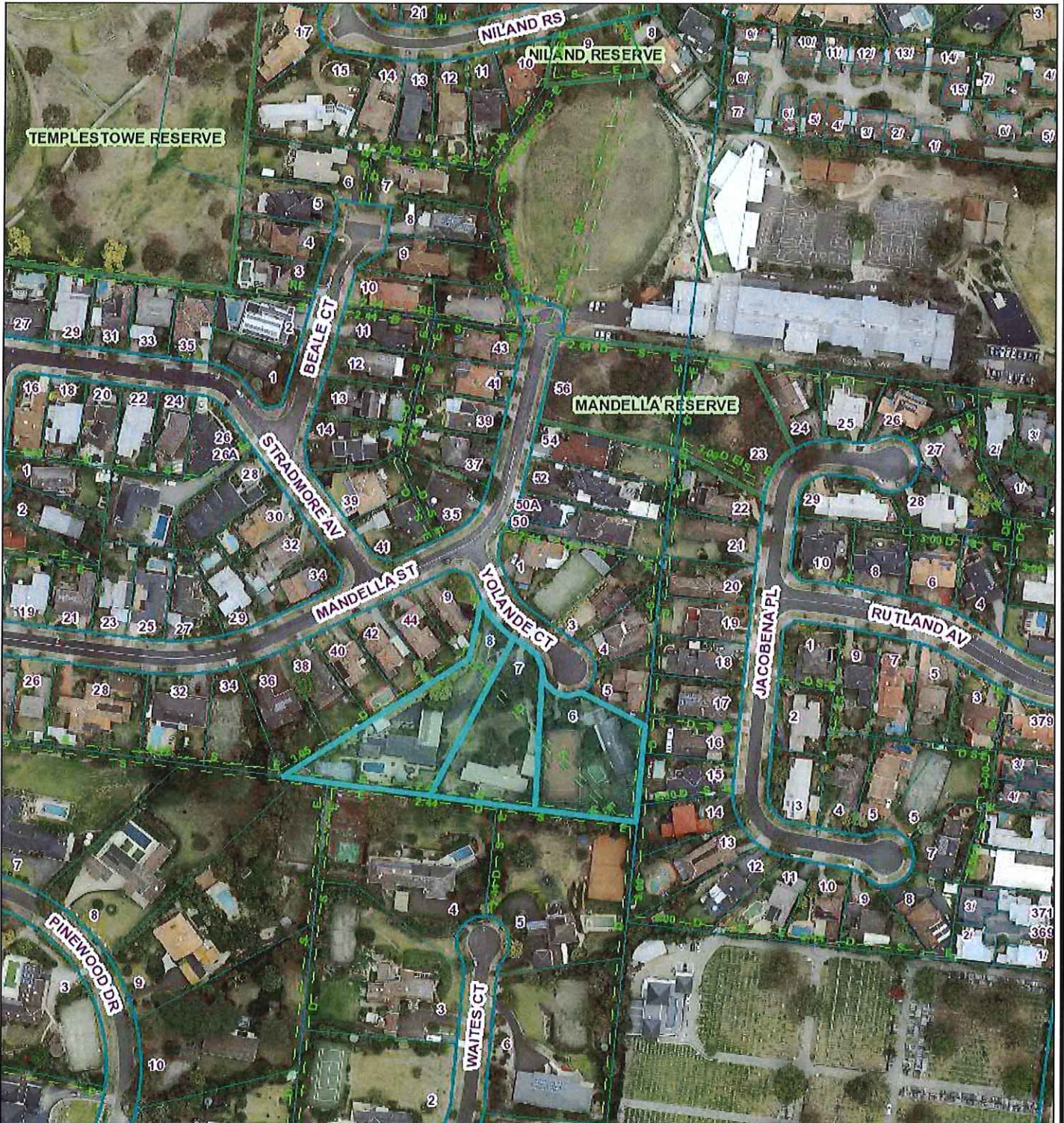
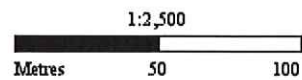


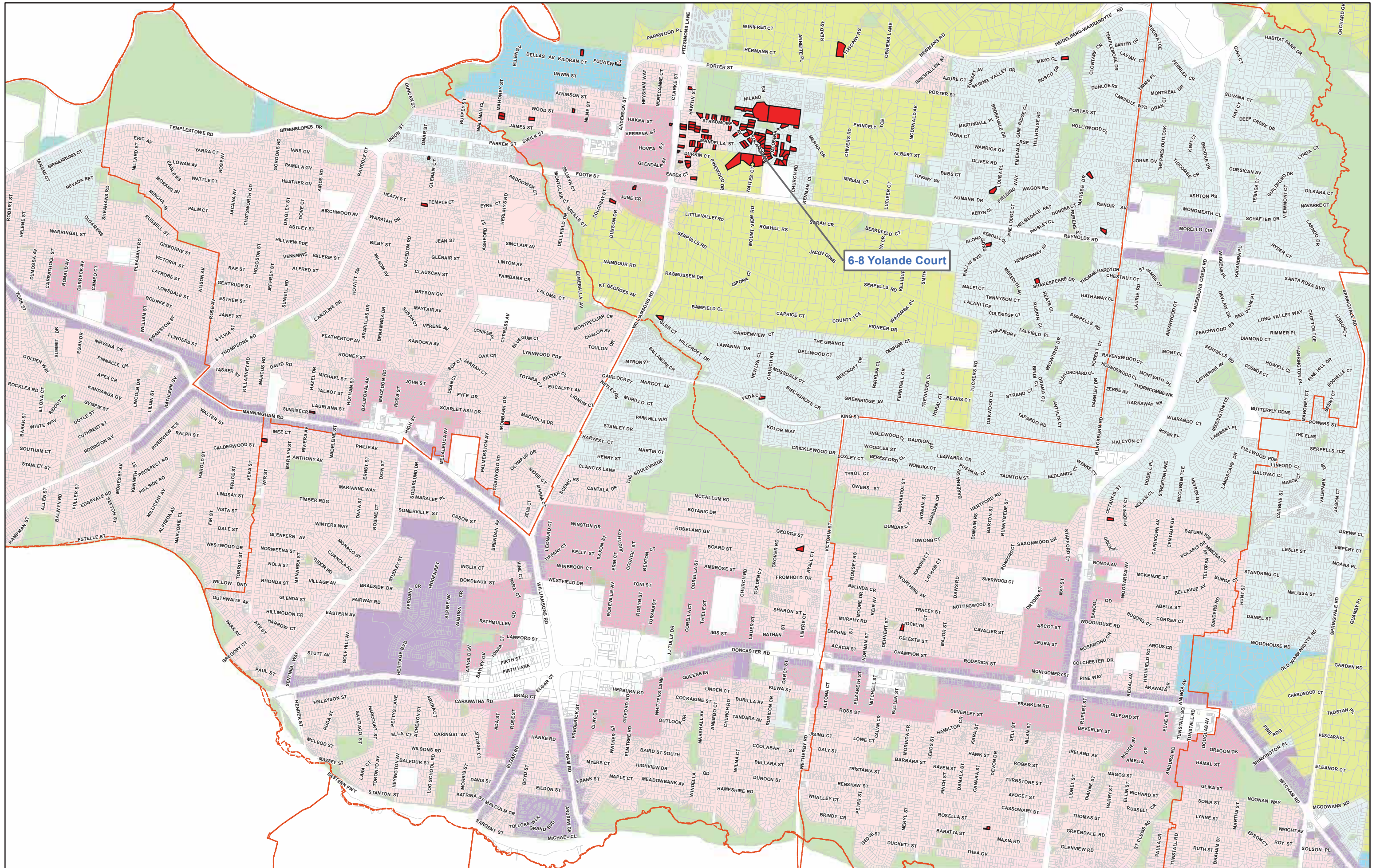
Locality Map - 6, 7 and 8 Yolande Court Templestowe



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.



02/05/2018 5:38 pm



6-8 Yolande Court



LEGEND

- EXISTING TREE ON SUBJECT SITE TO REMAIN
- EXISTING TREE ON ADJOINING PROPERTY
- SUGGESTED CANOPY TREE LOCATION
- PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M HIGH
- SELECTED EXPOSED AGGREGATE CONCRETE PAVING

EXISTING VEGETATION ON NEIGHBOURING SITES WILL BE UNAFFECTED BY THE PROPOSED DEVELOPMENT. REFER TO THE REPORT BY GALBRAITH & ASS.

LOCATION AND DESIGN OF DRIVEWAY OFFERS EXCELLENT ACCESS TO ALL DWELLINGS WHILE VISITOR PARKING IS CLEARLY MARKED & ACCESSIBLE

DWELLINGS LOCATED CLOSE TO H.G.L. IN ORDER TO REDUCE OVERALL BUILDING HEIGHT & OFFER BETTER AMENITY TO OCCUPANTS WITH LIMITED MOBILITY

DWELLINGS HAVE BEEN ALLOCATED SERVICE YARDS WHICH CONTAIN CLOTHESLINES, H.W.S. AND WATER TANKS REMOVING THEM FROM THE PRIMARY OPEN SPACE AREAS

OPEN PLAN LIVING AREAS LOCATED SO TO ADDRESS INDIVIDUAL P.O.S WHICH INCLUDE ALFRESCO AREAS AND TO OFFER SOME NORTHERN ORIENTATION

GARAGES OFFER PHYSICAL /ACOUSTIC BARRIERS BETWEEN OCCUPANCIES AND PROVIDE ADDITIONAL PARKING OPPORTUNITY FORWARD OF THE MAIN STRUCTURE

DATE: 15-12-2017
 REVISION: 'A' - Town Planning RFI Issue
 'B' - Town Planning Application Issue

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building design & planning

PROJECT:
 Proposed Townhouse Development
 Design Response - Ground Floor
 at No. 6, 7 & 8 Yolande Court
 Templestowe
 for Campi Property Dev. P/L &
 Laidlaw Holdings P/L

DATE: Aug 17
 SCALE: 1:200 @ A0
 DRAWN: M.P.
 SHEET NO: 1 of 14
 JOB NO: 17-001 | REV: A

MINIMAL USE OF 'ON BOUNDARY' CONSTRUCTION LOCATED SO TO ADDRESS NON-SENSITIVE AREAS ON NEIGHBOURING SITES

EXISTING VEGETATION HAS BEEN INCORPORATED INTO THE PROPOSAL PLANS WHERE FEASIBLE, REDUCING ALTERATION TO THE STREETSCAPE

EXISTING CROSSOVER WILL BE RETAINED TO SERVICE UNIT 13, REDUCING ALTERATION TO THE STREETSCAPE & OFFERING INDIVIDUALITY TO DWELLING

EXISTING MATURE VEGETATION ON NATURE STRIP TO BE RETAINED, WHILE LOCATION OF X-OVERS ALLOW FOR RETENTION OF OFF-SITE PARKING

LOCATION OF PROPOSED CROSSOVER & DRIVEWAY HAS CONSIDERED THE LOCATION OF NEIGHBOURING ACCESSWAYS & OFFERS GOOD VISIBILITY TO/FROM THE SITE

PROPOSED LAYOUT ALLOWS FOR THE RETENTION OF AMPLE AREAS OF PERMEABLE LAND FORWARD OF THE DEVELOPMENT, ALLOWING FOR THE RETENTION OF MATURE VEGETATION

ADOPTED FRONT BOUNDARY SETBACKS AND LANDSCAPING WITH REPOSED SLOPES IMPROVES VISUAL LINKS TO NEIGHBOURING PROPERTIES AND STREET

GROUND FLOOR ELEMENT HAS BEEN WELL SET BACK FROM THE COMMON BOUNDARY, REDUCING PERCEIVED BUILDING BULK TO NEIGHBOURING SITES

AMPLE PROVISION OF ON-SITE VISITOR PARKING (WHICH HAS BEEN SCREENED FROM NEIGHBOURING DEVELOPMENTS), REDUCING IMPACT ON YOLANDE COURT

EXISTING & PROPOSED SCREEN PLANTING ALONG THE ENTIRE NORTH-WEST BOUNDARY WILL ENSURE MINIMAL IMPACT ON THE AMENITY OF NEIGHBOURING DWELLINGS

PRIMARY LIVING AREAS LOCATED AT GROUND FLOOR LEVEL LINKED TO P.O.S AREAS REDUCING OVERLOOKING OPPORTUNITIES INTO NEIGHBOURING P.O.S

SINGLE STOREY CONSTRUCTION WITH TRADITIONAL HIPPED ROOF FORMS USED NEAR SENSITIVE INTERFACES, REDUCING PERCEIVED VISUAL BULK

LOCATION OF DWELLINGS, PARKING AREAS AND DRIVEWAYS OFFER EXCELLENT VISUAL BREAKS ALONG THE NORTH-WEST BOUNDARY OF THE SUBJECT SITE

LOCATION OF AMENITIES ON NEIGHBOURING SITES TOGETHER WITH NATURAL TOPOGRAPHY IS BENEFICIAL TO NEGATING ANY OVERLOOKING CONCERNS

UNITS 8 - 12 BENEFIT FROM A DEDICATED 'SERVICE YARD' REMOVING CLOTHESLINES, H.W.S. & BINS FROM THE PRIMARY OPEN SPACE AREAS

COMMON DRIVEWAY IS WELL ARTICULATED AVOIDING GUN-BARREL PRESENTATION & OFFERING AMPLE AREA FOR PLANTING THROUGHOUT THE DEVELOPMENT

GOOD SEPARATION BETWEEN DWELLINGS ON SITE TOGETHER WITH FENCING AND SCREEN PLANTING WILL ENSURE NO OVERLOOKING CONCERNS @ GROUND FLOOR LEVEL

CENTRAL LOCATION OF THE SHARED ACCESSWAY OFFERS GOOD SEPARATION BETWEEN DWELLINGS ON SITE, RESPECTING RHYTHM OF HOUSING ALONG THE STREETSCAPE

LOCATION OF AMENITIES ON NEIGHBOURING SITES TOGETHER WITH NATURAL TOPOGRAPHY IS BENEFICIAL TO NEGATING ANY OVERLOOKING CONCERNS

P.O.S ALLOCATED TO ALL DWELLINGS IS WELL IN EXCESS OF THAT REQUIRED UNDER THE ZONE AND WELL MATCHED TO THE OVERALL DWELLING SIZE

A MIXTURE OF FLAT AND HIPPED ROOF FORMS USED THROUGHOUT THE DEVELOPMENT, REFLECTING PREDOMINANT NEIGHBOURHOOD CHARACTER

PROPOSED EARTHWORKS TOWARDS THE SOUTHERN BOUNDARY OF THE SITE RESULTS IN REDUCED P.F.F.'S TO DWELLINGS, NEGATING IMPACT ON NEIGHBOURING DWELLINGS

LOCATION OF GARAGES ENSURE THAT ALL VEHICLES CAN ACCESS AND EGRESS FROM THE SITE IN A FORWARD DIRECTION, ENSURING COMPLIANCE WITH CLAUSE 52.08-8

P.O.S AREAS LOCATED SO TO RECEIVE AT LEAST SOME NORTHERN EXPOSURE, ALL DWELLINGS ALLOCATED A MODEST ALFRESCO AREA FOR YEAR-ROUND USABILITY

ADOPTED BOUNDARY SETBACKS ALLOW FOR THE INTRODUCTION OF AN AMENDED DRAINAGE EASEMENT AND ENCOURAGE PERIMETER PLANTING

ALL DWELLINGS ALLOCATED A GROUND-FLOOR, SERVICED BEDROOM OFFERING EXCELLENT AMENITY TO OCCUPANTS WITH LIMITED MOBILITY

AREAS		m ²	Imperial squares
UNIT 1	Ground Floor	118.1	12.7
	Upper Floor	103.3	10.9
	> Total Living	219.4	23.6
	Porch	2.4	
	Alfresco	8.2	
	Garage	39.0	4.2
	Private Open Space		
	Secluded*	65	
	Total	+70	
UNIT 2	Ground Floor	103.1	11.1
	Upper Floor	89.2	9.6
	> Total Living	192.3	20.7
	Porch	2.3	
	Alfresco	10.5	
	Garage	39.4	4.2
	Private Open Space		
	Secluded*	50	
	Total	+53	
UNIT 3	Ground Floor	118.0	12.7
	Upper Floor	81.2	8.7
	> Total Living	199.2	21.4
	Porch	2.8	
	Alfresco	12.5	
	Garage	39.4	4.2
	Private Open Space		
	Secluded*	80	
	Total	+82	
UNIT 4	Ground Floor	110.7	11.9
	Upper Floor	86.0	9.3
	> Total Living	196.7	21.2
	Porch	3.3	
	Alfresco	10.5	
	Garage	38.4	4.1
	Private Open Space		
	Secluded*	50	
	Total	+58	
UNIT 5	Ground Floor	113.7	12.2
	Upper Floor	105.1	11.3
	> Total Living	218.8	23.5
	Porch	1.9	
	Alfresco	13.5	
	Garage	40.3	4.3
	Private Open Space		
	Secluded*	90	
	Total	+52	
UNIT 6	Ground Floor	119.1	12.8
	Upper Floor	90.4	9.7
	> Total Living	209.5	22.5
	Porch	1.9	
	Alfresco	13.5	
	Garage	39.6	4.2
	Private Open Space		
	Secluded*	60	
	Total	+62	
UNIT 7	Ground Floor	121.4	13.1
	Upper Floor	97.2	10.5
	> Total Living	218.6	23.6
	Porch	1.9	
	Alfresco	11.5	
	Garage	40.9	4.4
	Private Open Space		
	Secluded*	85	
	Total	+92	
UNIT 8	Ground Floor	108.8	11.7
	Upper Floor	107.9	11.6
	> Total Living	216.7	23.3
	Porch	2.6	
	Alfresco	11.2	
	Garage	39.4	4.2
	Private Open Space		
	Secluded*	80	
	Total	+95	
UNIT 9	Ground Floor	113.8	12.2
	Upper Floor	89.3	9.6
	> Total Living	203.1	21.8
	Porch	1.4	
	Alfresco	11.1	
	Garage	39.6	4.2
	Private Open Space		
	Secluded*	100	
	Total	+105	
UNIT 10	Ground Floor	113.8	12.2
	Upper Floor	89.3	9.6
	> Total Living	203.1	21.8
	Porch	1.4	
	Alfresco	11.1	
	Garage	39.6	4.2
	Private Open Space		
	Secluded*	100	
	Total	+105	
UNIT 11	Ground Floor	113.8	12.2
	Upper Floor	89.3	9.6
	> Total Living	203.1	21.8
	Porch	1.4	
	Alfresco	11.1	
	Garage	39.6	4.2
	Private Open Space		
	Secluded*	100	
	Total	+105	
UNIT 12	Ground Floor	113.7	12.2
	Upper Floor	87.3	9.4
	> Total Living	201.0	21.6
	Porch	2.3	
	Alfresco	9.2	
	Garage	40.0	4.3
	Private Open Space		
	Secluded*	140	
	Total	+145	
UNIT 13	Ground Floor	127.6	13.7
	Upper Floor	120.3	12.9
	> Total Living	247.8	26.6
	Porch	2.2	
	Alfresco	23.7	
	Garage	54.6	5.8
	Private Open Space		
	Secluded*	80	
	Total	+100	

No.42
(Mandella Street)
Double Storey Dwelling
brick cladding
pitched tile roof

No.44
(Mandella Street)
Single Storey Dwelling
brick cladding
pitched tile roof

No.38
(Mandella Street)
Double Storey Dwelling
brick cladding
pitched tile roof



- LEGEND**
- EXISTING TREE ON SUBJECT SITE TO REMAIN
 - EXISTING TREE ON ADJOINING PROPERTY
 - SUGGESTED CANOPY TREE LOCATION
 - PROPOSED EVERGREEN PLANTINGS TO CONTRIBUTE TO SCREENING UP TO 3 M. HEIGHT
 - SELECTED EXPOSED AGGREGATE CONCRETE PAVING
 - SELECTED PAVERS OR STAMPED COLOURED CONCRETE
 - CONCRETE STEPPERS OR STAIRLIFT
 - *200L WATER STORAGE/RE-USE TANK CONNECTED TO TOILET FLUSHING SYSTEM
 - *SOLAR WATER HEATER TO ROOF OVER
 - *HOT WATER UNIT (STORAGE TYPE)
- NOTE:**
LOCATION OF PROPOSED CANOPY TREES AND SCREEN PLANTINGS IS APPROXIMATE ONLY. REFER TO THE LANDSCAPE MASTER PLAN PREPARED BY HANSEN PARTNERSHIP REF. LDC-001

PAUL HENNING ASSOCIATES

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building design & planning

PROJECT:
Proposed Townhouse Development
Ground Floor Plans
at No. 6, 7 & 8 Yolande Court
Templestowe
for Campi Property Dev. P/L &
Laidlaw Holdings P/L

DATE: Aug 17
SCALE: 1:100 @ A0
DRAWN: M.P.
CHECKED: J.P.
DATE: 17-08-2017
SCALE: 1:100 @ A0
DRAWN: M.P.
CHECKED: J.P.
DATE: 17-08-2017
SCALE: 1:100 @ A0
DRAWN: M.P.
CHECKED: J.P.

