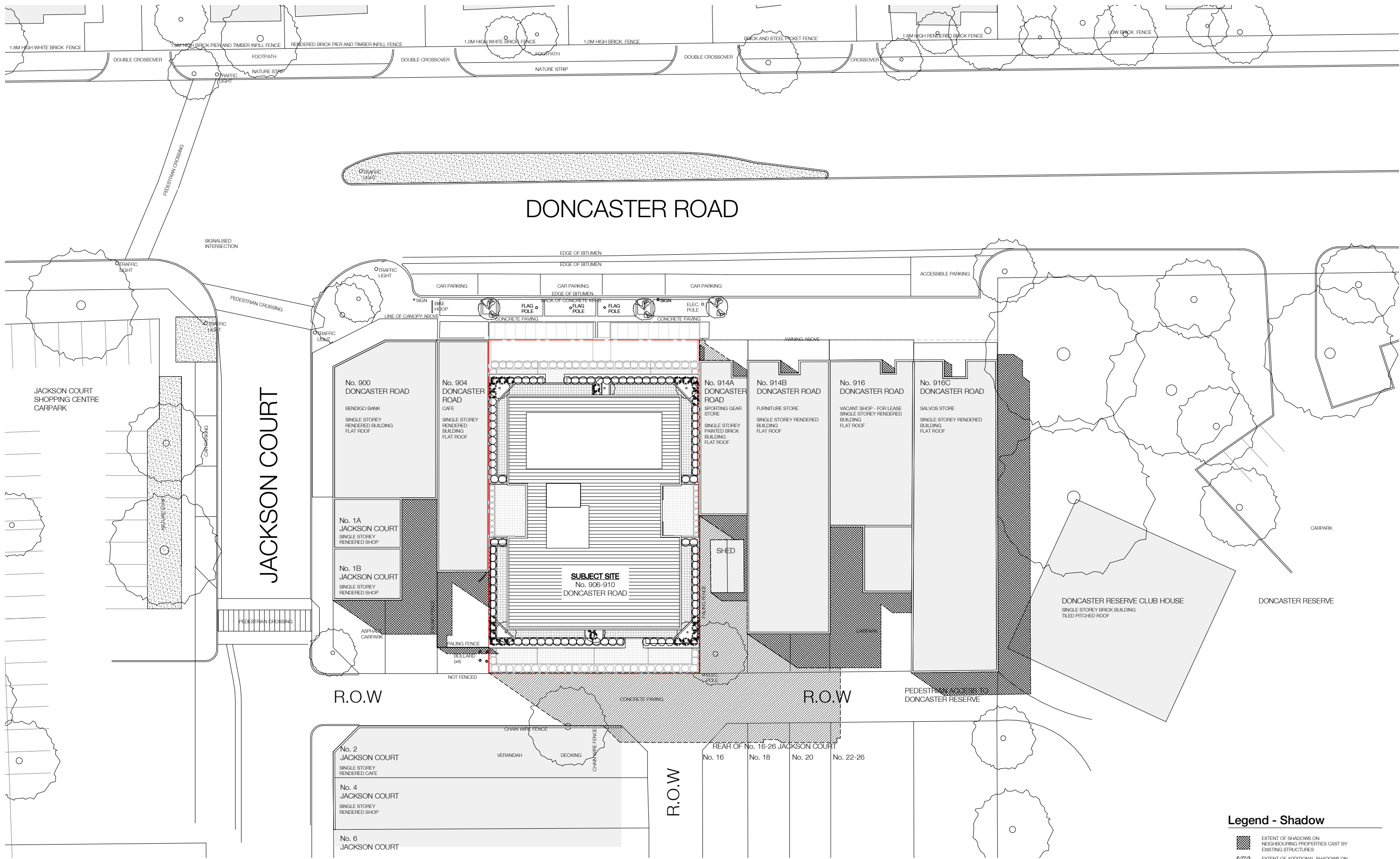


Scale 1 : 200 @ A1
1 : 400 @ A3





18.07.2017

15041/TP18d



Legend - Shadow

-  EXTENT OF SHADOWS ON NEIGHBOURING PROPERTIES CAST BY EXISTING STRUCTURES
-  EXTENT OF ADDITIONAL SHADOWS ON NEIGHBOURING PROPERTIES CAST BY PROPOSED STRUCTURES. NOTE: EXTENT OF SHADOW SHOWN IS AT GROUND LEVEL.

