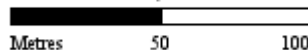
 **Subject Land** **Address:** 674-680 Doncaster Road, DONCASTER 3108

Whilst all care has been taken in the preparation of this cadastral base map, Manningham and the State of Victoria accepts no responsibility for the accuracy of any information shown. Users should rely on their own enquiries in order to validate information shown on this map. This information is for Demonstration only.

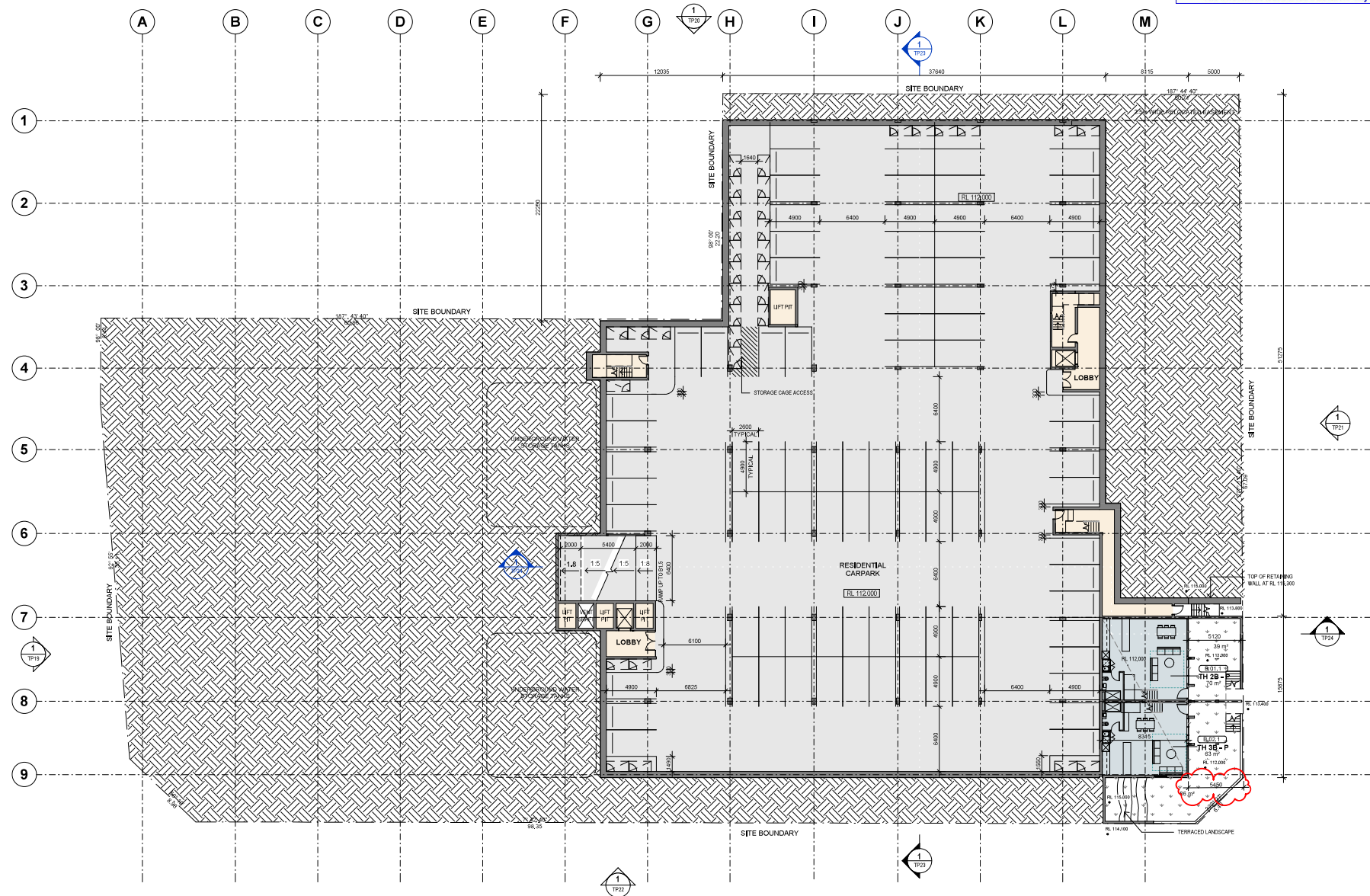


1:2,500



13/05/2019 3:48 pm

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CAR PARKING LEGEND



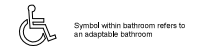
CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions
- 3.2m x 3m for 1 bedroom unit
- 3.6m x 3.3m for 2-4 bedroom unit
- Minimum main bedroom dimensions
- 3m x 3.4m
- Minimum dimensions for all other bedrooms
- 2m x 3m

CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path
- 6m (minimum) - 18m (maximum)
Note: All townhouses to be vertically cross-ventilated

CLAUSE 58.07-1 COMPLIANCE



Note: All internal fencing between townhouse private outdoor spaces to be 1800mm high fencing in **BL02** on top of retaining wall in CP01
Floor finish to all townhouse private open spaces and apartment balconies to be PV02

REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AD
P 7	22.01.2019	Open Planning Amendments	AD
P 6	15.07.2018	Preliminary Issue	AD
P 5	29.06.2018	Preliminary Issue	AD
P 4	02.05.2018	Preliminary Issue	AD
P 3	13.04.2018	Preliminary Issue	AD
P 2	28.03.2018	Preliminary Issue	AD
P 1	14.03.2018	Preliminary Issue	KL
			BY

General Notes
All drawings to be read in conjunction with specification and consultants drawings
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All discrepancies to be reported to Architect for instruction before proceeding