GROUND FLOOR PLAN

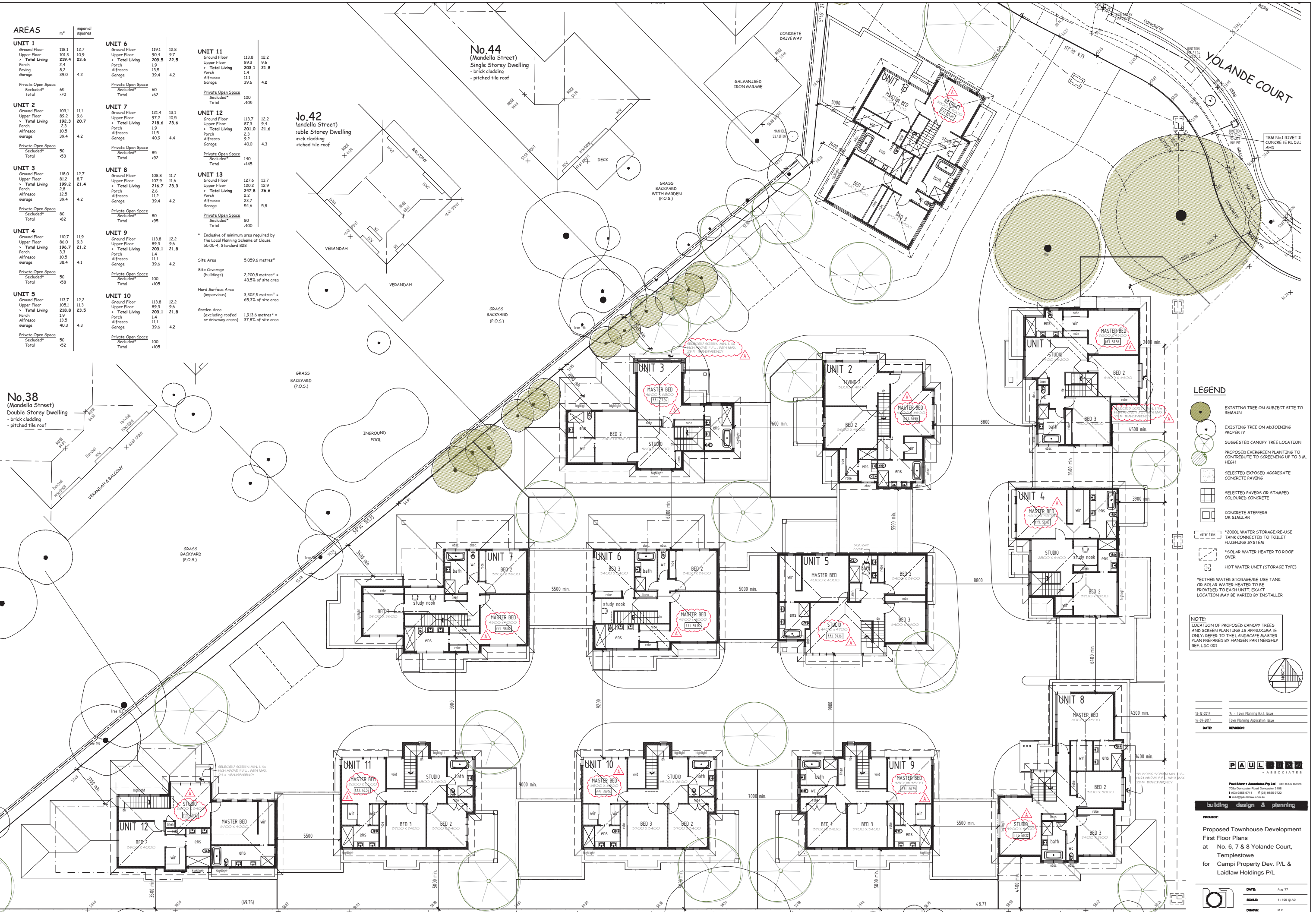
AREAS		m ²	Imperial squares
UNIT 1	Ground Floor	118.1	12.7
	Upper Floor	101.3	10.9
	> Total Living	219.4	23.6
	Porch	2.4	
	Alfresco	8.2	
	Garage	39.0	4.2
	Private Open Space		
	Secluded*	65	
	Total	>70	
UNIT 2	Ground Floor	103.1	11.1
	Upper Floor	89.2	9.6
	> Total Living	192.3	20.7
	Porch	2.3	
	Alfresco	10.5	
	Garage	39.4	4.2
	Private Open Space		
	Secluded*	50	
	Total	>53	
UNIT 3	Ground Floor	118.0	12.7
	Upper Floor	81.2	8.7
	> Total Living	199.2	21.4
	Porch	2.8	
	Alfresco	12.5	
	Garage	39.4	4.2
	Private Open Space		
	Secluded*	80	
	Total	>82	
UNIT 4	Ground Floor	110.7	11.9
	Upper Floor	86.0	9.3
	> Total Living	196.7	21.2
	Porch	3.3	
	Alfresco	10.5	
	Garage	38.4	4.1
	Private Open Space		
	Secluded*	50	
	Total	>58	
UNIT 5	Ground Floor	113.7	12.2
	Upper Floor	105.1	11.3
	> Total Living	218.8	23.5
	Porch	1.9	
	Alfresco	13.5	
	Garage	40.3	4.3
	Private Open Space		
	Secluded*	80	
	Total	>52	
UNIT 6	Ground Floor	119.1	12.8
	Upper Floor	90.4	9.7
	> Total Living	209.5	22.5
	Porch	1.9	
	Alfresco	13.5	
	Garage	39.4	4.2
	Private Open Space		
	Secluded*	60	
	Total	>62	
UNIT 7	Ground Floor	121.4	13.1
	Upper Floor	97.2	10.5
	> Total Living	218.6	23.6
	Porch	1.9	
	Alfresco	11.5	
	Garage	40.9	4.4
	Private Open Space		
	Secluded*	85	
	Total	>92	
UNIT 8	Ground Floor	108.8	11.7
	Upper Floor	107.9	11.6
	> Total Living	216.7	23.3
	Porch	1.4	
	Alfresco	11.2	
	Garage	39.4	4.2
	Private Open Space		
	Secluded*	80	
	Total	>95	
UNIT 9	Ground Floor	113.8	12.2
	Upper Floor	89.3	9.6
	> Total Living	203.1	21.8
	Porch	1.1	
	Alfresco	11.1	
	Garage	39.6	4.2
	Private Open Space		
	Secluded*	100	
	Total	>105	
UNIT 10	Ground Floor	113.8	12.2
	Upper Floor	89.3	9.6
	> Total Living	203.1	21.8
	Porch	1.1	
	Alfresco	11.1	
	Garage	39.6	4.2
	Private Open Space		
	Secluded*	100	
	Total	>105	
UNIT 11	Ground Floor	113.8	12.2
	Upper Floor	89.3	9.6
	> Total Living	203.1	21.8
	Porch	1.4	
	Alfresco	11.1	
	Garage	39.6	4.2
	Private Open Space		
	Secluded*	100	
	Total	>105	
UNIT 12	Ground Floor	113.7	12.2
	Upper Floor	87.3	9.4
	> Total Living	201.0	21.6
	Porch	2.3	
	Alfresco	9.2	
	Garage	40.0	4.3
	Private Open Space		
	Secluded*	140	
	Total	>145	
UNIT 13	Ground Floor	127.6	13.7
	Upper Floor	130.3	12.9
	> Total Living	247.8	26.6
	Porch	2.2	
	Alfresco	23.7	
	Garage	54.6	5.8
	Private Open Space		
	Secluded*	80	
	Total	>100	

No.42
(Mandella Street)
Double Storey Dwelling
- brick cladding
- pitched tile roof

No.44
(Mandella Street)
Single Storey Dwelling
- brick cladding
- pitched tile roof

No.38
(Mandella Street)
Double Storey Dwelling
- brick cladding
- pitched tile roof

FIRST FLOOR PLAN



- LEGEND**
- EXISTING TREE ON SUBJECT SITE TO REMAIN
 - EXISTING TREE ON ADJOINING PROPERTY
 - SUGGESTED CANOPY TREE LOCATION
 - PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
 - SELECTED EXPOSED AGGREGATE CONCRETE PAVING
 - SELECTED PAVERS OR STAMPED COLOURED CONCRETE
 - CONCRETE STEPPERS OR SIMILAR
 - *2000L WATER STORAGE/RE-USE TANK CONNECTED TO TOILET FLUSHING SYSTEM
 - *SOLAR WATER HEATER TO ROOF OVER
 - HOT WATER UNIT (STORAGE TYPE)

NOTE:
LOCATION OF PROPOSED CANOPY TREES AND SCREEN PLANTING IS APPROXIMATE ONLY. REFER TO THE LANDSCAPE MASTER PLAN PREPARED BY HANSEN PARTNERSHIP REF. LDC-001

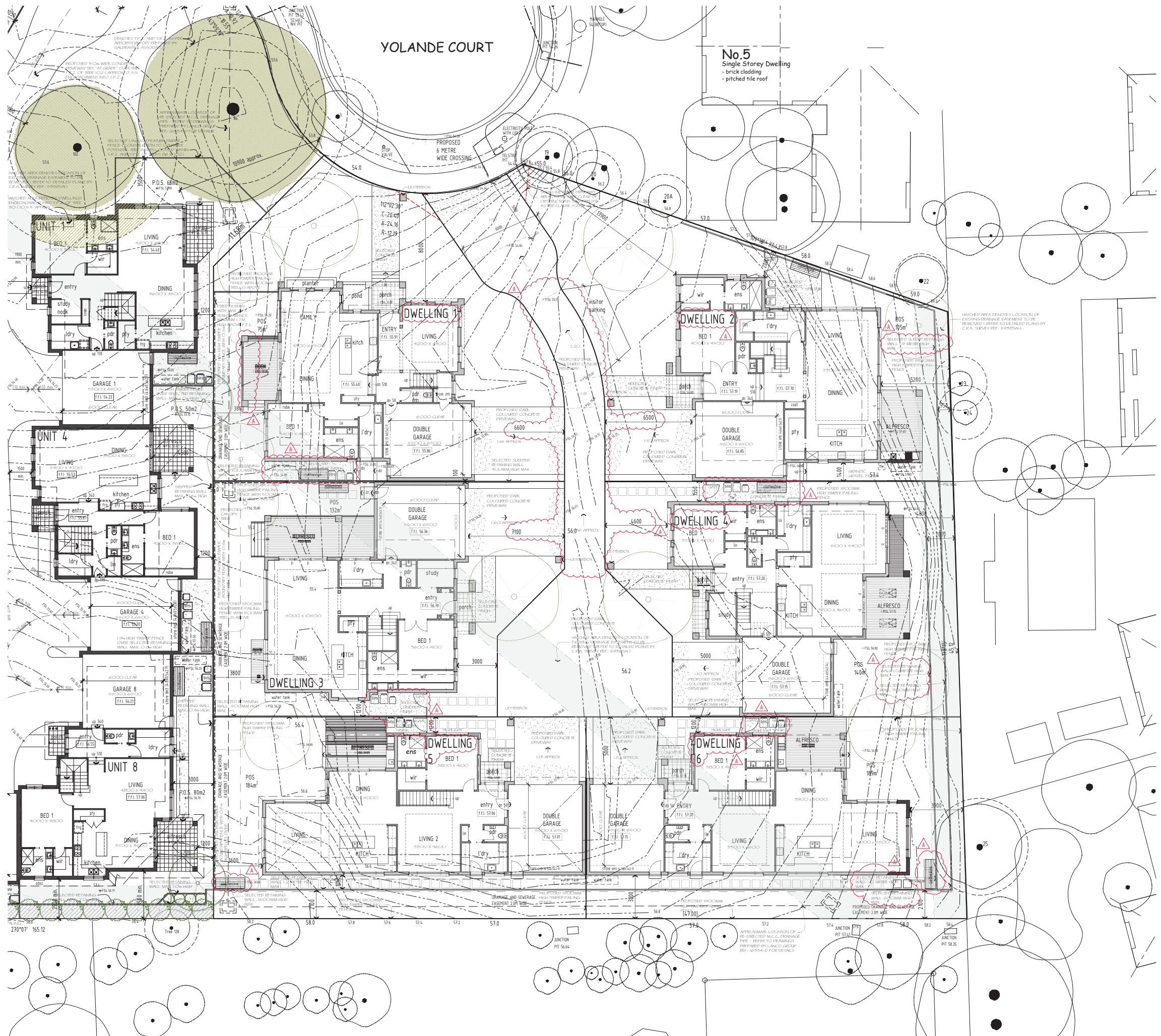


13-12-2017 'A' - Town Planning RFL Issue
14-09-2017 Town Planning Application Issue
DATE: REVISION:

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building design & planning
PROJECT:
Proposed Townhouse Development
First Floor Plans
at No. 6, 7 & 8 Yolande Court,
Templestowe
for Camp Property Dev. P/L &
Laidlaw Holdings P/L

DATE: Aug 17
SCALE: 1:100 @ A4
DRAWN: M.P.
SHEET NO: 4 of 14
JOB NO: 17-001 REV A



YOLANDE COURT

No.5
Single Storey Dwelling
- brick cladding
- pitched tile roof

LEGEND

- EXISTING TREE ON SUBJECT SITE TO REMAIN
- EXISTING TREE ON ADJOINING PROPERTY
- SUGGESTED CANOPY TREE LOCATION
- PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
- SELECTED TIMBER DECKING
- SELECTED PAVERS OR STAMPED COLOURED CONCRETE
- CONCRETE STEPS OR SIMILAR
- 2000L WATER STORAGE/RE-USE TANK CONNECTED TO TOILET FLUSHING SYSTEM
- SOLAR WATER HEATER TO ROOF OVER
- HOT WATER UNIT (STORAGE TYPE)

NOTE:
LOCATION OF PROPOSED CANOPY TREES AND SCREEN PLANTING IS APPROXIMATE ONLY. REFER TO THE LANDSCAPE MASTER PLAN PREPARED BY HANSEN PARTNERSHIP. REF. LDC-001

AREAS

DWELLING	Ground Floor	Upper Floor	Total Living	Porch	Alfresco	Garage	Private Open Space	Secluded*	Total	Garden Area (excluding roofed or driveway areas)	% of site area
DWELLING 1	142	131	273	8.8	13.8	39.4	75	238	238.5 metres ²	49.2% of site area	
	Total										
DWELLING 2	149	132	281	6.4	16.7	39.4	105	211	208.9 metres ²	44.3% of site area	
	Total										
DWELLING 3	145	123	268	5.4	17.7	39.4	132	171	158.2 metres ²	38.2% of site area	
	Total										
DWELLING 4	142	134	276	5.7	15.8	39.4	140	164	180.2 metres ²	43% of site area	
	Total										
DWELLING 5	148	118	266	3.2	13.2	40	184	195	184 metres ²	44.3% of site area	
	Total										
DWELLING 6	148	118	266	3.2	13.2	40	189	201	189 metres ²	45% of site area	
	Total										
Site Area									2870 metres ²		
Site Coverage (buildings)									1254.2 metres ²	47.7% of site area	
Hard Surface Area (impervious)									1749.2 metres ²	60.9% of site area	
Garden Area (excluding roofed or driveway areas)									1158.8 metres ²	40.4% of site area	



D: 02/2017
16/09/2017
DATE: REVISION:

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building design & planning

PROJECT:
Proposed Townhouse Development
Ground Floor Plan
at No. 6, 7 & 8 Yolande Court
Templestowe
for Campi Property Dev. P/L &
Laidlaw Holdings P/L

DATE: Aug 17
SCALE: 1:100 @ A0
DRAWING: P-01
SHEET NO: 5 of 14
JOB NO: 17-001 REV: A



LEGEND

- EXISTING TREE ON SUBJECT SITE TO REMAIN
- EXISTING TREE ON ADJOINING PROPERTY
- SUGGESTED CANOPY TREE LOCATION
- PROPOSED EVERGREEN PLANTING TO CONTRIBUTE TO SCREENING UP TO 3 M. HIGH
- SELECTED TIMBER DECKING
- SELECTED PAVERS OR STAMPED COLOURED CONCRETE
- CONCRETE STEPPERS OR SIMILAR
- 2000L WATER STORAGE/RE-USE TANK CONNECTED TO TOILET FLUSHING SYSTEM
- SOLAR WATER HEATER TO ROOF OVER
- HOT WATER UNIT (STORAGE TYPE)

NOTE: LOCATION OF PROPOSED CANOPY TREES AND SCREEN PLANTING IS APPROXIMATE ONLY. REFER TO THE LANDSCAPE MASTER PLAN PREPARED BY HANSEN PARTNERSHIP REF: LDC-001

AREAS

	m ²	Imperial squares
DWELLING 1		
Ground Floor	142	15.2
Upper Floor	131	14.1
> Total Living	273	29.3
Porch	8.8	
Alfresco	13.8	
Garage	39.4	4.2
Private Open Space		
Secluded*	75	
Total	238	
Garden Area (excluding roofed or driveway areas)	238.5 metres ² = 49.2% of site area	
DWELLING 2		
Ground Floor	149	16
Upper Floor	132	14.2
> Total Living	281	30.2
Porch	6.4	
Alfresco	16.7	
Garage	39.4	4.2
Private Open Space		
Secluded*	105	
Total	211	
Garden Area (excluding roofed or driveway areas)	208.9 metres ² = 44.3% of site area	
DWELLING 3		
Ground Floor	145	15.6
Upper Floor	123	13.2
> Total Living	268	28.8
Porch	5.4	
Alfresco	17.7	
Garage	39.4	4.2
Private Open Space		
Secluded*	132	
Total	171	
Garden Area (excluding roofed or driveway areas)	158.2 metres ² = 38.2% of site area	
DWELLING 4		
Ground Floor	142	15.3
Upper Floor	134	14.4
> Total Living	276	29.7
Porch	5.7	
Alfresco	15.8	
Garage	39.4	4.2
Private Open Space		
Secluded*	140	
Total	164	
Garden Area (excluding roofed or driveway areas)	180.2 metres ² = 43% of site area	
DWELLING 5		
Ground Floor	148	15.9
Upper Floor	118	12.7
> Total Living	266	28.6
Porch	3.2	
Alfresco	13.2	
Garage	40	4.3
Private Open Space		
Secluded*	184	
Total	195	
Garden Area (excluding roofed or driveway areas)	184 metres ² = 44.3% of site area	
DWELLING 6		
Ground Floor	148	15.9
Upper Floor	118	12.7
> Total Living	266	28.6
Porch	3.2	
Alfresco	13.2	
Garage	40	4.3
Private Open Space		
Secluded*	189	
Total	201	
Garden Area (excluding roofed or driveway areas)	189 metres ² = 45% of site area	
* Inclusive of minimum area required by the Local Planning Scheme at Clause 55.05-4, Standard B28		
Site Area	2870 metres ²	
Site Coverage (buildings)	1254.2 metres ² = 47.7% of site area	
Hard Surface Area (impermeable)	1749.2 metres ² = 60.9% of site area	
Garden Area (excluding roofed or driveway areas)	1158.8 metres ² = 40.4% of site area	