906-912 Doncaster Rd
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Shadow Diagram @ 3pm



Scale 1 : 200 @ A1
1 : 400 @ A3



18.07.2017

15041/TP19d

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REV-B

Development Schedule **15041**
 Parkes Office and Apartments -906-912 Doncaster Road, Doncaster East 23.06.2017

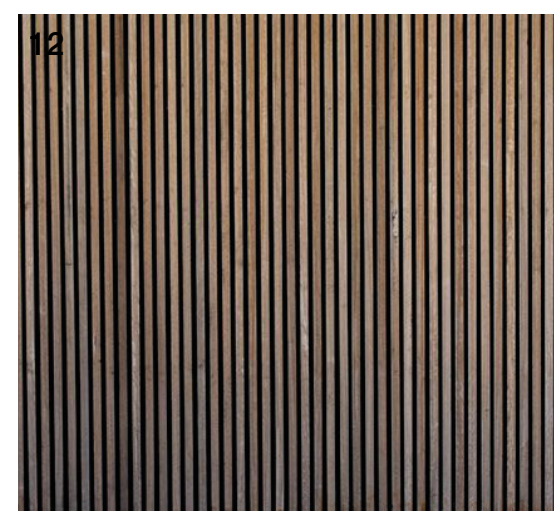
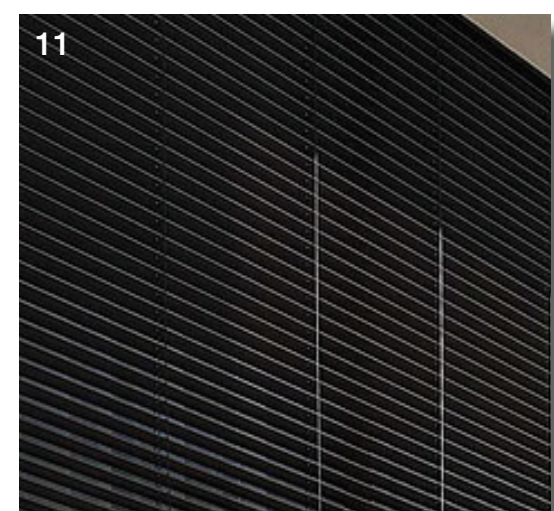
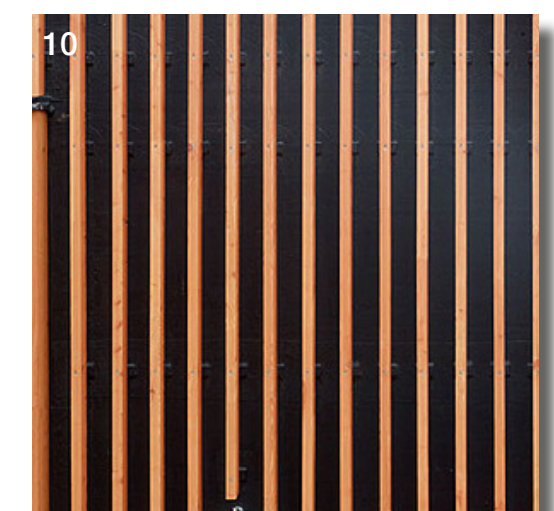
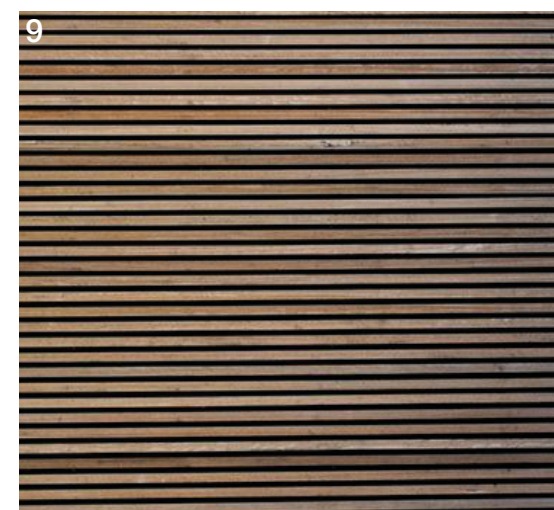
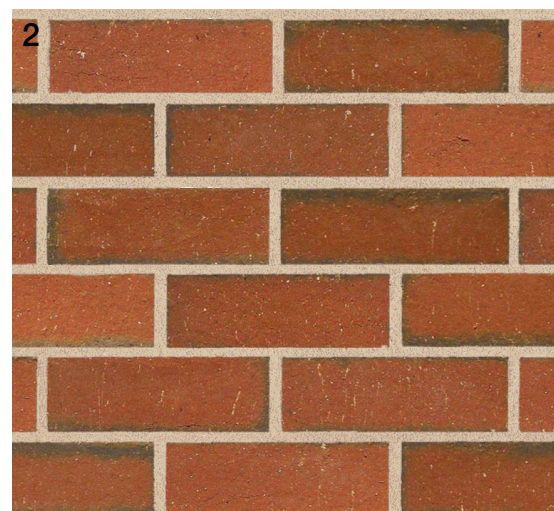
Level	Description	Area	Carparks Provided
Basement 3	Basement Level 3 Car parking		14
Basement 2	Basement Level 2 Car parking		24
Basement 1	Basement Level 1 Car parking (including 3 no. Tandem Spaces & 1 Accessible Space)		27
	(Accessible space - common property shared between restaurant, shop and office use)	Total carparks	65