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+61 3 9654 9654

CLIENT
DONCASTER CHURCH OF CHRIST / TEBTER

PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
BASEMENT FLOOR PLAN

DRAWING NO. **TP04** REVISION NO. **P 8**

DWG SCALE As indicated at A1, half scale at A2

PROJECT NO. 16040

PROJECT DATE 05/2017

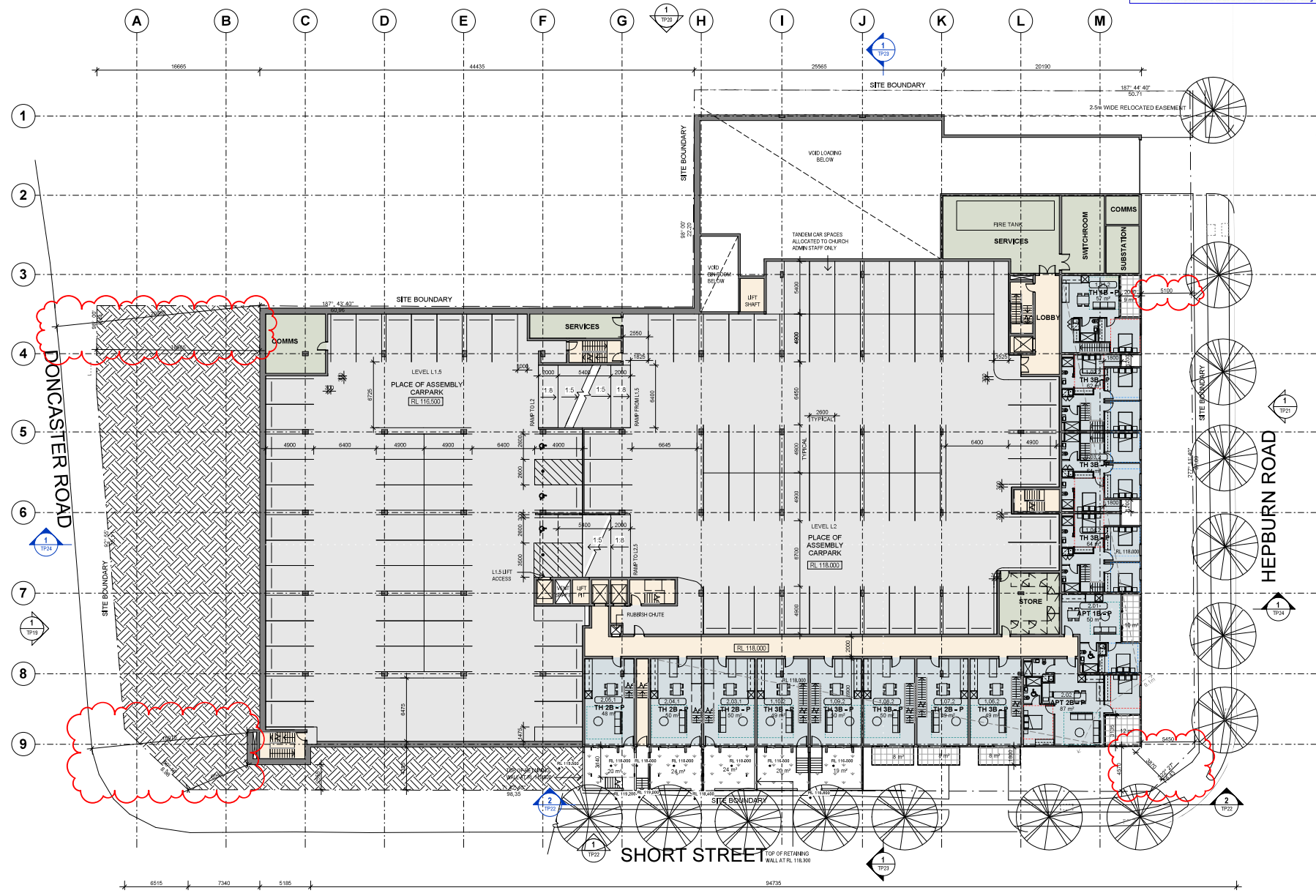
REV FILENAME

SEARCH	SW	DRAWN	KL	APPROVED	AD
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TOWN PLANNING

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LEVEL 2 CARPARK SUMMARY:
-96 place of assembly car spaces
-104 total car spaces
-7 residential storage cages



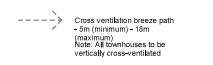
CAR PARKING LEGEND



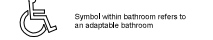
CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions - 3.3m x 3m for 1 bedroom unit - 3.0m x 3.3m for 2-4 bedroom unit
- Minimum main bedroom dimensions - 3m x 3.4m
- Minimum dimensions for all other bedrooms - 3m x 3m

CLAUSE 58.07-4 COMPLIANCE



CLAUSE 58.07-1 COMPLIANCE



Note: All internal fencing between townhouse private outdoor space to be 800mm high fencing at RL02 on top of retaining wall in CP01.