15-12-2017 'A' - Town Planning RFL Issue
 14-09-2017 Town Planning Application Issue
 DATE: REVISION:



PAUL LIDLAW ASSOCIATES

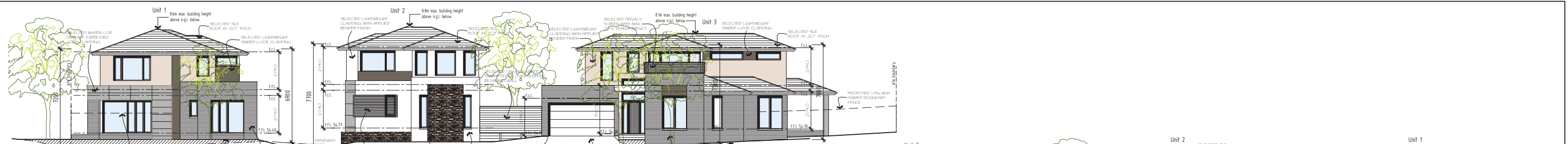
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 708a Doncaster Road Doncaster 3108
 T: 03 9450 9111 F: 03 9450 9722
 p.lidlav@paulidlav.com.au

building design & planning

PROJECT:
 Proposed Townhouse Development
 First Floor Plan
 at No. 6, 7 & 8 Yolande Court
 Templestowe
 for Campi Property Dev. P/L &
 Laidlaw Holdings P/L

DATE: Aug '17
SCALE: 1:100 @ A0
DRAWN: P.H.
CHECKED: P.H.
DATE: 6 of 14
JOB NO: 17-001 REV A

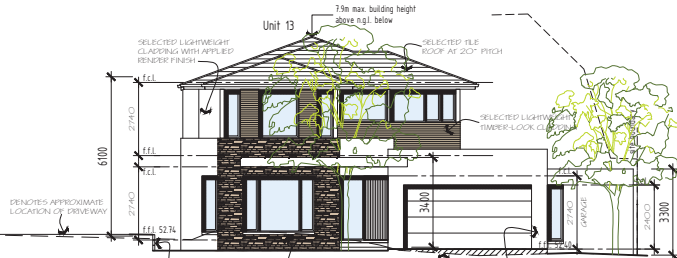
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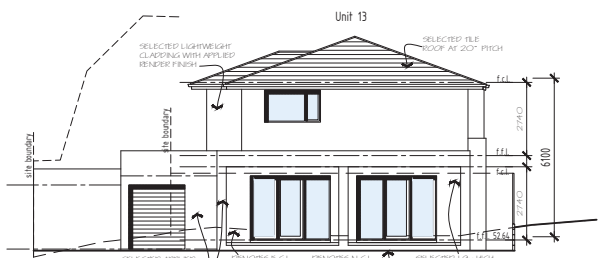
NORTH ELEVATION

(Units 1 - 3)

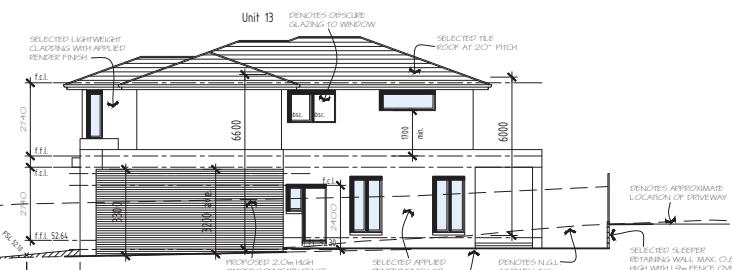
SOUTH ELEVATION



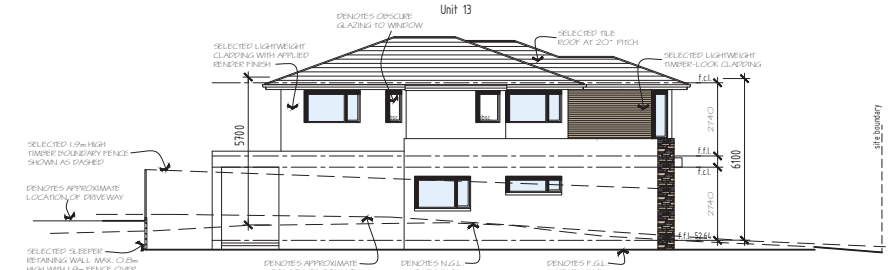
NORTH-EAST ELEVATION



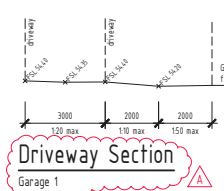
SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION

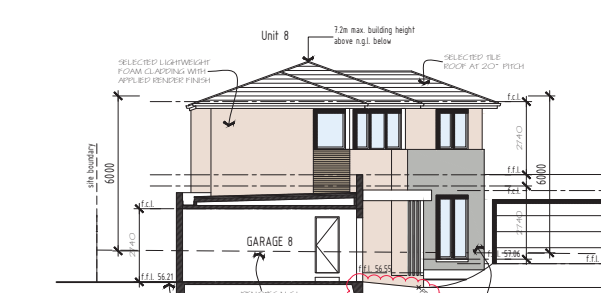


SOUTH-EAST ELEVATION



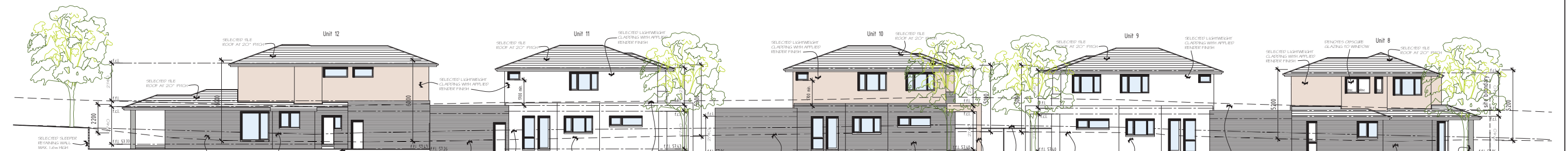
Driveway Section

Garage 1

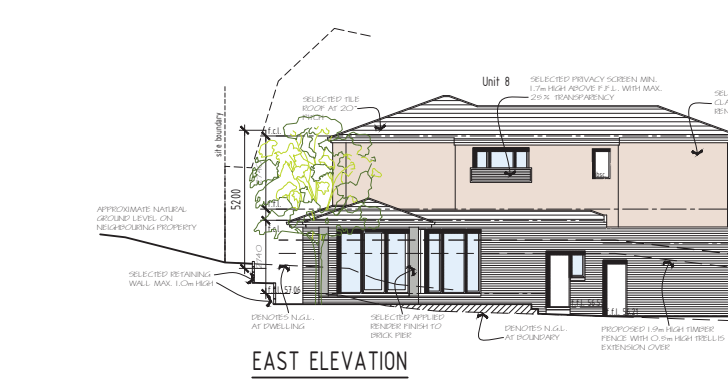


NORTH ELEVATION

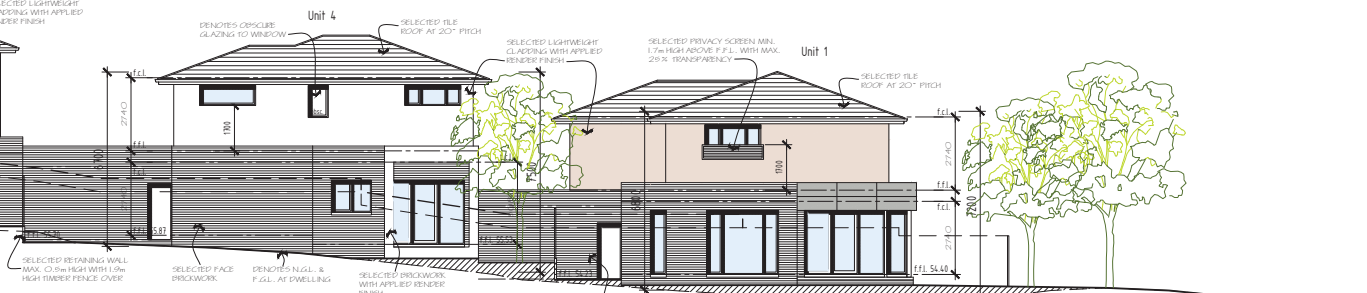
Internal (Units 8 - 12)



SOUTH ELEVATION



EAST ELEVATION



SCHEDULE OF FINISHES

- TILE ROOF COVERING
- FACE BRICKWORK
- SELECTED RENDER FINISH (COLOUR #1)
- SELECTED RENDER FINISH (COLOUR #2)
- SELECTED RENDER FINISH (COLOUR #3)
- SELECTED MATRIX (OR SIMILAR) EXPRESSED JOINT CLADDING
- SELECTED TIMBER-LOOK CLADDING
- SELECTED FEATURE STONE FACING

NOTE:
WINDOWS WHICH HAVE BEEN DENOTED AS 'OBSCURE' TO BE FIXED TO A MINIMUM HEIGHT OF 1.7m ABOVE F.F.L. OR TO BE 'AWNINGS' STYLE WITH RESTRICTED OPENINGS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

18-0-2017
14-09-2017
DATE: REVISION

SPECIFIC FINISHES/COLORS:
TYPE 'A' - UNITS 1, 6 and 12
TYPE 'B' - UNITS 3, 5 and 10
TYPE 'C' - UNITS 2, 4, 7, 8, 9, 11 and 13

PROJECT:
Elevations 1
Proposed Townhouse Development at 6, 7 & 8 Yolande Court Templestowe for Campi Property Dev. P/L & Laidlaw Holdings P/L

DATE: Aug 17
SCALE: 1:100 @ A0
DRAWN: M.P.
CHECKED: G. of 14
JOB NO.: 17-001 rev. A





SCHEDULE OF FINISHES

- TILE ROOF COVERING
- FACE BRICKWORK
- SELECTED RENDER FINISH (COLOUR #1)
- SELECTED RENDER FINISH (COLOUR #2)
- SELECTED RENDER FINISH (COLOUR #3)
- SELECTED MATRIX (OR SIMILAR) EXPRESSED JOINT CLADDING
- SELECTED TIMBER-LOOK CLADDING
- SELECTED FEATURE STONE FACING

NOTE:
WINDOWS WHICH HAVE BEEN DENOTED AS 'OBSCURE' TO BE FIXED TO A MINIMUM HEIGHT OF 1.7m ABOVE F.F.L. OR TO BE 'AWINING' STYLE WITH RESTRICTED OPENINGS TO THE SATISFACTION OF THE RESPONSIBLE AUTHORITY.

14-09-2017
14-09-2017
DATE: **REVISION:**

SPECIFIC FINISHES/COLOURS:
TYPE 'A' - UNITS 1, 6 and 12
TYPE 'B' - UNITS 3, 5 and 10
TYPE 'C' - UNITS 2, 4, 7, 8, 9, 11 and 13

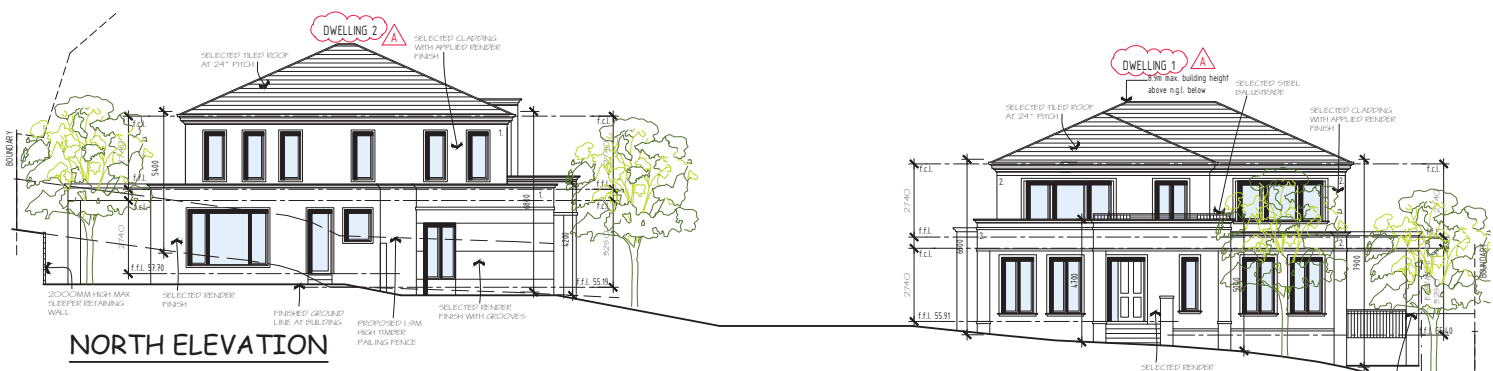
PROJECT:
Elevations 2
Proposed Townhouse Development at 6, 7 & 8 Yolande Court Templestowe for Campi Property Dev. P/L & Laidlaw Holdings P/L

DATE: Aug 17
SCALE: 1:100 @ A0
DRAWN: M.P.
SHEET NO: 8 of 14
JOB NO: 17-001 rev A

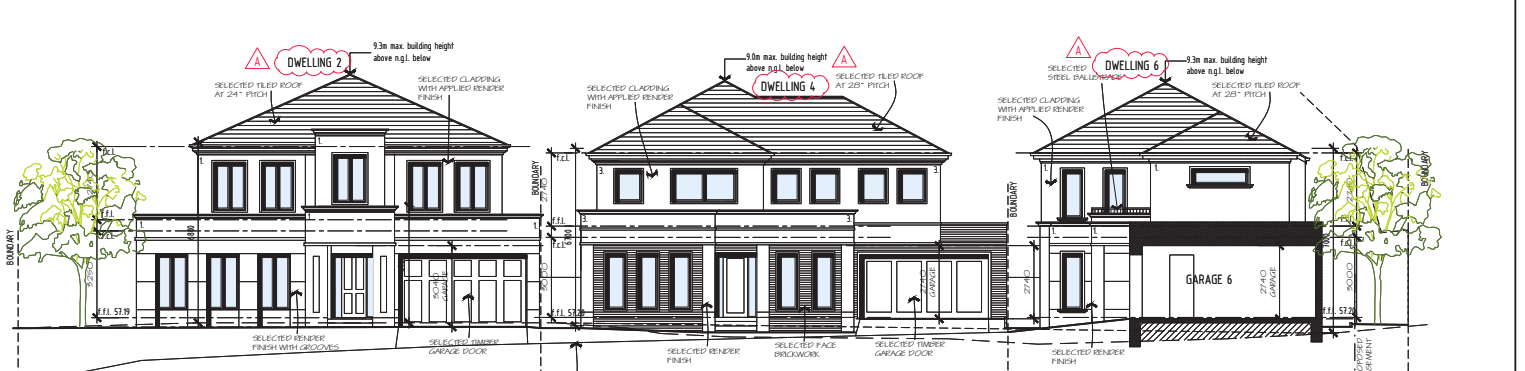


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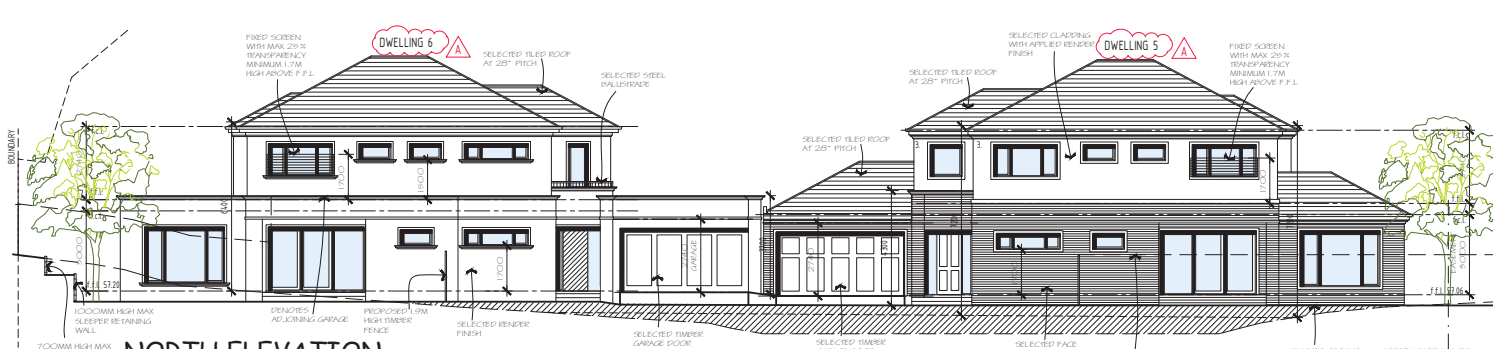
building design & planning