APARTMENT

Level	Apt. No	Description	Bedrooms	Bathrooms	Area	Balcony	Carparks
Ground Floor	1	Shop			182 m ²		2
	2	Restaurant			179 m ²		4
	1	Office			184 m ²		
	2	Office			185 m ²		
Total				730 m²		6	
1st Floor	3	Office			199 m ²		
	4	Office			197 m ²		
	5	Office			181 m ²		
	6	Office			187 m ²		
Total				764 m²		37	
2nd Floor	Apt. 2.01	2 Bed Apartment	2	2	81 m ²	13 m ²	1
	Apt. 2.02	3 Bed Apartment	3	2	116 m ²	36 m ²	2
	Apt. 2.03	2 Bed Apartment	2	2	90 m ²	13 m ²	1
	Apt. 2.04	2 Bed Apartment	2	2	90 m ²	19 m ²	1
	Apt. 2.05	1 Bed Apartment	1	1	58 m ²	26 m ²	1
	Apt. 2.06	1 Bed Apartment	1	1	58 m ²	26 m ²	1
	Apt. 2.07	2 Bed Apartment	2	2	81 m ²	19 m ²	1
Total	7			574 m²	152 m²	8	
3rd Floor	Apt. 3.01	2 Bed Apartment	2	2	81 m ²	11 m ²	1
	Apt. 3.02	3 Bed Apartment	3	2	116 m ²	20 m ²	2
	Apt. 3.03	2 Bed Apartment	2	2	90 m ²	11 m ²	1
	Apt. 3.04	2 Bed Apartment	2	2	90 m ²	12 m ²	1
	Apt. 3.05	1 Bed Apartment	1	1	58 m ²	10 m ²	1
	Apt. 3.06	1 Bed Apartment	1	1	58 m ²	10 m ²	1
	Apt. 3.07	2 Bed Apartment	2	2	81 m ²	12 m ²	1
Total	7			574 m²	86 m²	8	
4th Floor	Apt. 4.01	3 Bed Apartment	3	2	117 m ²	40 m ²	2
	Apt. 4.02	3 Bed Apartment	3	2	118 m ²	37 m ²	2
	Apt. 4.03	2 Bed Apartment	3	2	90 m ²	37 m ²	1
	Apt. 4.04	2 Bed Apartment	3	2	90 m ²	37 m ²	1
Total	4			415 m²	151 m²	6	

Summary	NSA	1563 m ²	
	Shop GLA	361 m ²	
	Office GLA	1133 m ²	
1	Shop		2
1	Restaurant		4
4	Office		36
			Accessible Space
			1
18	Apartments		22
			65
Apartment Mix			
4	1 Bed Apartment		
10	2 Bed Apartment		
4	3 Bed Apartment		
Total: 18			

NOTE: A provision of up to 5 spaces per lot in the Jackson Court Neighbourhood Activity Centre car park can be counted towards the requirement as well as any parking credits associated with the previous uses on the site. A total of 15 Car spaces for visitor and customer parking are available off site due to 3 lots being consolidated.