Floor finish to all townhouse private open spaces and apartment balconies to be PV02.

REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AD
P 7	22.01.2019	Team Planning Amendments	ZL
P 6	15.07.2018	Preliminary Issue	ZL
P 5	29.06.2018	Preliminary Issue	ZL
P 4	02.05.2018	Preliminary Issue	ZL
P 3	13.04.2018	Preliminary Issue	AD
P 2	28.03.2018	Preliminary Issue	KL
P 1	14.03.2018	Preliminary Issue	KL

General Notes
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CLIENT
DONCASTER CHURCH OF CHRIST / TEBTER

PROJECT
CHAPEL HILL 680 DONCASTER ROAD, DONCASTER

TITLE
LEVEL 2 FLOOR PLAN

Level 2, GPO Building
350 Bourke Street
Melbourne VIC 3000
+61 3 9654 9654

REVISION NO. **P 8**

DRAWING NO. **TP06**

DWG SCALE: As indicated at A1, half scale at A2

PROJECT NO. 16040

PROJECT DATE 09/2017

REV FILENAME

SEARCH	SW	DESIGN	KL	REVISED	AD
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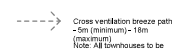
CAR PARKING LEGEND



CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions
= 3.2m x 3m for 1 bedroom unit
= 3.6m x 3.3m for 2-4 bedroom unit
- Minimum main bedroom dimensions
= 3m x 3.4m
- Minimum dimensions for all other bedrooms
= 2m x 3m