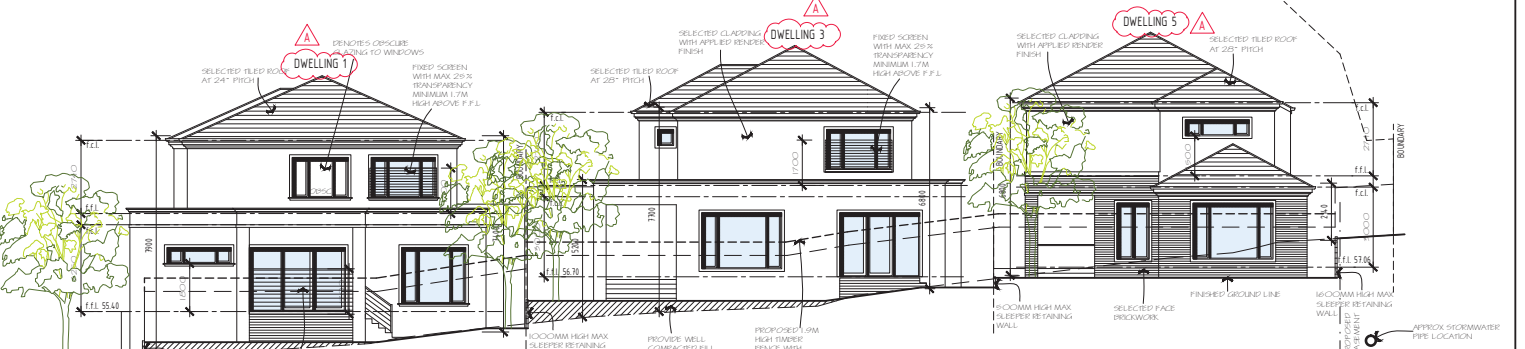
NORTH ELEVATION



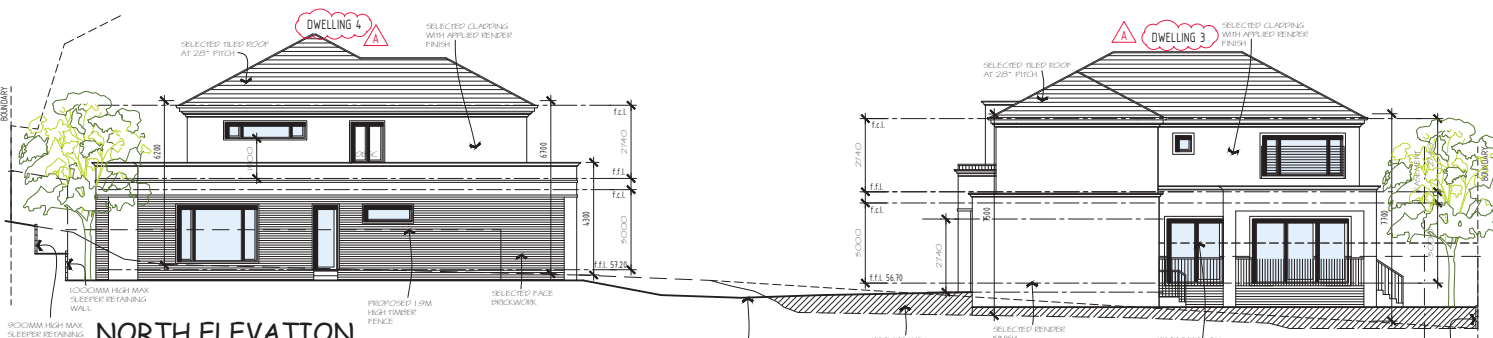
WEST ELEVATION INTERNAL



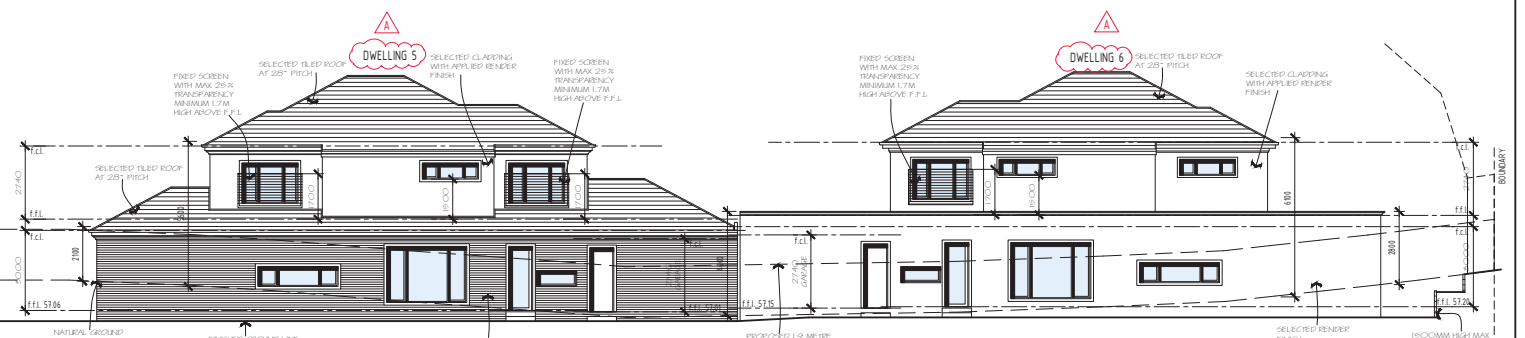
NORTH ELEVATION INTERNAL



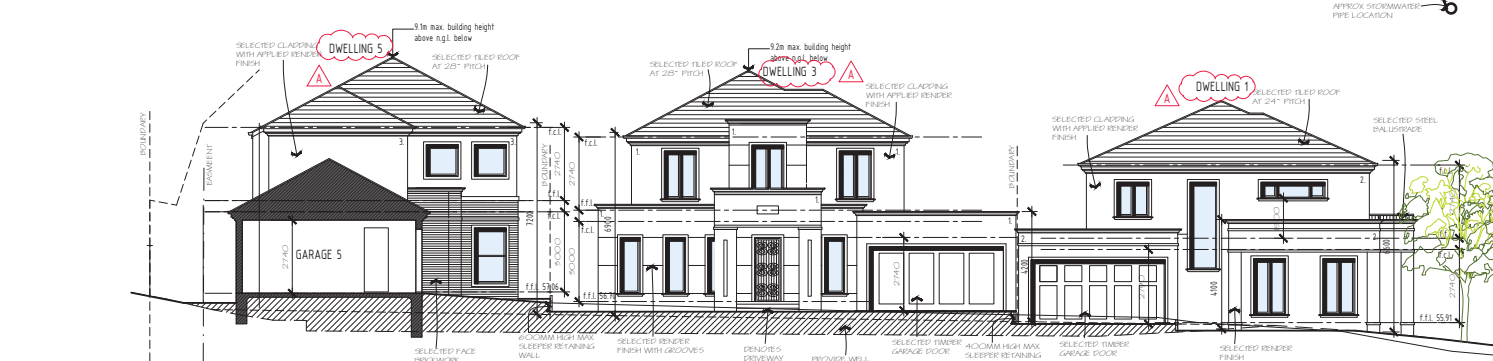
WEST ELEVATION



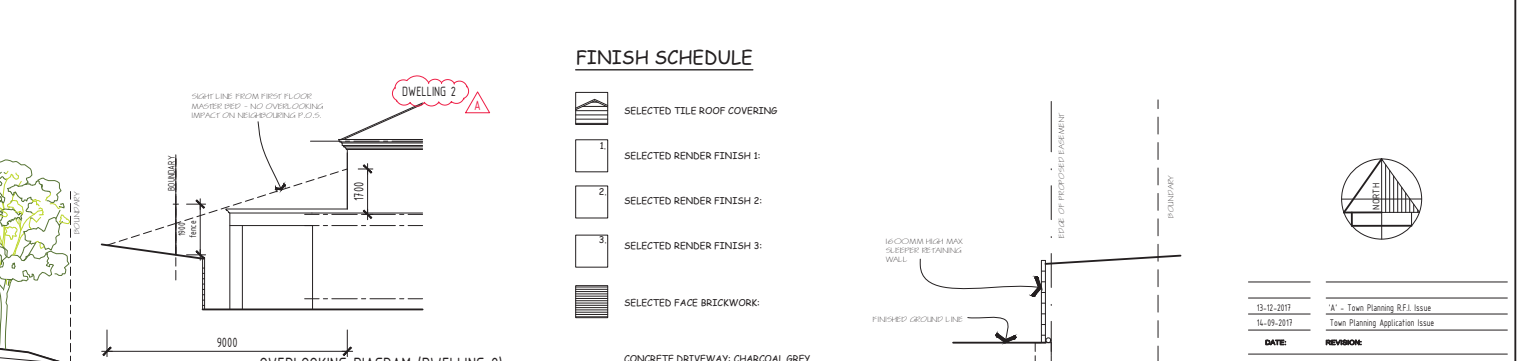
NORTH ELEVATION INTERNAL



SOUTH ELEVATION



EAST ELEVATION INTERNAL



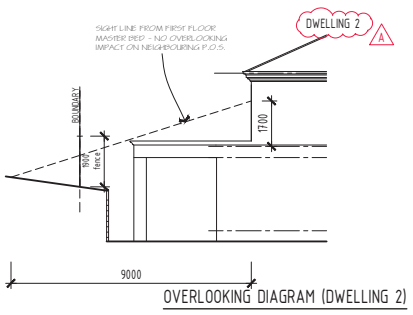
ELEVATIONS

EAST ELEVATION

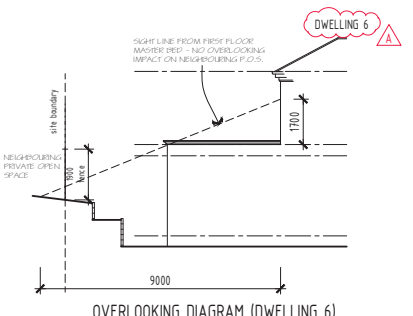
FINISH SCHEDULE

- SELECTED TILE ROOF COVERING
- SELECTED RENDER FINISH 1:
- SELECTED RENDER FINISH 2:
- SELECTED RENDER FINISH 3:
- SELECTED FACE BRICKWORK:

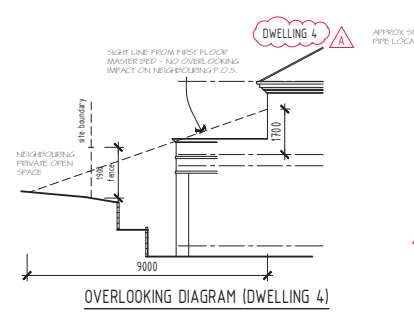
CONCRETE DRIVEWAY: CHARCOAL GREY
PAVING: CHARCOAL GREY



OVERLOOKING DIAGRAM (DWELLING 2)



OVERLOOKING DIAGRAM (DWELLING 6)



OVERLOOKING DIAGRAM (DWELLING 4)



TYPICAL SLEEPER RETAINING WALL DETAIL ON EASEMENT



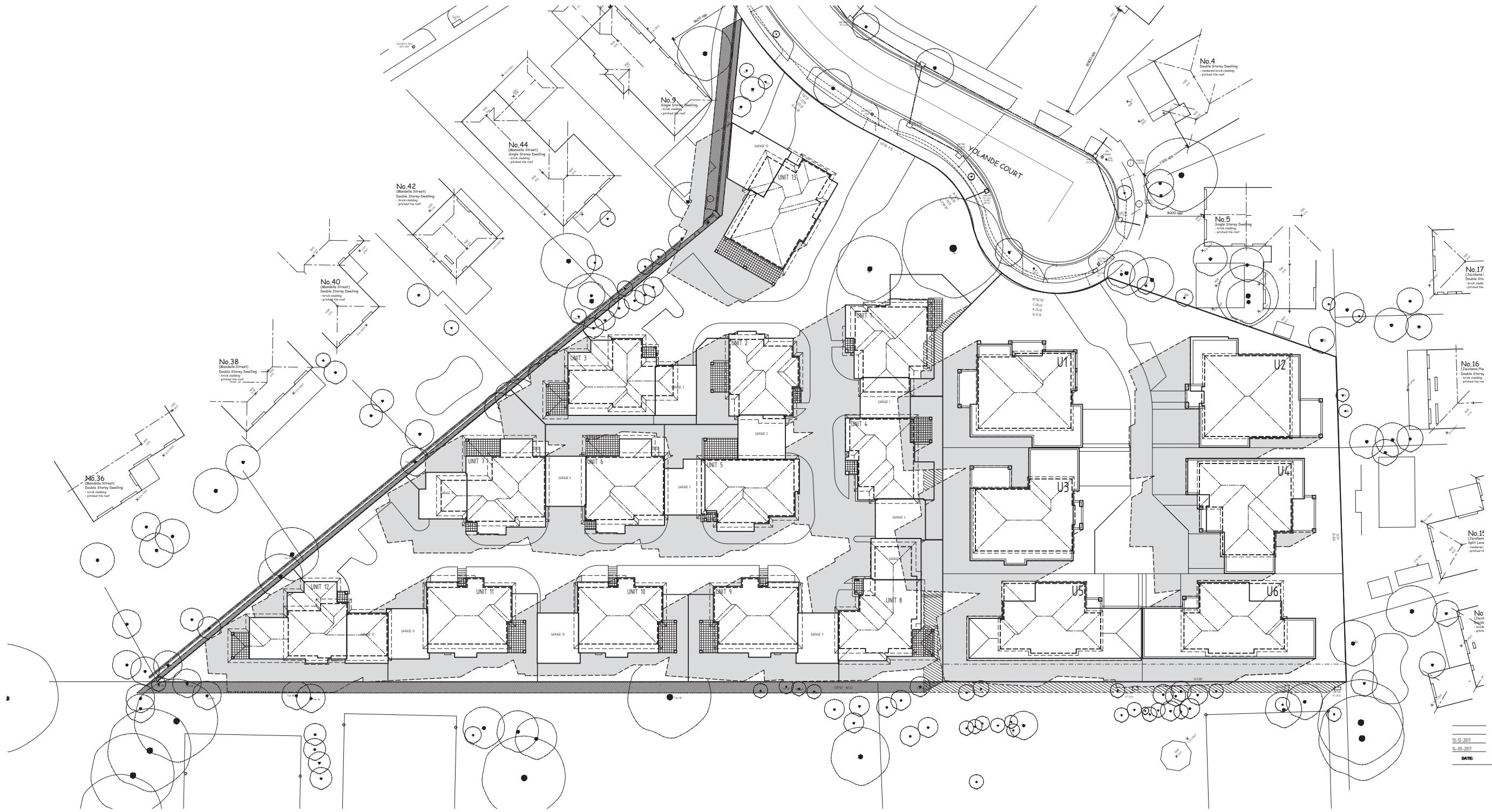
15-12-2017 'A' - Town Planning ZPL Issue
16-09-2017 Town Planning Application Issue
DATE: REVISION:



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building design & planning
PROJECT:
Proposed Townhouse Development Elevations
at No. 6, 7 & 8 Yolande Court
Templestowe
for Campi Property Dev. P/L & Laidlaw Holdings P/L

DATE: Aug 17
SCALE: 1:100 @ A0
DRAWING: P.H.
SHEET NO: 9 of 14
JOB NO: 17-001 REV. A



SHADOWS CAST AT 9.00 AM

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FENCE

13-12-2017	A - Town Planning R.F.I. Issue
14-09-2017	Town Planning Application Issue
DATE:	REVISION:

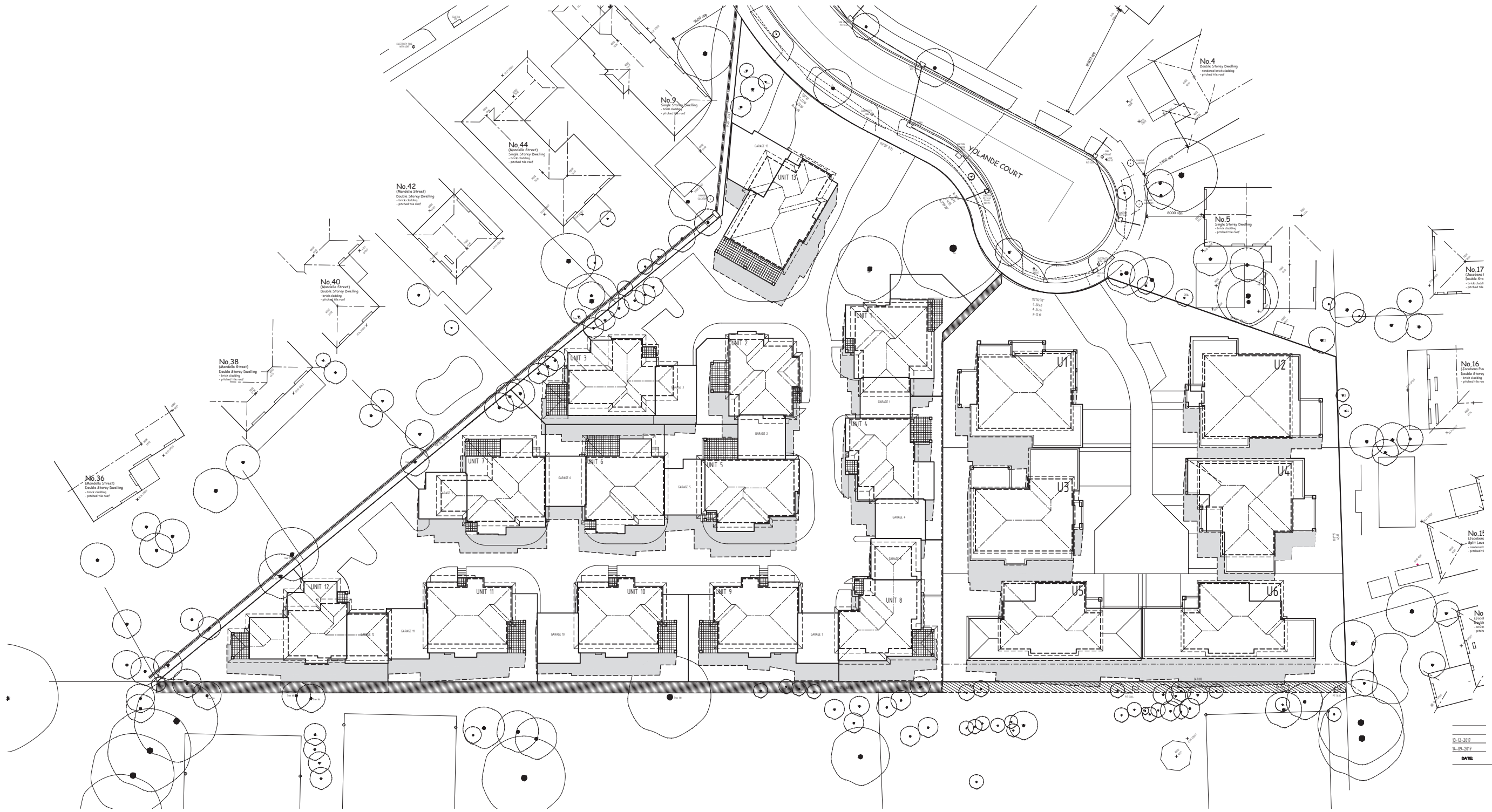
PAUL HARRIS
ASSOCIATES

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building design & planning

PROJECT:
Proposed Townhouse Development
Overshadowing Diagrams
at No. 6, 7 & 8 Yolande Court
Templestowe
for Campi Property Dev. P/L &
Laidlaw Holdings P/L

DATE:	Aug '17
SCALE:	1:200 @ A0
DRAWN:	B.B. P.H.
SHEET NO:	10 of 14
JOB NO:	17-001 REV: A



SHADOWS CAST AT 12.00 PM

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FENCE

13-12-2017	A - Town Planning R.F.I. Issue
14-09-2017	Town Planning Application Issue
DATE:	REVISION:

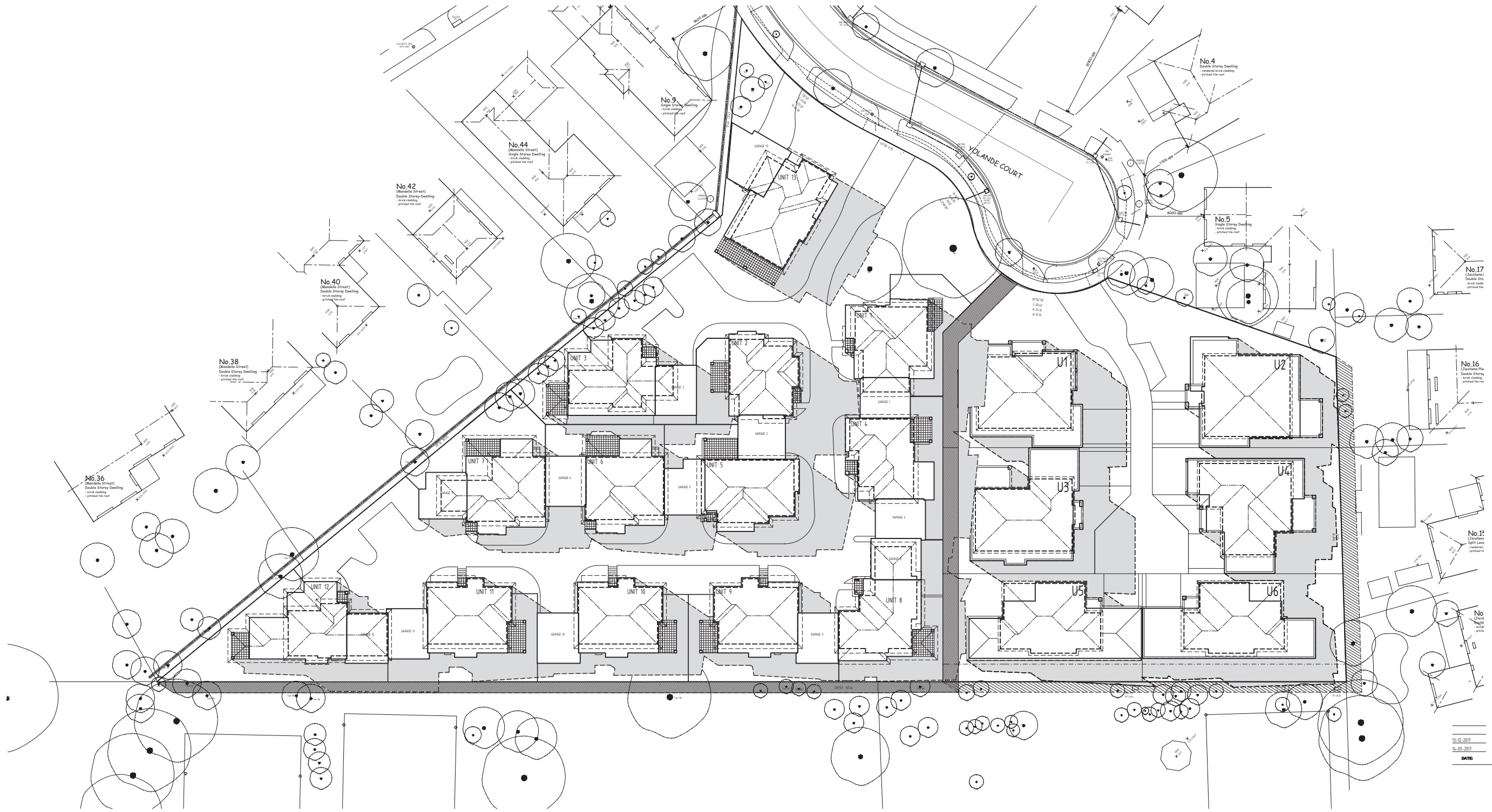
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building design & planning