ITEM/ LOCATION

MATERIAL / FINISH

1 - Window and Door Frames

Powdercoat Finish
Colour - 'Charcoal'

2 - Brickwork A

Red colour brick

3 - Brickwork B

Charcol colour brick

4 - Render Finish A

Sand Finish
Dulux Colour - 'Lexicon'

5 - Render Finish B

Sand Finish
Dulux Colour - 'Domino'

6 - Vertical Sheet Cladding A

Sheet Cladding - Light Grey

7 - Vertical Sheet Cladding B

Sheet Cladding - Off White

8 - Timber-Look Clagging

Metal Cladding with
Timber-Look Finish

9 - Horizontal Batten Screen

Metal batten screen with
Timber-Look Finish

10 - Vertical Batten Screen

Metal batten screen with
Timber-Look Finish

11 - Retractable Horizontal Louvre

Black

12 - Boundary Walls

Concrete Panel

13 - Balustrade

Grey Tinted Glass







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 34.01 Commercial 1 Zone
- Clause 43.02 Design and Development Overlay, Schedule 1
- Clause 45.09 Parking Overlay, Schedule 2
- Clause 52.06 Car Parking
- Clause 52.07 Loading and Unloading of Vehicles
- Clause 52.34 Bicycle Facilities
- Clause 65 Decision Guidelines

Zone

Clause 34.01 Commercial 1 Zone

The purpose of the Commercial 1 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 create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*
- *To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

Overlay

Clause 43.02 Schedule 1 to the Design and Development Overlay

The design objectives are as follows:

- *To achieve good design outcomes.*
- *To improve the attractiveness of Doncaster Road and to ensure that new development enhances the visual amenity and role of Doncaster Road as a viewing corridor.*
- *To enhance the viability and vitality of commercial activities along Doncaster Road.*
- *To ensure that advertising signs are compatible with the style of the built form and do not create visual clutter.*
- *To enhance the residential environment and improve facilities for public transport, pedestrians and cyclists.*
- *To promote safe pedestrian and bicycle access.*
- *To improve traffic efficiency and safety.*
- *To protect and enhance the amenity and liveability of residential areas.*

Clause 45.09 Schedule 2 to the Parking Overlay

The parking objectives are as follows:

- *To ensure that car parking and traffic issues are dealt with in an equitable and consistent manner.*
- *To ensure that the supply of car parking is responsive to demand and local conditions.*
- *To reinforce the role of the Jackson Court Neighbourhood Activity Centre as a community sized centre that focuses on the provision of goods and services to meet the daily or weekly needs of the local community.*
- *To equitably distribute 'under-utilised' car spaces amongst new developments or uses proposed for the centre.*
- *To encourage the provision of car parking at the rear of shops for staff parking.*
- *To contain all car parking for the Jackson Court Neighbourhood Activity Centre within the boundary of the Activity Centre to ensure that the residential areas are protected from overflow parking.*
- *To ensure that the car parking supply is adequate to meet parking demand generated in the centre.*

Schedule 2 states that a provision of up to 5 spaces per lot in the Jackson Court Neighbourhood Activity Centre car park can be counted towards the requirement as well as any parking credits associated with the previous uses on the site.

Schedule 2 also modifies the car parking requirements of Clause 52.06-5 as follows:

- 2.7 spaces to each 100 square metres of leasable floor area for a shop.