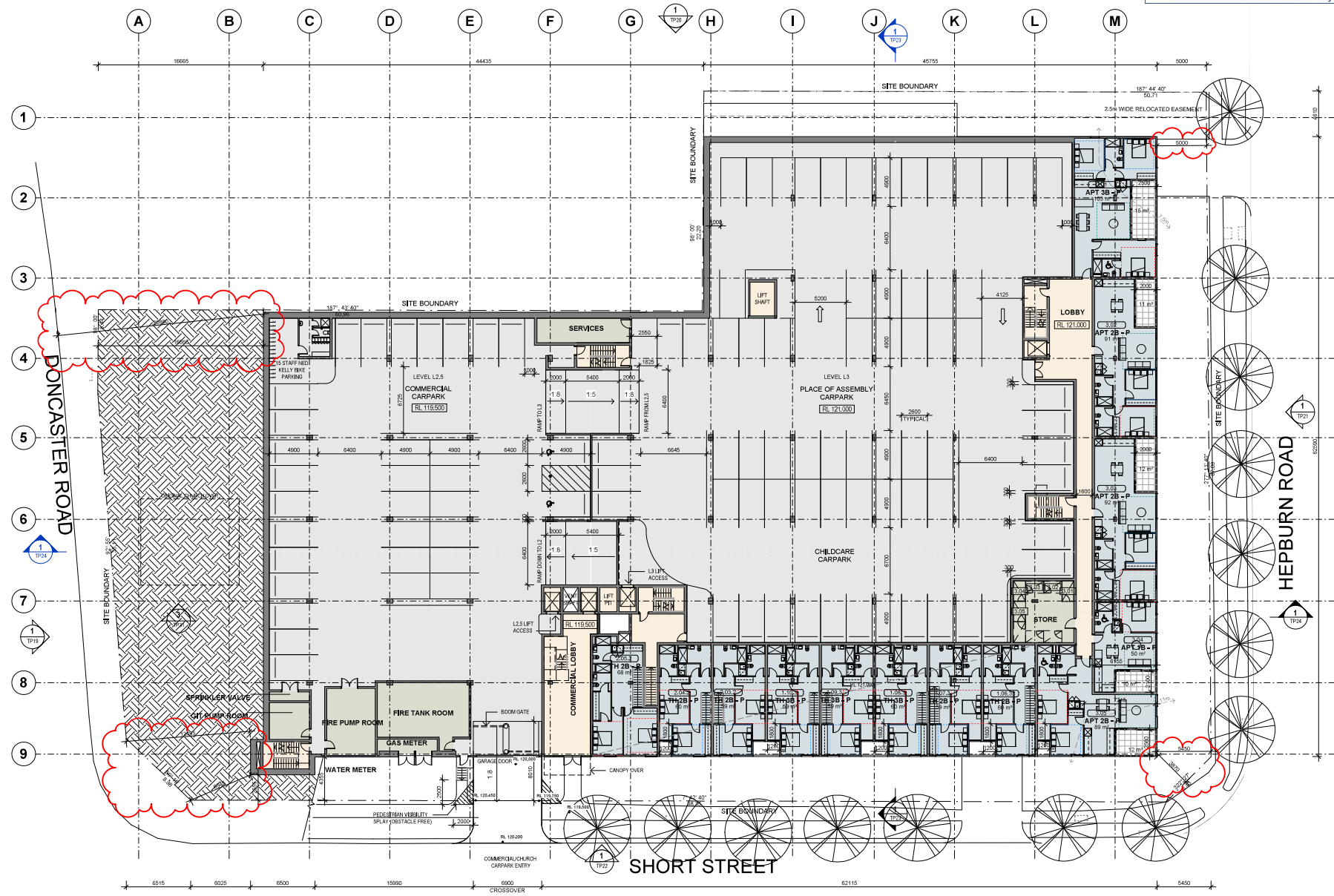
CLAUSE 58.07-4 COMPLIANCE



CLAUSE 58.07-1 COMPLIANCE



Note: All internal fencing between townhouse private outdoor spaces to be 1800mm high fencing in **BL02** on top of retaining wall in **CF01**.
Floor finish to all townhouse private open spaces and apartment balconies to be **PV02**.



REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPE	AD
P 7	22.01.2018	Form Planning Amendments	ZL
P 6	15.07.2018	Preliminary Issue	ZL
P 5	29.06.2018	Preliminary Issue	ZL
P 4	02.05.2018	Preliminary Issue	ZL
P 3	13.04.2018	Preliminary Issue	AD
P 2	28.03.2018	Preliminary Issue	ZL
P 1	14.03.2018	Preliminary Issue	ZL
REV	DATE	DESCRIPTION	BY

General Notes
All drawings to be read in conjunction with specification and consultants drawings
All dimensions subject to on site verification prior to execution of work. Figured dimensions shall be taken in preference to scaling.
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CLIENT
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PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
LEVEL 3 FLOOR PLAN

DRAWING NO. **TP07** REVISION NO. **P 8**

DWG SCALE As indicated at A1, half scale at A2

PROJECT NO. 16040

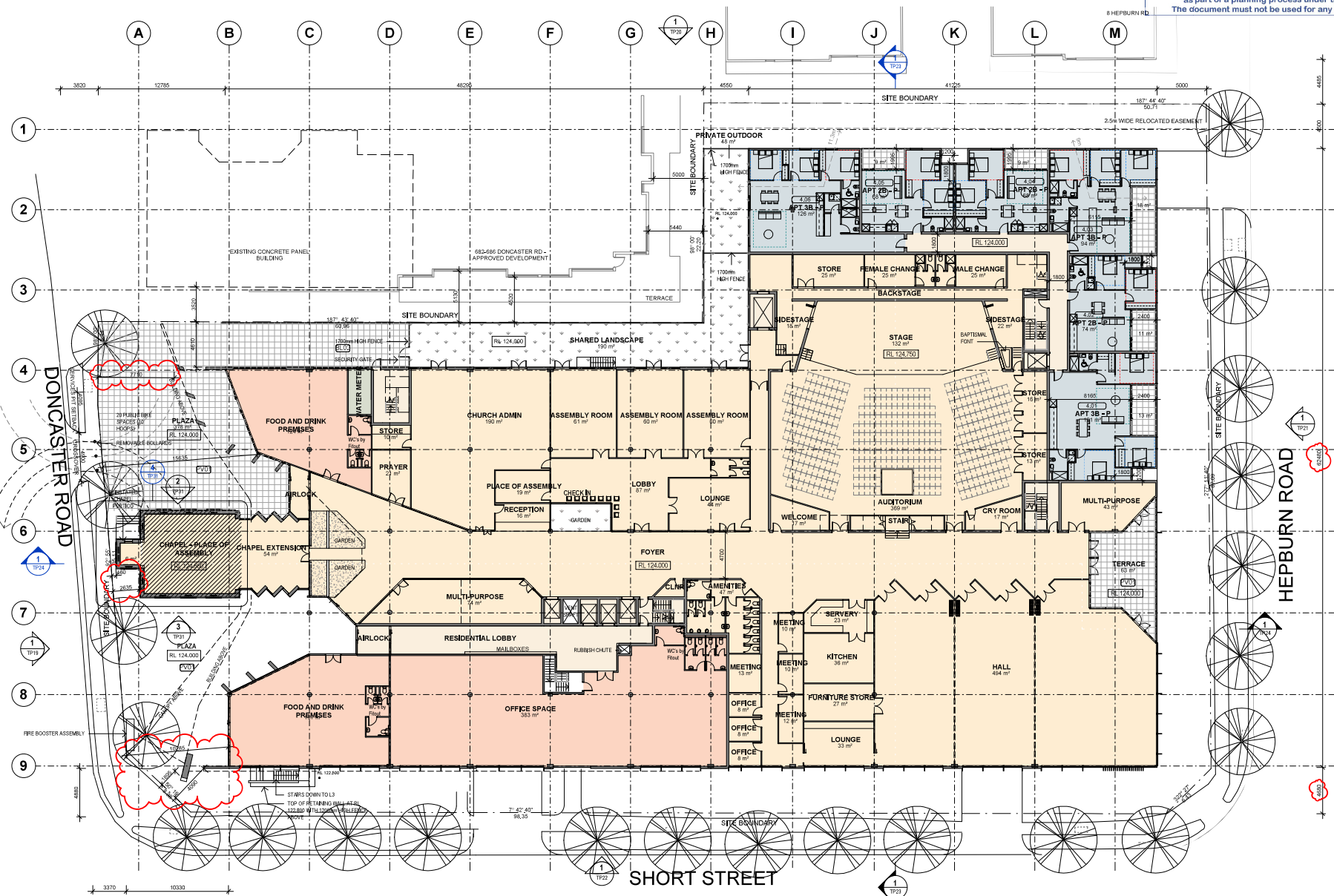
PROJECT DATE 05/2017

REV FILENAME

SEARCH	SW	CREATED	KL	APPROVED	AD
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CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions = 3.3m x 3m for 1 bedroom unit = 3.8m x 3.3m for 2-4 bedroom unit
- Minimum main bedroom dimensions = 3m x 3.4m
- Minimum dimensions for all other bedrooms >= 2m x 3m

CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path - 5m (minimum) - 18m (maximum)
- Note: All townhouses to be vertically cross-ventilated

CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom

Floor finish to all townhouse private open spaces and apartment balconies to be P402

REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AL
P 7	23.01.2018	Form Planning Amendments	ZL
P 6	15.07.2018	Preliminary Issue	ZL
P 5	29.06.2018	Preliminary Issue	ZL
P 4	02.05.2018	Preliminary Issue	ZL
P 3	13.04.2018	Preliminary Issue	ZL
P 2	28.03.2018	Preliminary Issue	ZL
P 1	14.03.2018	Preliminary Issue	ZL
REV	DATE	DESCRIPTION	BY

General Notes
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PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
LEVEL 4 FLOOR PLAN