PROJECT:
 Proposed Townhouse Development
 Overshadowing Diagrams
 at No. 6, 7 & 8 Yolande Court
 Templestowe
 for Campi Property Dev. P/L &
 Laidlaw Holdings P/L

DATE:	Aug 17
SCALE:	1:200 @ A0
DRAWN:	B.B.P.H.
SHEET NO:	11 of 14
JOB NO:	17-001 REV: A



SHADOWS CAST AT 3.00 PM

- SHADOW CAST BY PROPOSED BUILDING
- SHADOW CAST BY FENCE

13-12-2017	A - Town Planning RFI Issue
14-09-2017	Town Planning Application Issue
DATE:	REVISION:

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 ✉ paul@paulshaw.com.au

building design & planning

PROJECT:
 Proposed Townhouse Development
 Overshadowing Diagrams
 at No. 6, 7 & 8 Yolande Court
 Templestowe
 for Campi Property Dev. P/L &
 Laidlaw Holdings P/L

DATE:	Aug 17
SCALE:	1:200 @ A0
DRAWN:	B.B. P.H.
SHEET NO:	12 of 14
JOB NO:	17-001 REV: A



Building Practitioners
 Association of Victoria
 Board No. BP-AD1193



GARDEN AREA (7 & 8 Yolande Crt)

DENOTES ASSESSABLE GARDEN AREA (MIN. 1.0m WIDE, EXCLUDING ROOFED AREAS AND DRIVEWAYS)

SITE AREA: 5,059.4m²
GARDEN AREA: 1,913.6m² (37.8%)

GARDEN AREA (6 Yolande Crt)

DENOTES ASSESSABLE GARDEN AREA (MIN. 1.0m WIDE, EXCLUDING ROOFED AREAS AND DRIVEWAYS)

SITE AREA: 2870m²
TOTAL GARDEN AREA: 1,158.8m² (38.2%)

DWELLING 1 Garden Area (excluding roofed or driveway areas) 238.5 metres ² = 49.2% of site area	DWELLING 4 Garden Area (excluding roofed or driveway areas) 180.2 metres ² = 43% of site area
DWELLING 2 Garden Area (excluding roofed or driveway areas) 208.9 metres ² = 44.3% of site area	DWELLING 5 Garden Area (excluding roofed or driveway areas) 184 metres ² = 44.3% of site area
DWELLING 3 Garden Area (excluding roofed or driveway areas) 158.2 metres ² = 38.2% of site area	DWELLING 6 Garden Area (excluding roofed or driveway areas) 189 metres ² = 45% of site area

13-12-2017	'A' - Town Planning R.F.I. Issue
14-09-2017	Town Planning Application Issue
DATE:	REVISION:

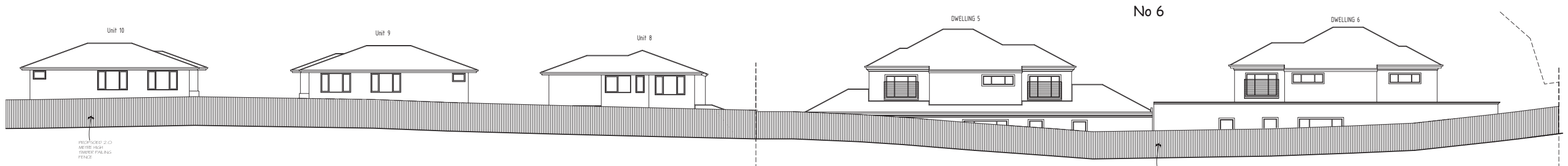


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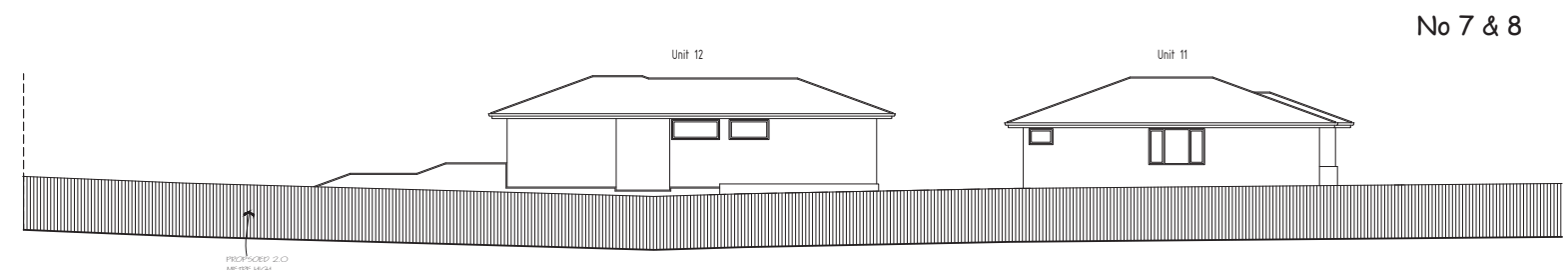
building design & planning

PROJECT:
Proposed Townhouse Development
Garden Area Plan
at No. 6, 7 & 8 Yolande Court
Templestowe
for Campi Property Dev. P/L &
Laidlaw Holdings P/L

DATE:	Aug 17
SCALE:	1:200 @ A0
DRAWN:	M.P.P.H.
SHEET NO:	13 of 14
JOB NO:	17-001

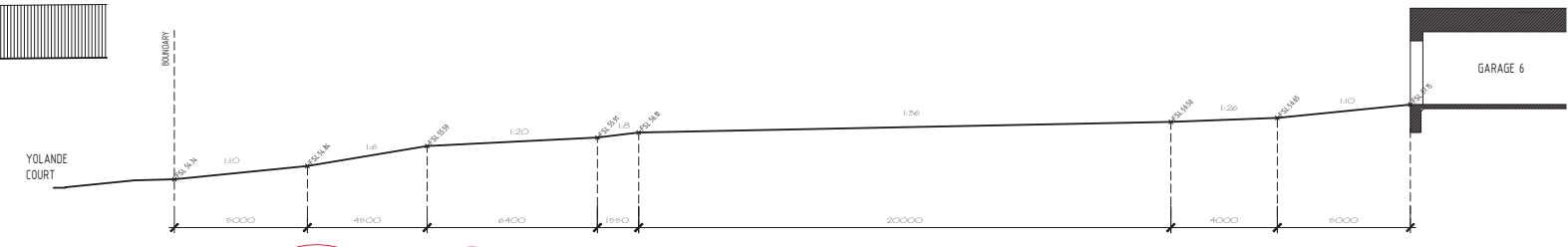


SOUTH ELEVATION
FENCE ELEVATION

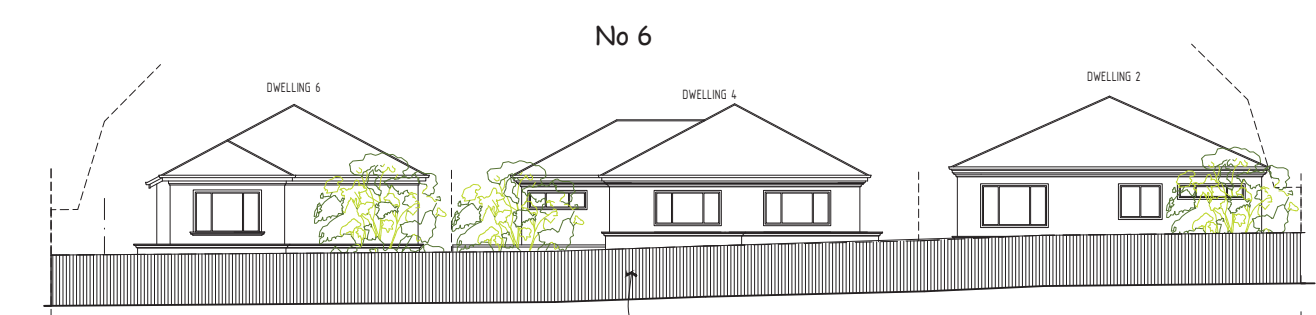


SOUTH ELEVATION
FENCE ELEVATION (continued)

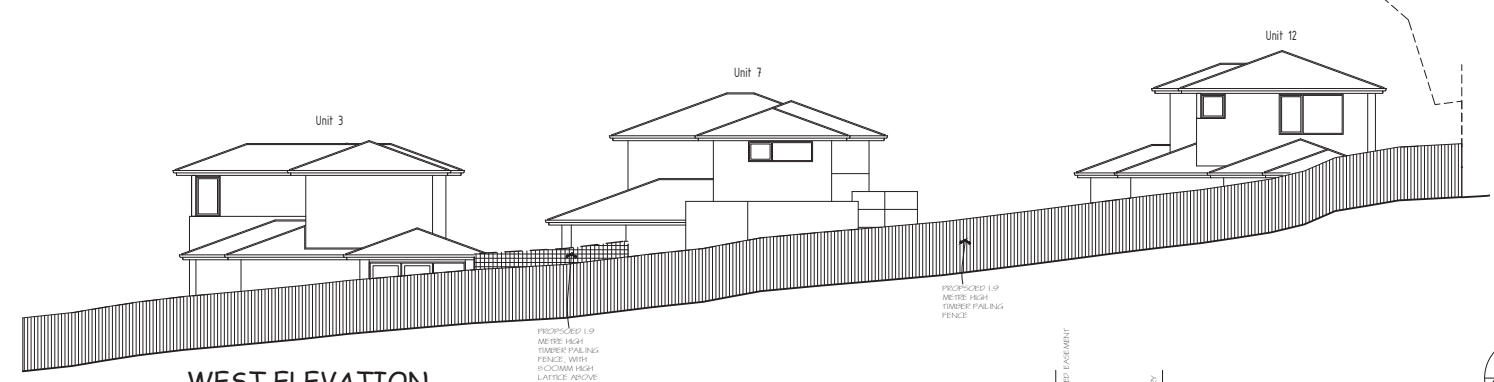
No 7 & 8



DRIVEWAY SECTION



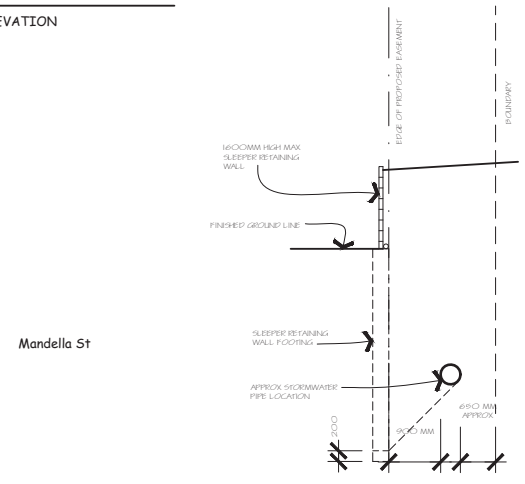
EAST ELEVATION
FENCE ELEVATION



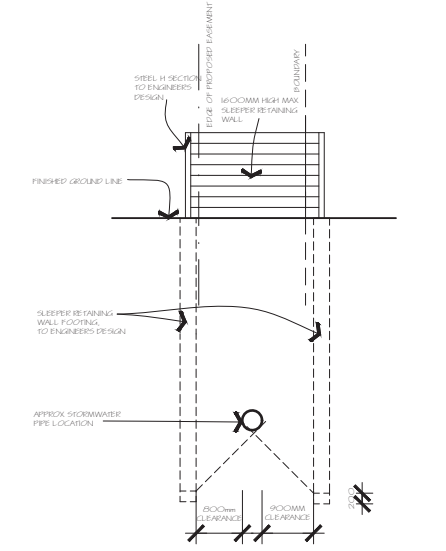
WEST ELEVATION
FENCE ELEVATION



STREETSCAPE
Scale 1:200



TYPICAL SLEEPER RETAINING WALL DETAIL ON EASEMENT



TYPICAL SLEEPER RETAINING WALL BRIDGING OVER EASEMENT

13-12-2017	'A' - Town Planning ZFI Issue
14-09-2017	Town Planning Application Issue
DATE:	REVISION:

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m lidlaw@paulidlaw.com.au

building design & planning
PROJECT:
Proposed Townhouse Development
Fence Elevations
at No. 6, 7 & 8 Yolande Court
Templestowe
for Campi Property Dev. P/L &
Laidlaw Holdings P/L

DATE:	Aug 17
SCALE:	1:100 @ A0
DRAWN:	P.H.
SHEET NO.:	14 of 14
JOB NO.:	17-001 REV A

PROPOSED PLANTING SCHEDULE

Code	Botanical Name	Common Name	Typical Height x Width (m)	Spacing	Installed Size	Caliper	Quantity
Evergreen Trees							
Al	<i>Acacia implexa</i>	Lightwood	8 x 5	as shown	45L pot, 2.5 m high	30 mm	24
Cf	<i>Corymbia ficifolia 'Fairy Flood'</i>	Fairy Flood Flowering Gum	8 x 6	as shown	45L pot, 2.5 m high	30 mm	11
Em	<i>Eucalyptus mannifera 'Little Spotty'</i>	Bride Gum	7 x 5	as shown	45L pot, 2.5 m high	30 mm	5
Deciduous Trees							
Ar	<i>Acer rubrum 'Dwarfed'</i>	Small Red Maple	10 x 5	as shown	45L pot, 2.5 m high	30 mm	30
Pc	<i>Pyrus calleryana 'Capit'</i>	Ornamental Pear	11 x 3	as shown	45L pot, 2.5 m high	30 mm	16
Tall Shrubs > 1.8m							
Cg	<i>Cornus glabra</i>	Rock Cornia	1 x 1	as shown	200mm pot		
Ck	<i>Callistemon 'Kings Park Special'</i>	Kings Park Special Bottlebrush	4 x 3	as shown	200mm pot		
Ct	<i>Chorisia ternata</i>	Mexican Orange Blossom	1.5 x 1.5	1 per 1m ²	200mm pot		
Cv	<i>Callistemon strictus 'Star'</i>	Bottlebrush	3 x 1.5	as shown	200mm pot		
Fm	<i>Phlatheca myrsinoides 'Phoebus'</i>	Long Leaf Flax Flower	1.5 x 1.5	as shown	200mm pot		
Sp	<i>Syzygium australe 'Pinnacle'</i>	Pinnacle Brush Cherry	5 x 1	as shown	200mm pot		
Wb	<i>Westringia 'Blue Gem'</i>	Blue Gem Westringia	1 x 1	as shown	200mm pot		
Small Shrubs < 1.8m							
Ga	<i>Gardenia augusta 'Florida'</i>	Gardenia	1 x 1	1 per 1m ²	200mm pot		
La	<i>Lavandula 'Aromatik'</i>	Aromatik Lavender	0.7 x 0.7	3 per m ²	200mm pot		
Lb	<i>Leucosiphya brownii</i>	Cushion Bush	0.5 x 0.8	3 per m ²	200mm pot		
Mp	<i>Marrubium paniculatum</i>	Orange pennywort	2.5 x 1.5	1 per 1m ²	200mm pot		
Ra	<i>Rhapodia sprengeri 'Aussie Flat Bush'</i>	Flatbush	0.5 x 1	4 per m ²	200mm pot		
Grasses and Tufting							
Ac	<i>Aspidistra elatior</i>	Cast Iron Plant	1 x 1.2	3 per m ²	150mm pot		
Ag	<i>Angustantha 'Gold Velvet'</i>	Ruby Velvet Kangaroo Paw	0.75 x 0.4	4 per m ²	150mm pot		
Dd	<i>Dianella longifolia</i>	Smooth Flax Lily	0.8 x 0.8	4 per m ²	150mm pot		
Dh	<i>Dieris bicolor</i>	Wax Yellow Iris	0.8 x 0.8	3 per m ²	150mm pot		
Dg	<i>Dieris grandifolia</i>	Wax Iris	0.8 x 0.8	3 per m ²	150mm pot		
Lj	<i>Lomandra longifolia</i>	Spry-Headed Matrush	0.7 x 0.7	3 per m ²	150mm pot		
Lm	<i>Lilipae musca 'Morone White'</i>	Lily Turf	0.5 x 0.5	4 per m ²	150mm pot		
Pt	<i>Poa labillardieri</i>	Common Tussock-grass	0.7 x 0.7	3 per m ²	150mm pot		
Po	<i>Pterostichia occidentalis</i>	Purple Flag	0.4 x 0.4	4 per m ²	150mm pot		
Groundcovers							
Dt	<i>Dichondra repens</i>	Kidney Weed	0.3 x 0.5	4 per m ²	150mm pot		
Bm	<i>Bryaspis multifida</i>	Cultural Daisy	0.2 x 0.5	4 per m ²	150mm pot		
Climbers							
Hv	<i>Hardenbergia violacea</i>	Purple Coral Pea	to 6m height	2 per 1m ²	200mm pot		
Tj	<i>Trachelospermum jasminoides</i>	Chinese Star Jasmine	to 7m height	1 per 1m ²	200mm pot		
Fp	<i>Ficus pumila</i>	Climbing Fig	to 6m height	2 per 1m ²	200mm pot		

* DENOTES INDIGENOUS PLANTS IN THE EVC 47, INDIGENOUS PLANTS OF THE MANNINGHAM REGION AND LOCALLY THREATENED PLANTS IN MANNINGHAM

EXISTING TREES TO BE PROTECTED

Code	Botanical Name	Common Name
08	<i>Eucalyptus bicolor</i>	Victorian Blue Gum
102	<i>Eucalyptus saligna</i>	Sydney Blue Gum
129	<i>Syzygium paniculatum</i> (x 15 approx)	Brush Cherry
130	<i>Eucalyptus saligna</i>	Sydney Blue Gum
184	<i>Alnus acuminata</i>	Evergreen Alder
185	<i>Alnus acuminata</i>	Evergreen Alder
186	<i>Ptilotopus eximius 'Viregatus'</i>	Viregated Ptilotopus
188	<i>Acer negundo</i>	Box Elder
189	<i>Erododry japonica</i>	Loquat
190	<i>Prunus domestica</i>	Plum
191	<i>Prunus avium</i>	Cherry
192	<i>Ligustrum lucidum</i>	Tree Privet
193	<i>Casuarina hybrid 'Silver Dust'</i>	Viregated Leyland Cypress
194	<i>Phytol 'Robusta'</i>	Phytol
195	<i>Citrus limon</i>	Lemon

LIST OF REVISIONS:

- UPDATED ARCHITECTURAL BASE
- RELOCATION OF CLOTHESLINES
- AMENDMENTS TO RETAINING WALLS
- CHANGES TO LANDSCAPE PLAN TO RESPOND TO COUNCIL RFI