State Planning Policy Framework

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

Clause 11.01-1 Settlement Networks

The objective of this policy is:

- *To promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.*

Clause 11.03-1 Activity Centre Network

The objective of this policy is:

- *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 11.03-2 Activity Centre Planning

The objective of this policy is:

- *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 11.06-1 Jobs and Investment

The objective of this policy is:

- *To create a city structure that drives productivity, attracts investment, supports innovation and creates jobs.*

Clause 11.06-2 Housing Choices

The objective of this policy is:

- *To provide housing choice close to jobs and services.*

Clause 11.06-5 Neighbourhoods

The objective of this policy is:

- *To create a city of inclusive, vibrant and healthy neighbourhoods that promote strong communities, healthy lifestyles and good access to local services and jobs.*

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 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 in urban renewal precincts and sites that offer good access to jobs, services and transport.*

Clause 16.01-5 Housing Affordability

The objective of this policy is:

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

Clause 17.01-1 Business

The objective of this policy is:

- *To encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.*

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.

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.*

Clause 21.09 Activity Centres and Commercial Areas

This policy applies to all activity centres and commercial areas and identifies activity centres are integral to the local economy and local employment generation and are an important focal point for community life and interaction. This policy identifies the key challenge for Manningham's network of activity centres as ensuring that commercial development is contained within the activity centres and that existing centres remain vibrant, viable and sustainable into the future. The policy identifies Neighbourhood Activity Centres as being a focus of increased residential growth and development.

Local Planning Policy

Clause 22.01 Design and Development

This policy applies to development in a Commercial 1 Zone or Mixed Use Zone. The objectives of this policy are:

- *To ensure that the design, location and appearance of development respects the height and massing of surrounding development where this is a recognised and valued feature.*

- *To encourage contemporary architecture combined with innovative urban design and building techniques, where appropriate.*
- *To promote the siting of land uses and development, which reduces the need to travel and encourages multi-purpose trips.*
- *To retain existing vegetation where possible and ensure that a high standard of landscaping is achieved.*
- *To achieve a 'boulevard' character and well-defined built edge along Doncaster Road.*
- *To discourage development that restricts significant views from main roads.*
- *To achieve design, which is functional, safe, convenient, attractive, accessible and responsive to the site and surrounds.*
- *To facilitate the creation of functional and high quality built form and urban spaces.*
- *To encourage active street frontages.*
- *To ensure protection from unreasonable overlooking or overshadowing of abutting and nearby residential properties.*
- *To ensure that land used for vehicle access and parking is properly designed, constructed and drained*
- To ensure that subdivisions are designed to:
 - Include appropriate allocation of carparking
 - Provide suitable access
 - Ensure adequate provision of services

Clause 22.06 Eating and Entertainment Premises

This policy applies to the use and development of land for eating and entertainment premises. It endeavours to ensure that eating and entertainment premises are located within existing activity centres and commercial areas and only within residential areas where appropriate.

Clause 22.08 Safety Through Urban Design

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

Clause 22.09 Access for Disabled People

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

Particular Provisions

Clause 52.06 Car Parking

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

- 1 space for 1 and 2 bedroom dwellings
- 2 spaces for 3 or more bedroom dwellings
- 1 visitor space to every 5 dwellings for developments of 5 or more dwellings
- 3.5 spaces for every 100 square metres of net floor area for an office
- 0.4 spaces for each patron permitted for a restaurant
- 4 spaces to each 100 square metres of leasable floor area for a shop.

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

Clause 52.07 Loading and Unloading of Vehicles

Pursuant to Clause 52.07, a loading bay of 27.4 square metres is required to be provided to a building that caters for the manufacture, servicing, storage or sale of goods or materials that is less than 2,600 square metres in a single occupation.

Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, bicycle spaces are required to be provided at the following rate:

- 1 to each 5 dwellings for residents in a development of four or more storeys
- 1 to each 10 dwellings for visitors in a development of four or more storeys
- 1 to each 300 square metres of net floor area for employees for an office if the net floor area exceeds 1,000 square metres
- 1 to each 1,000 square metres of net floor area for visitors for an office if the net floor area exceeds 1,000 square metres
- 1 to each 100 square metres of floor area available to the public for employees of a restaurant
- 2 plus 1 to each 200 square metres of floor area available to the public for visitors to a restaurant if the floor area available to the public exceeds 400 square metres
- 1 to each 600 square metres of leasable floor area for employees of a shop if the leasable floor area exceeds 1,000 square metres
- 1 to each 500 square metres of leasable floor area for shoppers of a shop if the leasable floor area exceeds 1,000 square metres

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.*