DRAWING NO. **TP08** REVISION NO. **P 8**

DWG SCALE As indicated at A1, half scale at A2

PROJECT NO. 16040

PROJECT DATE 09/2017

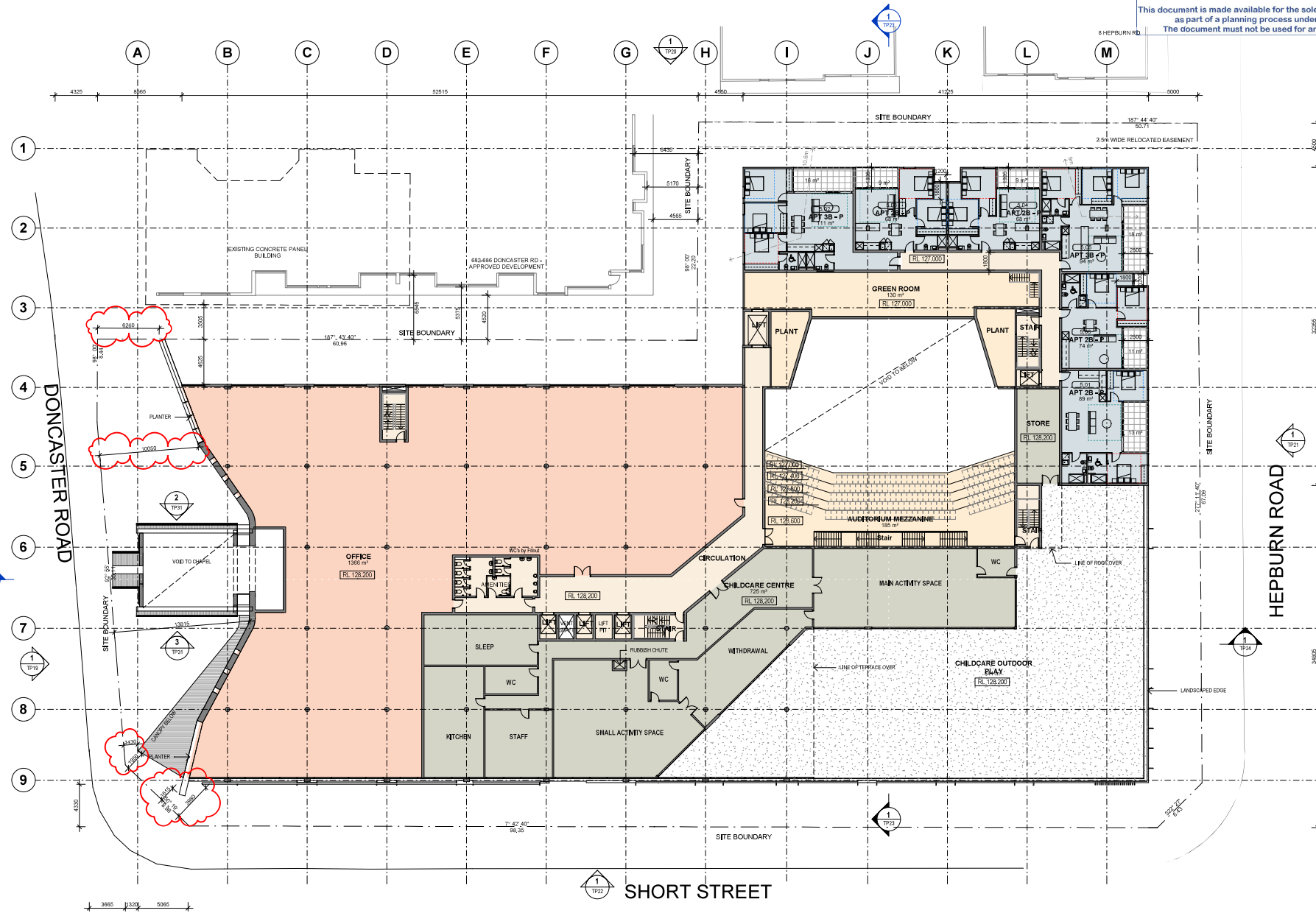
REV FILENAME

DATE	BY	CHKD	APPD

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13/03/2019 12:28:48 PM
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CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions = 3.3m x 3m for 1 bedroom unit = 3.6m x 3.3m for 2-4 bedroom unit
- Minimum main bedroom dimensions = 3m x 3.4m
- Minimum dimensions for all other bedrooms = 3m x 3m

CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path - 5m (minimum) - 15m (maximum)
Note: All townhouses to be vertically cross-ventilated.

CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom

Floor finish to all townhouse private open spaces and apartment balconies to be P402

REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AL
P 7	23.01.2019	Form Planning Amendments	AL
P 6	15.07.2018	Preliminary Issue	AL
P 5	29.06.2018	Preliminary Issue	AL
P 4	02.05.2018	Preliminary Issue	AL
P 3	13.04.2018	Preliminary Issue	AL
P 2	28.03.2018	Preliminary Issue	AL
P 1	14.03.2018	Preliminary Issue	KL
			BY

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PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
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TITLE
LEVEL 5 FLOOR PLAN

DRAWING NO. **TP09** REVISION NO. **P 8**

DWG SCALE As indicated at A1, half scale at A2

PROJECT NO. 16040

PROJECT DATE 09/2017

REV FILENAME

SEARCH	SW	CREATED	KL	APPROVED	AD
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CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions
= 3.3m x 3.3m for 1 bedroom unit
= 3.8m x 3.3m for 2-4 bedroom unit
- Minimum main bedroom dimensions
= 3m x 3.4m
- Minimum dimensions for all other bedrooms
= 3m x 3m