STATUS

FOR APPROVAL
NOT FOR CONSTRUCTION

NO.	REVISION	DATE
P	For client review	22/08/17
-	For approval	14/09/17
A	RFI Response	13/12/17

ENDORSED:

REGISTERED LANDSCAPE ARCHITECT

AUSTRALIAN INSTITUTE OF LANDSCAPE ARCHITECTS
MEMBERSHIP No. _____

LEGEND

REFER TO EXISTING AND PROPOSED PLANT SCHEDULES

EXTENT OF WORKS

PROPOSED EVERGREEN TREES

PROPOSED DECIDUOUS TREES

EXISTING TREE TO BE RETAINED

TREE TO BE REMOVED

TREE PROTECTION ZONE

STRUCTURAL ROOT ZONE

PROPOSED SHRUBS

PROPOSED CLIMBERS TO METAL WIRE MESH

PROPOSED GARDEN BED PLANTING

LAWN

DECORATIVE CONCRETE PAVING

PROPOSED DARK COLOUR CONCRETE PAVING

CONCRETE PAVERS

TIMBER DECKING

TIMBER PALING FENCE

RETAINING WALL

GRANITIC GRAVEL

UNIT PAVERS

BINS

HOT WATER UNIT

CLOTHESLINE

WATERMATE

LETTERBOX



hansen

Level 4, 136 Exhibition Street
Melbourne VIC 3000
Tel: +61 3 9654 8844
Fax: +61 3 9654 8088
Email: info@hansenpartnership.com.au
Web: www.hansenpartnership.com.au

CLIENT
Yolande Court Pty Ltd
256 Lower Heidelberg Road
East Ivanhoe

PROJECT
6, 7 & 8 Yolande Court
Templestowe

DRAWING TITLE
Landscape Masterplan

DRAWN CV
CHECKED KJ
SCALE A2
1:200


PLOT DATE 13/12/17
JOB NUMBER 17_326
CLIENT REF

DRAWING NUMBER LCD-001
REV A

PLAN OF SUBDIVISION

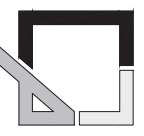
EDITION 1

PS816428L

LOCATION OF LAND PARISH: BULLEEN TOWNSHIP: - SECTION: 13 CROWN ALLOTMENT: - CROWN PORTION: 10 (PART) TITLE REFERENCE: VOL FOL , VOL 8964 FOL 593 LAST PLAN REF: LOTS 1 ON PS807743D & 24 ON LP95419 POSTAL ADDRESS : 7 & 8 YOLANDE COURT (at time of subdivision) TEMPLESTOWE, 3106 MGA 94 CO-ORDINATES: E 336 150 ZONE 55 (of approx centre of land in plan) N 5 819 450 GDA 94	
VESTING OF ROADS OR RESERVES IDENTIFIER: COUNCIL/BODY/PERSON NIL NIL	
NOTATIONS BOUNDARIES SHOWN BY THICK CONTINUOUS LINES ARE DEFINED BY BUILDINGS LOCATION OF BOUNDARIES DEFINED BY BUILDINGS: EXTERIOR FACE OF WALL, SHOWN THUS:  MEDIAN: ALL OTHER BOUNDARIES HATCHING WITHIN A PARCEL INDICATES THAT THE STRUCTURE OF THE RELEVANT WALL, IS CONTAINED IN THAT PARCEL. COMMON PROPERTY No 1 IS ALL THE LAND IN THE PLAN EXCEPT THE LAND IN THE LOTS. LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS. SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAIL	

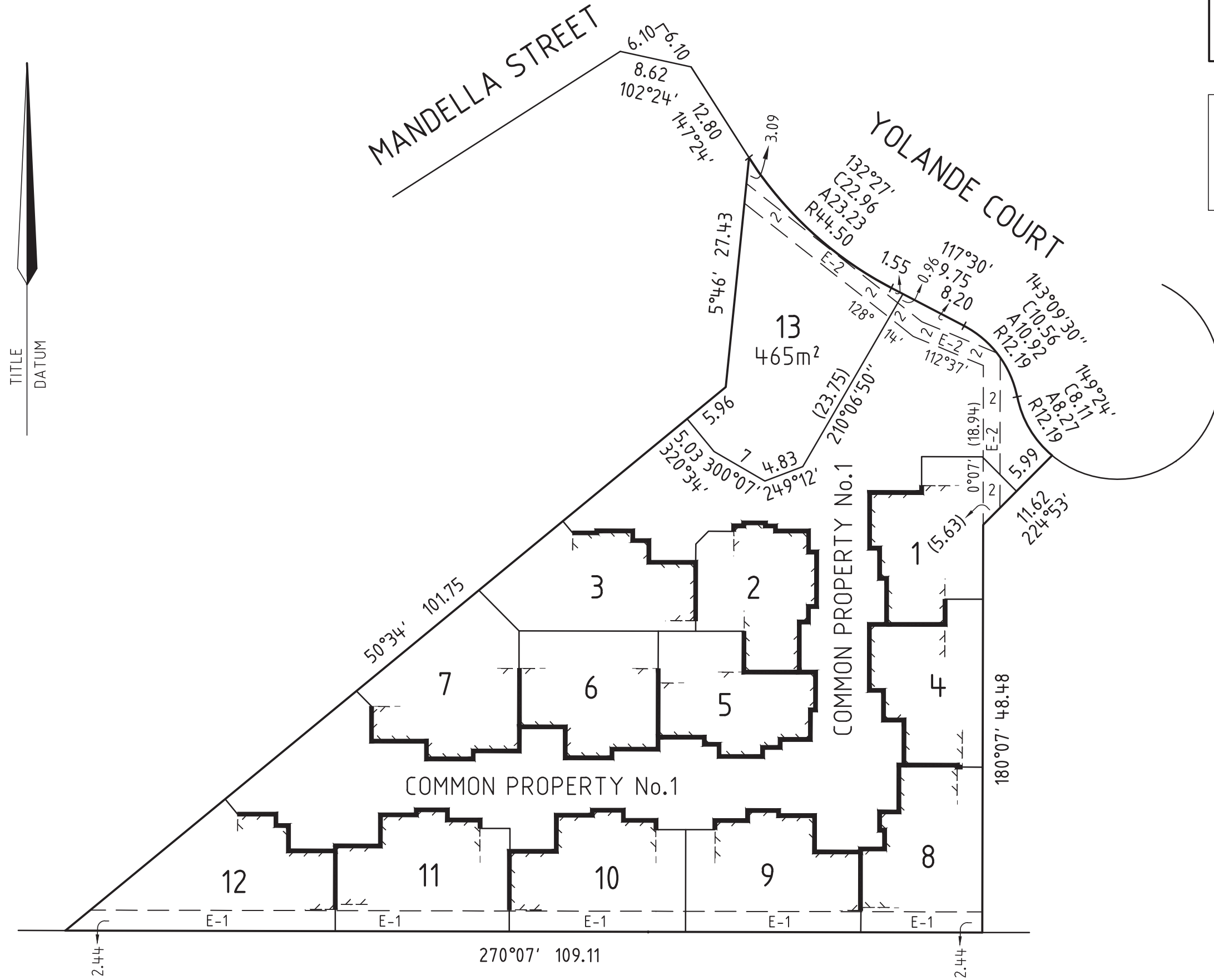
DEPTH LIMITATION: DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY STAGING: THIS IS NOT A STAGED SUBDIVISION PLANNING PERMIT NO: THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS: IN PROCLAIMED SURVEY AREA NUMBER:	
EASEMENT INFORMATION	
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) EASEMENTS PURSUANT TO SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE LAND IN THIS PLAN	
EASEMENT REFERENCE E-1 E-2	PURPOSE DRAINAGE & SEWERAGE DRAINAGE
WIDTH (METRES) SEE DIAG. 2	ORIGIN LP 95419 INST..... LAND BENEFITED/IN FAVOUR OF LOTS ON LP 95419 CITY OF MANNINGHAM

THIS IS A PRELIMINARY PLAN.
 IT HAS NOT BEEN APPROVED BY COUNCIL OR THE LAND TITLES OFFICE.
 THIS PLAN IS SUBJECT TO ALTERATION.
 EASEMENTS AND ROAD NAMES HAVE EITHER NOT BEEN SHOWN OR ARE NOT YET FINAL.

 CRA SURVEY PTY LTD LAND SURVEYORS TOWN PLANNERS DEVELOPMENT CONSULTANTS	REF: 6104PS1 VERSION: 1 (21-08-2017) MARK SEAN HOWLEY
7A/346 Belmore Road office@crsurvey.com.au Bolwyn Vic 3103 Tel: 03 9890 0933	ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2

PS816428L

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 TITLES OFFICE.
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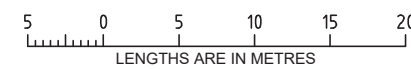


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 Balwyn Vic 3103 Tel: 03 9890 0933

REF: 6104PS1

VERSION: 1 (21-08-2017)

SCALE
 1 : 500



ORIGINAL SHEET
 SIZE: A3

SHEET 2

MARK SEAN HOWLEY

OWNERS CORPORATION SCHEDULE

PS816428L

Owners Corporation No. 1

Plan No. PS816428L

Land affected by Owners Corporation

Lots: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation:

UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	1200	1200
Previous stages	0	0
Overall Total	1200	1200

Lot Entitlement and Lot Liability

Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	100	100						
2	100	100						
3	100	100						
4	100	100						
5	100	100						
6	100	100						
7	100	100						
8	100	100						
9	100	100						
10	100	100						
11	100	100						
12	100	100						

SURVEYORS FILE REFERENCE: 6104PS1
VERSION: 1 (21-08-2017)

SHEET 1
ORIGINAL SHEET
SIZE: A3



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LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS

7A/346 Belmore Road office@crsurvey.com.au
Belwyn Vic 3103 Tel: 03 9890 0933

MARK SEAN HOWLEY

PLAN OF SUBDIVISION

EDITION 1

PS816427N

LOCATION OF LAND

COUNCIL NAME: CITY OF MANNINGHAM

PARISH: BULLEEN
 TOWNSHIP: -
 SECTION: 13
 CROWN ALLOTMENT: -
 CROWN PORTION: 10 (PART)
 TITLE REFERENCE: VOL FOL
 LAST PLAN REF: LOT 2 ON PS807743D
 POSTAL ADDRESS : 6 YOLANDE COURT
 (at time of subdivision) TEMPLESTOWE, 3106
 MGA 94 CO-ORDINATES: E 336 190 ZONE 55
 (of approx centre of land in plan) N 5 819 425 GDA 94

VESTING OF ROADS OR RESERVES

NOTATIONS

IDENTIFIER COUNCIL/BODY/PERSON

NIL NIL

LOTS ON THIS PLAN MAY BE AFFECTED BY ONE OR MORE OWNERS CORPORATIONS.
 SEE OWNERS CORPORATION SEARCH REPORT(S) FOR DETAIL

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
 THIS PLAN IS BASED ON SURVEY

STAGING:

THIS IS NOT A STAGED SUBDIVISION
 PLANNING PERMIT NO:

THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:
 IN PROCLAIMED SURVEY AREA NUMBER:

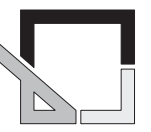
EASEMENT INFORMATION

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT (ROAD) R - ENCUMBERING EASEMENT (ROAD)

EASEMENTS PURSUANT TO SECTION 12(2) OF THE SUBDIVISION ACT 1988 APPLY TO THE LAND IN THIS PLAN

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE & SEWERAGE	SEE DIAG.	LP 95419	LOTS ON LP 95419
E-2	DRAINAGE	2	INST.....	CITY OF MANNINGHAM

THIS IS A PRELIMINARY PLAN.
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 Balwyn Vic 3103 Tel: 03 9890 0933

REF: 6105PS1

VERSION: 3 (6-09-2017)

ORIGINAL SHEET
 SIZE: A3

SHEET 1 OF 2

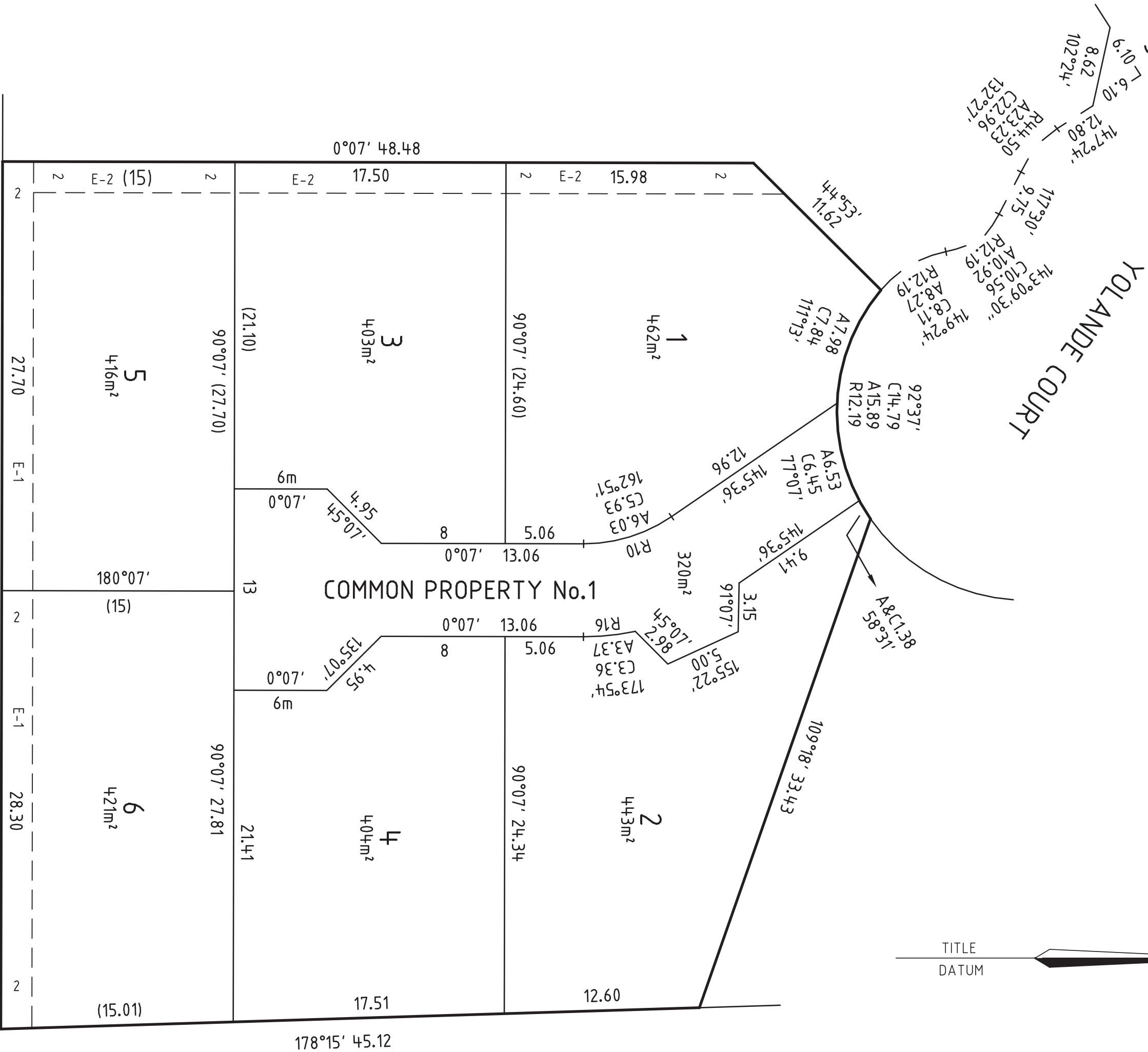
MARK SEAN HOWLEY

PS816427N

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MANDELLA
STREET

YOLANDE COURT



TITLE
DATUM

REF: 6105PS1

VERSION: 3 (6-09-2017)

CRA SURVEY PTY LTD

LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS

7A/346 Belmore Road office@crsurvey.com.au
Balwyn Vic 3103 Tel: 03 9890 0933

SCALE
1 : 250



ORIGINAL SHEET
SIZE: A3

SHEET 2

MARK SEAN HOWLEY

270°07' 56

0°07' 48.48

E-2 (15)
2

E-2 17.50

E-2 15.98

27.70
E-1
2

90°07' (27.70)

90°07' (24.60)

180°07' (15)
E-1
2

13

COMMON PROPERTY No.1

13.06

28.30
E-1
2

90°07' 27.81

90°07' 24.34

(15.01)

21.41

404m²

443m²

17.51

12.60

178°15' 45.12

109°18' 33.43

A&C1.38
58°31'

92°37'
C14.79
A15.89
R12.19

A7.98
C7.84
111°13'

44°53'
11.62

14.9°24'
C8.11
A8.27
R12.19
143°09'30"
C10.56
A10.92
R12.19
117°30'
9.75
R44.50
A23.23
C22.96
132°21'

6.10
6.10
8.62
102°24'
14.7°24'
12.80

12.96
145°36'
R10

3.15
91°07'
155°22'
5.00
R16
173°54'
C3.36
A3.37

162°51'
C5.93
A6.03
R10

106°54'
1.86
1.06
R16

13.06

13.06

4.95
45°07'
1.07
0.00

4.95
135°07'
1.07
0.00

(21.10)

6m

13

6m

21.41

90°07' (27.70)

90°07' 27.81

21.41

17.51

416m²

(15)

421m²

(15.01)

OWNERS CORPORATION SCHEDULE

PS816427N

Owners Corporation No. 1

Plan No. PS816427N

Land affected by Owners Corporation

Lots: ALL OF THE LOTS IN THE TABLE BELOW

Common Property No.: 1

Limitations of Owners Corporation:

UNLIMITED

Notations

Totals		
	Entitlement	Liability
This schedule	600	600
Previous stages	0	0
Overall Total	600	600

Lot Entitlement and Lot Liability											
Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability	Lot	Entitlement	Liability
1	100	100									
2	100	100									
3	100	100									
4	100	100									
5	100	100									
6	100	100									



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LAND SURVEYORS TOWN PLANNERS
DEVELOPMENT CONSULTANTS

7A/346 Belmore Road office@crsurvey.com.au
Belwyn Vic 3103 Tel: 03 9890 0933

SURVEYORS FILE REFERENCE: 6105PS1
VERSION: 3 (6-09-2017)

SHEET 1

ORIGINAL SHEET
SIZE: A3

MARK SEAN HOWLEY

PLAN OF VARIATION OF EASEMENT

EDITION 1

LOCATION OF LAND

COUNCIL NAME: CITY OF MANNINGHAM

PARISH: BULLEEN
 TOWNSHIP: -
 SECTION: 13
 CROWN ALLOTMENT: -
 CROWN PORTION: 10 (PART)
 TITLE REFERENCE: VOL FOL , VOL FOL &
 VOL 8964 FOL 593
 LAST PLAN REF: LOTS 1, 2 ON PS807743D & 24 ON LP95419
 POSTAL ADDRESS : 6, 7 & 8 YOLANDE COURT
 (at time of subdivision) TEMPLESTOWE, 3106
 MGA 94 CO-ORDINATES: E 336 160 ZONE 55
 (of approx centre of land in plan) N 5 819 440 GDA 94

VESTING OF ROADS OR RESERVES

NOTATIONS

IDENTIFIER COUNCIL/BODY/PERSON

NIL NIL

PURPOSE OF PLAN:

1. TO REMOVE PART OF EASEMENT E-1 CREATED ON LP95419
2. VARIATION OF PART OF EASEMENT E-1 CREATED ON LP95419
3. TO CREATE EASEMENT E-2

GROUNDS FOR EASEMENT CREATION:

CITY OF MANNINGHAM PLANNING PERMIT NO:

NOTATIONS

DEPTH LIMITATION: DOES NOT APPLY

SURVEY:
THIS PLAN IS NOT BASED ON SURVEY

STAGING:

THIS IS NOT A STAGED SUBDIVISION
PLANNING PERMIT NO:

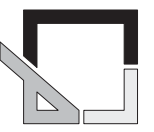
THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS:
IN PROCLAIMED SURVEY AREA NUMBER:

EASEMENT INFORMATION

LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD)

EASEMENT REFERENCE	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED/IN FAVOUR OF
E-1	DRAINAGE & SEWERAGE	SEE DIAG.	LP 95419	LOTS ON LP 95419
E-2	DRAINAGE	2	THIS PLAN	CITY OF MANNINGHAM

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REF: 5938CE1

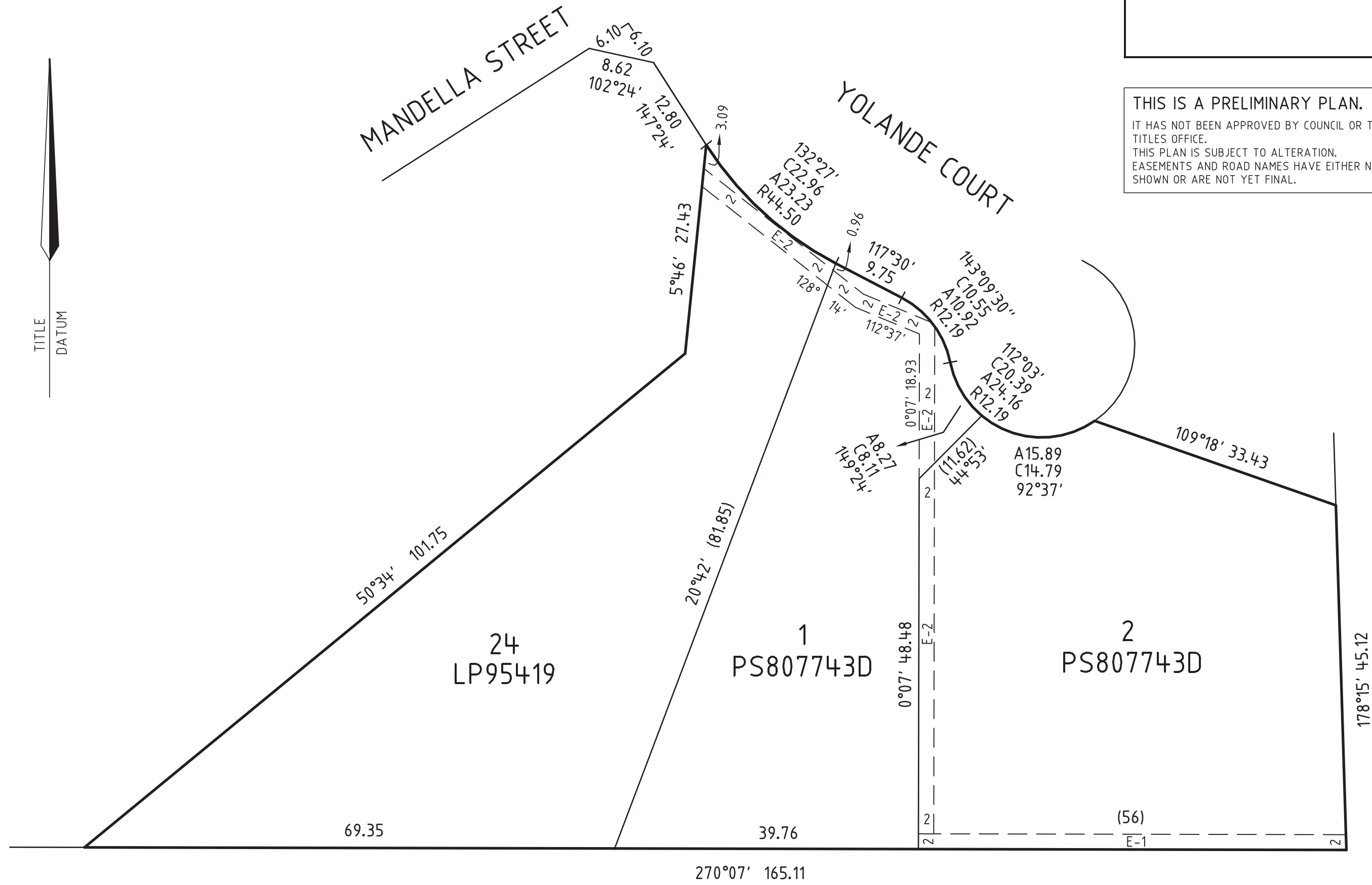
VERSION: 3 (6-09-2017)

ORIGINAL SHEET
SIZE: A3

SHEET 1 OF 2

MARK SEAN HOWLEY

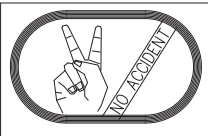
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LOCALITY PLAN
NOT IN SCALE
MELWAYS: 33 G4

- GENERAL NOTES**
- ALL LEVELS AND CONTOURS ARE TO AHD.
 - TITLE BOUNDARIES AS SHOWN TO MGA 94 ZONE 55 DATUM.
 - ALL WORKMANSHIP AND MATERIALS SHALL BE IN COMPLIANCE WITH AND TO THE SATISFACTION OF MANNINGHAM CITY COUNCIL'S SUPERVISING ENGINEER AND IN ACCORDANCE WITH THEIR CURRENT STANDARDS AND SPECIFICATIONS.
 - SHOULD A DISCREPANCY ARISE BETWEEN THE APPROVED PLANS AND COUNCIL STANDARD DRAWINGS, THE LATTER SHALL TAKE PRECEDENCE.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION OF ANY DAMAGE TO EXISTING SERVICES WHETHER SHOWN ON THE CONSTRUCTION PLANS OR NOT.
 - DEPTH OF ALL SERVICES INCLUDING EXISTING DRAINAGE AT CONNECTION POINT TO BE DETERMINED PRIOR TO COMMENCING ANY WORKS ON SITE - ANY DISCREPANCIES OR POTENTIAL CLASHES BETWEEN PROPOSED WORKS AND EXISTING SERVICES TO BE REPORTED TO CONSULTANT FOR ASSESSMENT PRIOR TO UNDERTAKING ANY WORKS.
 - THE CONTRACTOR SHALL AT ALL TIMES PROVIDE APPROPRIATE PROTECTIVE AND PRECAUTIONARY, INCLUDING BARICADES AND FUNCTIONAL LIGHTING MEASURES TO ENSURE THE SAFETY AND FREEDOM FROM INJURY, DAMAGE OR INTERFERENCE OF ALL ADJACENT LANDS, PROPERTIES, WAYS, SERVICES AND OF PERSONS AT ANY TIME IN THE VICINITY OF THE WORKS SITE.
 - BEFORE COMMENCING WORKS IN TRENCHES EXCEEDING 1.50m IN DEPTH, NOTICE OF SUCH PROPOSAL SHALL BE FORWARDED BY THE CONTRACTOR TO THE CHIEF MINING INSPECTOR, DEPARTMENT OF LABOUR IN ACCORDANCE WITH THE MINES ACT 1958 AS AMENDED.
 - DRAINAGE SHALL COMPRISE STEEL REINFORCED CONCRETE CLASS 2 RRJ PIPES, CLASS 2RRJ FCR OR SEWER GRADE uPVC (S8) AT OFFSETS SHOWN.
 - PROPERTY INLET CONNECTIONS TO EASEMENT DRAINAGE SHALL BE LOCATED AT 3.0m MIN FROM LOW CORNER UNLESS SHOWN OTHERWISE.
 - PIPE BEDDING AND BACKFILLING SHALL BE IN ACCORDANCE WITH COUNCIL STANDARDS.
 - DRAINAGE PIT OVER EXISTING DRAIN SHALL BE A JUNCTION PIT PROVIDED WITH A MEDIUM DUTY GATIC COVER (OR EQUIVALENT) TO MATCH SURFACE SLOPES AS PER COUNCIL STANDARDS.
 - AT THE COMPLETION OF ALL WORKS INCLUDING SURFACE REINSTATEMENT, ALL RUBBISH, DEBRIS AND SURPLUS EXCAVATED SPOIL SHALL BE REMOVED AND THE SITE SHALL BE CLEARED TO THE SATISFACTION OF THE SUPERVISING ENGINEER.
 - THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A ROAD OPENING PERMIT FROM STONNINGTON CITY COUNCIL TO UNDERTAKE THESE WORKS.
 - THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING A FUNCTIONING STAE DURING EXECUTION OF THE WORKS APPROPRIATE ENVIRONMENTAL MEASURES TO CONTROL DUST, NOISE, EROSION AND RETENTION OF STORMWATER RUNOFF.
 - THE CONTRACTOR IS TO TAKE ALL NECESSARY AND APPROPRIATE MEASURES TO PREVENT POLLUTION AND OR SEDIMENT LADEN RUNOFF FROM ENTERING THE DRAINAGE SYSTEM DURING CONSTRUCTION AND MAINTENANCE PERIODS - IN THE EVENT OF POLLUTION AND OR SEDIMENT LADEN RUNOFF ENTERING THE DRAINAGE SYSTEM DURING EXECUTION OF THESE WORKS, THE CONTRACTOR SHALL RECTIFY ANY DAMAGE AT THEIR COST.
 - EXISTING DRAINAGE FLOWS WITHIN PIPE REACH EXA2 TO EX13 TO BE MAINTAINED UNTIL SUCH TIME AS FINAL CONNECTIONS ASSOCIATED WITH DRAINAGE DIVERSION CAN BE ACHIEVED.
 - AT COMPLETION OF DRAINAGE DIVERSION WORKS, EXISTING REDUNDANT DRAINAGE TO BE REMOVED AND DISPOSED OFF SITE-TRENCH BACKFILL TO COMPRISE OF 20mm NS CLASS 3 FCR.



THE CONTRACTOR SHALL BE TOTALLY RESPONSIBLE FOR & AT ALL TIMES PROVIDE A SAFE WORKING ENVIRONMENT IN THE VICINITY OF THE SITE OF WORKS IN FULL COMPLIANCE WITH THE OCCUPATIONAL HEALTH & SAFETY REGULATIONS.

WARNING
BEWARE OF UNDERGROUND SERVICES
THE LOCATION OF UNDERGROUND SERVICES ARE APPROXIMATE ONLY AND THEIR EXACT POSITION SHOULD BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

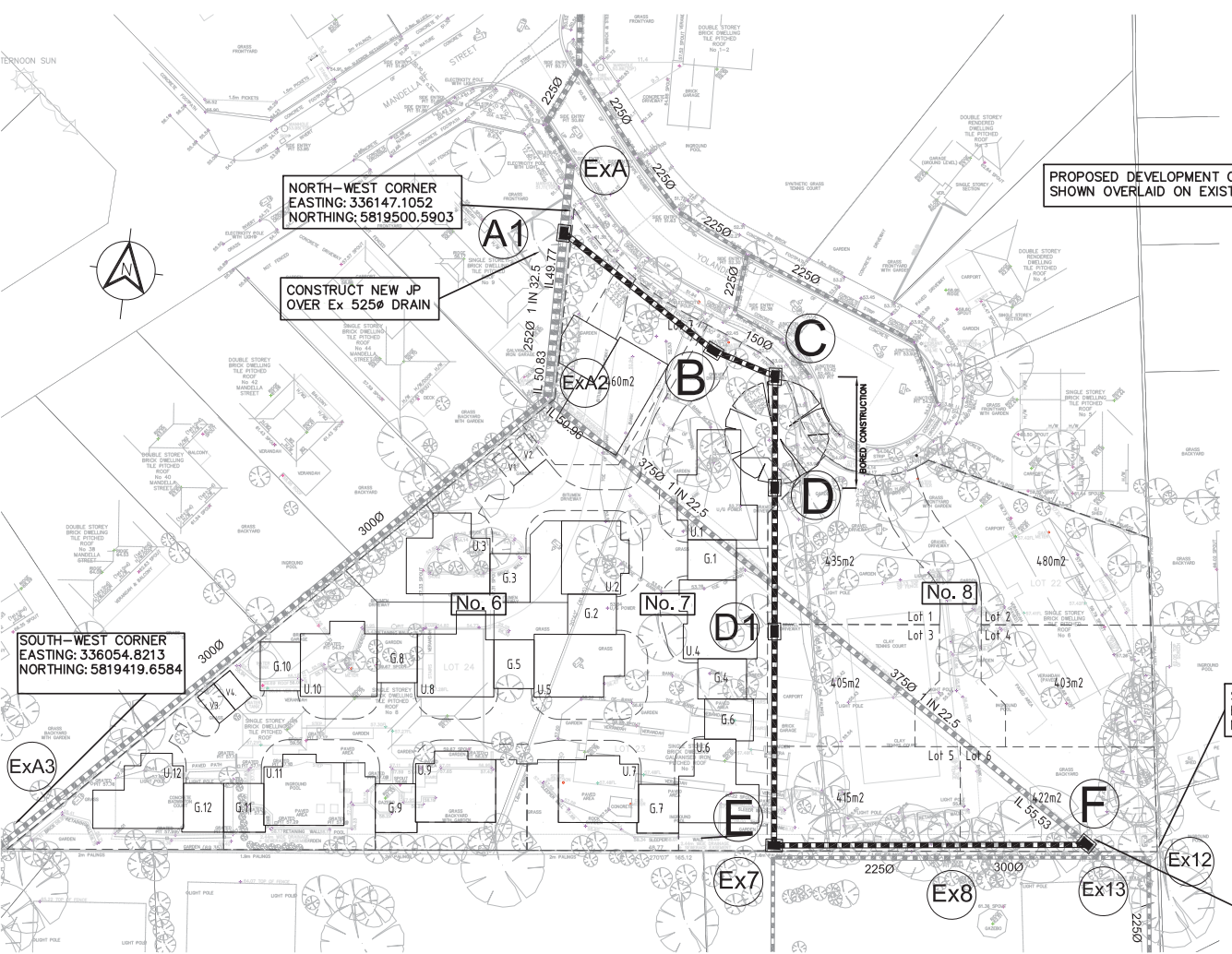


PRELIMINARY DESIGN ONLY
(ISSUED FOR COMMENTS/APPROVAL, NOT APPROVED FOR CONSTRUCTION)
P2 08/05/2017

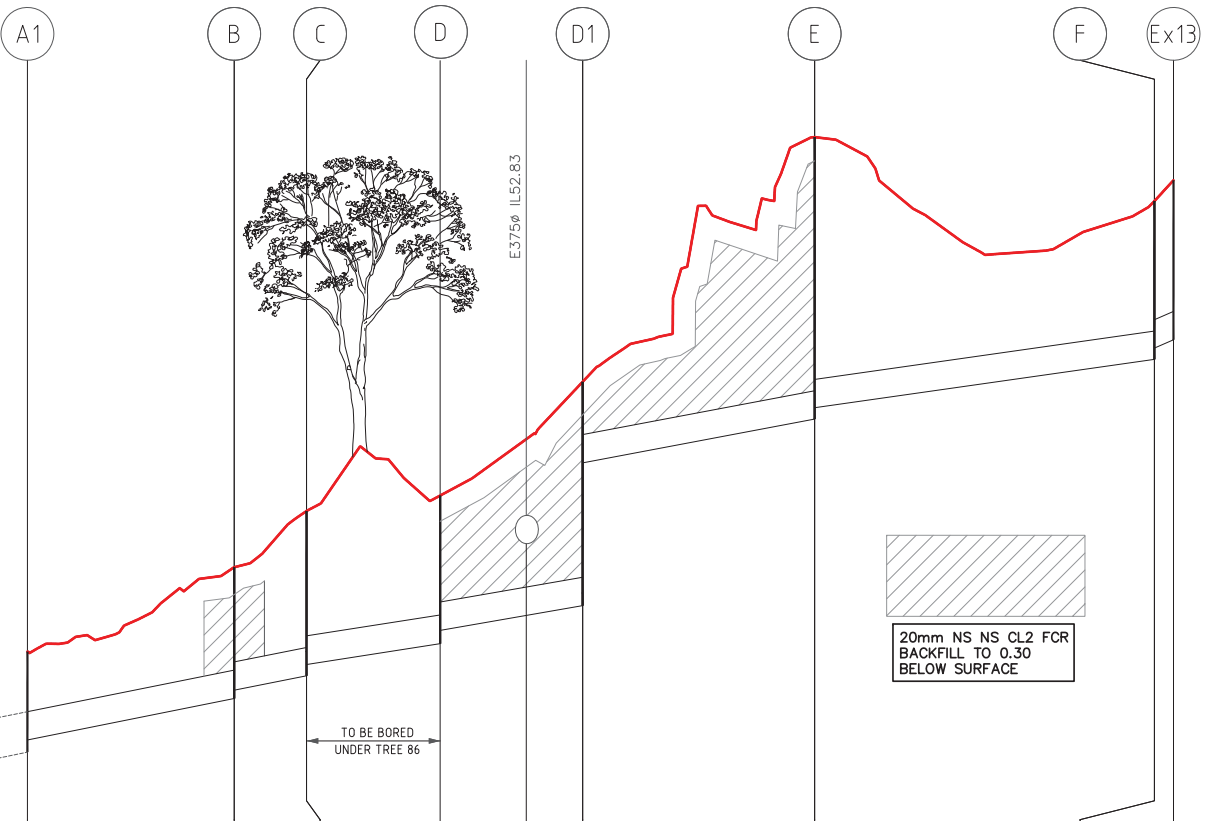
PIT SCHEDULE - YOLANDE CRT - 8/05/17

PIT	DIA IN	I.L IN	DIA OUT	I.L OUT	C.L	DEPTH	TYPE	L	W	EASTING	NORTHING	REMARKS
A1	375	50.230			51.400	1.170						
EX 525	50.080	EX 525	50.080	51.400	1.320	ACCESS CH	1000	750				ACCESS CHAMBER OVER EX DRAIN - S115- WITHIN 9' YOLANDE CRT
B	375	50.890	375	50.780	52.500	1.720	JP	1000	600			AS PER S111
C	375	51.230	375	51.080	53.260	2.180	JP	1000	600			AS PER S111
D	375	51.771	375	51.506	53.500	1.994	JP	1000	600			AS PER S111
D1	375	53.900	375	52.010	54.970	2.960	JP	1000	600			AS PER S111
E	375	54.630	375	54.480	56.200	3.720	ACCESS CH	1000	750			AS PER S120
F	EX 375	55.420	EX 375	55.420								EX DRAIN TO BE ABANDONED AFTER DIVERSION WORKS
EX 13	2x 300											PROPOSED PIT OVER EX DRAIN
												EX PIT WITHIN No 5 WAITES COURT TO THE SOUTH

NOTE COVER LEVELS ARE APPROXIMATE ONLY - CONTRACTOR SHALL ADJUST TO MATCH EXISTING SLOPE AND LEVELS
SET OUT CO-ORDINATES REFER TO CENTRE OF PIT
PIT COVERS FOR JUNCTION PITS TO COMPRISE PRE-CAST COVER AND FRAME AS PER S114
PIT COVERS FOR ACCESS CHAMBERS TO COMPRISE APPROVED HEAVY DUTY COVERS AS PER S119/S120
SET OUT CO-ORDINATES REFLECT CENTRE OF PIT TO MGA 94 ZONE 55 DATUM



DETAIL PLAN
LENGTHS ARE IN METRES SCALE 1 : 500 at A1



		A1	B	C	D	D1	E	F	Ex13
FLOW/CAPACITY (l/sec)	324/856	282/283	282/283	230/264	230/264	230/275	230/239	230/423	
VELOCITY (m/s)	3.95	2.57	2.57	2.39	2.39	2.49	2.16	3.83	
PIPE DETAILS	525Ø	375Ø	375Ø	375Ø	375Ø	375Ø	375Ø	375Ø	
SLOPE/GRADE	1:32.2	1:49.8	1:50.4	1:57.6	1:57.6	1:53.0	1:70.3	1:23.0	
DATUM RL 47.7									
DEPTH TO INVERT	1.320	1.171	1.736	1.628	2.031	1.994	2.963	2.096	2.070
INVERT LEVEL	50.080	50.230	50.780	50.890	51.230	51.506	51.771	52.010	52.500
FINISHED SURFACE	51.401	51.401	52.518	53.261	53.261	53.500	54.973	54.973	56.200
EXISTING SURFACE	51.401	51.401	52.518	53.261	53.261	53.500	54.973	54.973	56.200
CHAINAGE	0.000	27.386	27.386	36.965	36.965	52.885	66.075	73.539	104.265
			9.578	15.920	15.920	13.190	30.726	44.999	149.264
									151.799

NOTE: PIPE FLOWS Q5
PIPE CAPACITY & VELOCITY BASED ON K=0.60mm
DRAINAGE LONGITUDINAL SECTION FOR YOLANDE COURT
SCALE: HORIZONTAL 1:500 VERTICAL 1:50

REV	REVISION	DATE	APPD
P2	PIT D RELOCATED CLEAR OF TREE 86	10/05/17	T.G.
P1	PRELIMINARY ISSUE, ISSUED FOR COMMENTS/APPROVAL	03/04/17	T.G.

SYMBOLS & GENERAL NOTES

	PROPOSED DRAINAGE		EASEMENT LINE		PROPOSED DRAINAGE PIT NUMBER
	EXISTING DRAINAGE		EXISTING SURFACE LEVELS		LOT NUMBER
	MAJOR CONTOUR		POWER POLE		
	MINOR CONTOUR				

DESIGNED	J.MITSIOS	03/04/17	
CHECKED	J.MITSIOS	03/04/17	MELWAY REFERENCE 59 K1
AUTHORISED TO PROCEED	T.GEORGADIS	03/04/17	

Lanco group
University Hill, Business Park South
Suite 11/20 Enterprise Dr, Bundoora, Vic 3083
T: 1300 152 626, F: 03 9467 9459, W: www.lancogroup.com.au
Land Development | CIVIL & Infrastructure Engineering | Project Management | Consultancy
Lanco Group Dwg Ref: s:/2016/16334/d1/p1

This Document has been produced under a Certified Management System process which complies with the requirements of ISO 9001:2008 Lic: 12755 ISO 14001:2004 Lic: 40020 AS4801:2001 Lic: 40021.

Quality ISO 9001
Environment Health & Safety ISO 14001 AS 4801
Certified System
Certified System
Certified System

MANNINGHAM CITY COUNCIL

6-8 YOLANDE COURT
TEMPLESTOWE
DRAINAGE DIVERSION PLAN

SCALE: AS SHOWN

SHEET: 1 OF 1

DRAWING No. **16334-D**

1

ATTACHMENT 3

1 MANNINGHAM PLANNING SCHEME

State Planning Policy Framework

- 1.1 The following clauses are seen as the most relevant to the subject application
- 1.2 **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.
- 1.3 **Clause 15.01-4 Design for Safety** 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 contributes to safety and perceptions of safety.
- 1.4 **Clause 15.01-5 Cultural Identity and Neighbourhood Character** seeks to recognise and protect cultural identity, neighbourhood character and sense of place. Strategies towards achieving this are identified as follows:
- 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.
- 1.5 **Clause 15.02-1 Energy and Resource Efficiency** seeks to encourage land use and development that is consistent with the efficient use of energy and the minimisation of greenhouse gas emissions.
- 1.6 **Clause 16.01-1 Integrated Housing** seeks to promote a housing market that meets community needs. Strategies towards achieving this are identified as follows:
- Increase the supply of housing in existing urban areas by facilitating increased housing yield in appropriate locations.

- Ensure housing developments are integrated with infrastructure and services, whether they are located in existing suburbs, growth areas or regional towns.
- 1.7 **Clause 16.01-2 Location of Residential Development** seeks 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. Strategies towards achieving this are identified as follows:
- 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.
 - In Metropolitan Melbourne, locate more intense housing development in and around activity centres, in areas close to train stations and on large redevelopment sites.
 - Encourage higher density housing development on sites that are well located in relation to activity centres, employment corridors and public transport.
 - Facilitate residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water efficient design principles and encourages public transport use.
- 1.8 **Clause 16.01-4 Housing Diversity** seeks to provide for a range of housing types to meet increasingly diverse needs. Strategies towards achieving this are identified as follows:
- Ensure housing stock matches changing demand by widening housing choice, particularly in the middle and outer suburbs.
 - Support opportunities for a wide range of income groups to choose housing in well serviced locations.
- 1.9 **Clause 16.01-5 Housing affordability** seeks to deliver more affordable housing closer to jobs, transport and services.
- 1.10 **Clause 18.02-5 Car parking** seeks to ensure an adequate supply of car parking that is appropriately designed and located.
- 1.11 **Clause 19.03-2 Water supply, sewerage and drainage** covers community service infrastructure and in particular calls for urban stormwater drainage systems to reduce peak flows, enhance flood protection and to reduce litter intrusion.

Municipal Strategic Statement (Clause 21)

- 1.12 **Clause 21.03 Key Influences** identifies that future housing need and residential amenity are critical land use issues. 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.
- 1.13 This increasing pressure for re-development raises issues about how these changes affect the character and amenity of local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential redevelopment in appropriate locations, to reduce pressure for development

in more sensitive areas, and in a manner that reasonably respects the residential character.

- 1.14 **Clause 21.05 Residential** applies to development in a General Residential Zone. 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.
- 1.15 **Clause 21.05-2 Housing** has the following relevant objectives:
- To accommodate Manningham's projected population growth.
 - 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.
- 1.16 The strategies to achieve these objectives include:
- Encourage the provision of housing stock which 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.
 - Encourage and guide higher density residential development close to 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.
 - Support an incremental level of change that respects existing neighbourhood character in residential areas developed post 1975 identified as Precinct 4 on the Residential Framework Plan 1 and Map 1 to this clause.
 - Investigate the most appropriate suite of planning controls to achieve the desired outcomes for Key Redevelopment Sites.
- 1.17 **Clause 21.05-4 Built form and neighbourhood character** has the following objective:
- To encourage residential development that enhances the existing or preferred neighbourhood character of the residential character precincts as shown on Map 1 to this Clause.
- 1.18 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.

1.19 **Clause 21.10 Ecologically Sustainable Development** is relevant to this application. It outlines a number of objectives and strategies to address key areas of ecologically sustainable development under the following headings building energy management, water sensitive design, external environmental amenity, waste management, quality of private and public realm and transport.

Clause 22 Local Planning Policies

1.20 **Clause 22.08 Safety through urban design policy** includes the following objective:

- To provide and maintain a safer physical environment for those who live in, work in or visit the City of Manningham.

1.21 **Clause 22.09 Access for disabled people policy** includes the following objectives:

- To facilitate the integration of people with a disability into the community.
- To ensure that people with a disability have the same level of access to buildings, services and facilities as any other person.

Clause 32 Residential Zones

1.22 **Clause 32.08 General Residential Zone** contains the following purpose statement:

- 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 implement neighbourhood character policy and adopted neighbourhood character guidelines.
- To provide a diversity of housing types and moderate housing growth 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.

- 1.23 A planning permit is required to construct two or more dwellings on a lot within this zone. Clause 55 (ResCode) is the assessment tool for buildings of up to four storeys in height.
- 1.24 Schedule 3 to Clause 32.08 General Residential Zone relates to “Post 1975 Residential Areas” and contains no special requirements in relation to Clause 55 standards.
- 1.25 **Clause 55 Two or more dwellings on a lot and residential buildings** applies to the overall development and sets out various Objectives which must be met. Various Standards are provided as a method of achieving the required Objective.

Particular Provisions

- 1.26 **Clause 52.06 Car parking** sets out parking rates and provides a decision making framework to vary such rates. The clause also sets out design standards for car spaces and vehicular access (including ramps). The required parking rate for a dwelling is as follows-
- One car space to each one or two bedroom dwelling, plus
 - Two car spaces to each three or more bedroom dwelling (with studies or studios that are separate rooms, counted as a bedrooms), plus
 - One car space for visitors to every five dwellings for developments of five or more dwellings.
- 1.27 This clause also sets out design standards for driveways and car park layout.
- 1.28 **Clause 52.34 Bicycle Facilities** does not apply, as no part of the development exceeds three storeys.

General Provisions

- 1.29 **Clause 65 (Decision Guidelines)** outlines that before deciding on an application, the responsible authority must consider, as appropriate:
- The matters set out in Section 60 of the Act.
 - 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.
 - Any matter required to be considered in the zone, overlay or other provision.
 - The orderly planning of the area.
 - The effect on the amenity of the area.
 - The proximity of the land to any public land.
 - Factors likely to cause or contribute to land degradation, salinity or reduce water quality.
 - Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.
 - The extent and character of native vegetation and the likelihood of its destruction.

- Whether native vegetation is to be or can be protected, planted or allowed to regenerate.
- The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.

Attachment 5

Clause 55 – Two or more dwellings on a lot

- 1.1 The following assessment under the provisions of Clause 55 is provided and the analysis indicates that the proposal responds appropriately to the Clause 55 requirements, as follows:

Objective	Objective Met/Not Met
<p>55.02-1 – Neighbourhood Character</p> <ul style="list-style-type: none"> To ensure that the design respects the existing neighbourhood character or contributes to a preferred neighbourhood character. To ensure that development responds to the features of the site and the surrounding area. 	<p>Not Met – Refer to Planning Assessment</p>
<p>55.02-2 – Residential Policy</p> <ul style="list-style-type: none"> To ensure that residential development is provided in accordance with any policy for housing in the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies. To support medium densities in areas where development can take advantage of public transport and community infrastructure and services. 	<p>Met</p> <p>The application was accompanied by a suitable written statement that demonstrated how the applicant considers the development to be consistent with State, Local and Council policy.</p>
<p>55.02-3 – Dwelling Diversity</p> <ul style="list-style-type: none"> To encourage a range of dwelling sizes and types in developments of ten or more dwellings. 	<p>Met</p> <p>The proposed development provides for Four (4) three-bedroom dwelling, and Fifteen (15) four-bedroom dwellings. While it would be preferable for a larger range incorporating two and more three dwellings, the objective is considered met.</p>
<p>55.02-4 – Infrastructure</p> <ul style="list-style-type: none"> To ensure development is provided with appropriate utility services and infrastructure. To ensure development does not unreasonably overload the capacity of utility services and infrastructure. 	<p>Not Met – Refer to Planning Assessment</p>
<p>55.02-5 – Integration With Street</p> <ul style="list-style-type: none"> To integrate the layout of development with the street. 	<p>Met</p> <p>The proposed development provides adequate pedestrian links and access from Yolande Court.</p>
<p>55.03-1 – Street Setback</p> <ul style="list-style-type: none"> To ensure that the setbacks of buildings from a street respect the 	<p>Met</p> <p>The street setback meets the minimum setback requirements.</p>

Objective	Objective Met/Not Met
<p>existing or preferred neighbourhood character and make efficient use of the site.</p>	
<p>55.03-2 – Building Height</p> <ul style="list-style-type: none"> To ensure that the height of buildings respects the existing or preferred neighbourhood character. 	<p>Met</p> <p>As the development is largely excavated into the sloping site, the proposal is below the 10m maximum building height.</p>
<p>55.03-3 – Site Coverage</p> <ul style="list-style-type: none"> To ensure that the site coverage respects the existing or preferred neighbourhood character and responds to the features of the site. 	<p>Met</p> <p>The site coverage proposes a total site coverage of 43% which meets the 60% maximum.</p>
<p>55.03-4 – Permeability</p> <ul style="list-style-type: none"> To reduce the impact of increased stormwater run-off on the drainage system. To facilitate on-site stormwater infiltration. 	<p>Met</p> <p>The development proposes a total amount of permeable surface of 39.4% which complies.</p>
<p>55.03-5 – Energy Efficiency</p> <ul style="list-style-type: none"> To achieve and protect energy efficient dwellings. To ensure the orientation and layout of development reduce fossil fuel energy use and make appropriate use of daylight and solar energy. 	<p>Met</p>
<p>55.03-6 – Open Space</p> <ul style="list-style-type: none"> To integrate the layout of development with any public and communal open space provided in or adjacent to the development. 	<p>Met</p> <p>The development is provided with suitable pedestrian links to the frontage.</p>
<p>55.03-7 – Safety</p> <ul style="list-style-type: none"> To ensure the layout of development provides for the safety and security of residents and property. 	<p>Met</p> <p>The proposal would not result in unreasonable safety concerns to residents or visitors</p>
<p>55.03-8 – Landscaping</p> <ul style="list-style-type: none"> To encourage development that respects the landscape character of the neighbourhood. To encourage development that maintains and enhances habitat for plants and animals in locations of habitat importance. To provide appropriate landscaping. To encourage the retention of mature vegetation on the site. 	<p>Not Met – Refer to Planning Assessment</p>
<p>55.03-9 – Access</p>	<p>Met</p>

Objective	Objective Met/Not Met
<ul style="list-style-type: none"> To ensure the number and design of vehicle crossovers respects the neighbourhood character. 	<p>The proposal has three crossovers, with one existing crossover being retained for Unit 13 (*Yolande Court) and the other two crossovers being relocated and widened to accommodate the Common property access for the 6 dwelling and 12 unit development respectively</p>
<p>55.03-10 – Parking Location</p> <ul style="list-style-type: none"> To provide convenient parking for resident and visitor vehicles. 	<p>Met The visitor car parking spaces are considered appropriate in location and design.</p>
<p>55.04-1 – Side And Rear Setbacks</p> <ul style="list-style-type: none"> To ensure that the height and setback of a building from a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Met The development is largely excavated into the southern and eastern portions of the land which has reduced overall building heights. There</p>
<p>55.04-2 – Walls On Boundaries</p> <ul style="list-style-type: none"> To ensure that the location, length and height of a wall on a boundary respects the existing or preferred neighbourhood character and limits the impact on the amenity of existing dwellings. 	<p>Met There is only wall on a boundary being the garage for Unit 13, which complies</p>
<p>55.04-3 – Daylight To Existing Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into existing habitable room windows. 	<p>Met</p>
<p>55.04-4 – North Facing Windows</p> <ul style="list-style-type: none"> To allow adequate solar access to existing north-facing habitable room windows. 	<p>Met There are no north facing windows within 3.0m of any proposed built form.</p>
<p>55.04-5 – Overshadowing Open Space</p> <ul style="list-style-type: none"> To ensure buildings do not significantly overshadow existing secluded private open space. 	<p>Met The submitted shadow diagrams demonstrate that shadows will not unreasonably impact adjoining properties.</p>
<p>55.04-6 – Overlooking</p> <ul style="list-style-type: none"> To limit views into existing secluded private open space and habitable room windows. 	<p>Met Standard B21 of Clause 55.04-6 (Overlooking). It is noted that some of the elevations for the 6 Yolande Court development do not reflect the screening measures that are referred to on the site plans. This could be addressed through plan changes, together with additional information the type of screens to be used if obscure glazing is not proposed.</p>

Objective	Objective Met/Not Met
<p>55.04-7 – Internal Views</p> <ul style="list-style-type: none"> To limit views into the secluded private open space and habitable room windows of dwellings and residential buildings within a development. 	<p>Met</p> <p>Internal views through the development are proposed to be obscured by the use of screens, obscure glazing or use of highlight windows.</p>
<p>55.04-8 – Noise Impacts</p> <ul style="list-style-type: none"> To contain noise sources in developments that may affect existing dwellings. To protect residents from external noise. 	<p>Met</p>
<p>55.05-1 – Accessibility</p> <ul style="list-style-type: none"> To encourage the consideration of the needs of people with limited mobility in the design of developments. 	<p>Met</p> <p>The front entries for Units 9, 10 and 11 have up to 5 steps, however there is internal access from the garage into the ground floor.</p>
<p>55.05-2 – Dwelling Entry</p> <ul style="list-style-type: none"> To provide each dwelling or residential building with its own sense of identity. 	<p>Met</p>
<p>55.05-3 – Daylight To New Windows</p> <ul style="list-style-type: none"> To allow adequate daylight into new habitable room windows. 	<p>Met</p>
<p>55.05-4 – Private Open Space</p> <ul style="list-style-type: none"> To provide adequate private open space for the reasonable recreation and service needs of residents. 	<p>Met</p> <p>Each dwelling has an area of secluded private open space of 40sq.m or greater.</p>
<p>55.05-5 – Solar Access To Open Space</p> <ul style="list-style-type: none"> To allow solar access into the secluded private open space of new dwellings and residential buildings. 	<p>Met</p>
<p>55.05-6 – Storage</p> <ul style="list-style-type: none"> To provide adequate storage facilities for each dwelling. 	<p>Met</p> <p>Storage is provided in garages</p>
<p>55.06-1 – Design Detail</p> <ul style="list-style-type: none"> To encourage design detail that respects the existing or preferred neighbourhood character. 	<p>Met</p> <p>The double storey form, architectural form, building materials of the dwellings consider to respect the neighbourhood character.</p>
<p>55.06-2 – Front Fence</p> <ul style="list-style-type: none"> To encourage front fence design that respects the existing or preferred neighbourhood character. 	<p>Not applicable</p>
<p>55.06-3 – Common Property</p> <ul style="list-style-type: none"> To ensure that communal open space, car parking, access areas and site facilities are practical, attractive and easily maintained. 	<p>Met</p> <p>The communal access ways and landscaped areas are satisfactory. Maintenance of these areas will be at the cost of residents communally.</p>

Objective	Objective Met/Not Met
<ul style="list-style-type: none"> To avoid future management difficulties in areas of common ownership. 	
<p>55.06-4 – Site Services</p> <ul style="list-style-type: none"> To ensure that site services can be installed and easily maintained. To ensure that site facilities are accessible, adequate and attractive. 	<p>Met</p> <p>Bin and recycling for is suitably located within private open spaces, some of which impede side access from the frontages to the rear.</p> <p>A private waste collection service is proposed.</p> <p>The mail boxes for 6 Yolande Court are located at each of the front entries and there is one central mail collection point on the Yolande Court frontage for the townhouse development.</p>

Attachment 6

Assessment of the design standards in Clause 52.06-9 of the Manningham Planning Scheme

Design Standard	Met/Not Met
1 – Access ways	<p>Met</p> <p>The driveways within both the 6 lot development and the 13 townhouse development are a minimum of 3.0m in width.</p> <p>Passing bays are not required as the length of the access ways is less than 50m</p> <p>Vehicles are able to enter and leave the site in a forward direction, with the exception of Unit 13 which has direct access to Yolande Court. However there are adequate sightlines</p>
2 – Car Parking Spaces	<p>Met</p> <p>The garages and car parking spaces comply with the minimum dimensions required under this standard.</p> <p>The visitor car parking space for 6 Yolande Court is not 6.7m in length (only 6.1m) but there is sufficient area for maneuvering into the space.</p>
3 – Gradients	<p>Not Met – Refer to Planning Assessment</p> <p>The maximum driveway gradient and transitions between gradients comply with the standard, with the exception of the following:</p> <ul style="list-style-type: none"> • driveway gradients between garages for Dwellings 11 and 12 are too steep and • Driveway gradient change between the island at garage for Dwelling 4 and Dwelling 8 is too steep at 1 in 3.5.
Mechanical parking	<p>Met</p> <p>No mechanical parking proposed.</p>
5 – Urban Design	<p>Met</p> <p>The driveway will not be visually dominating within the streetscape given there are opportunities for landscaping.</p>
6 – Safety	<p>Met</p>
7 – Landscaping	<p>Not Met - Refer to Planning Assessment</p>