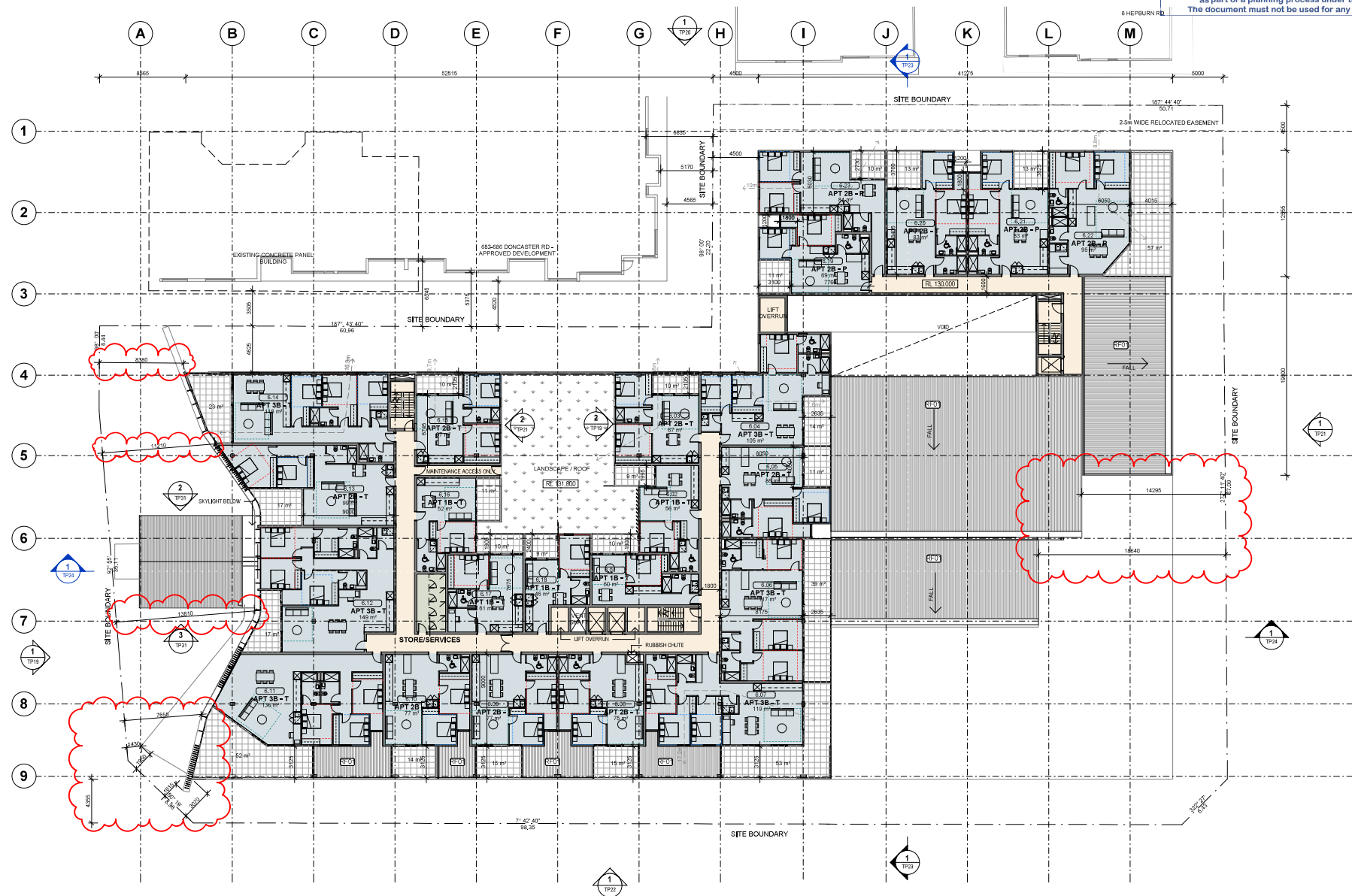
CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path
- 5m (minimum) - 18m (maximum)
Note: All doorways to be vertically cross-ventilated

CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom

Floor finish to all townhouse private open spaces and apartment balconies to be P102



REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AD
P 7	23.01.2019	Form Planning Amendments	AD
P 6	15.07.2018	Preliminary Issue	AD
P 5	29.06.2018	Preliminary Issue	AD
P 4	02.05.2018	Preliminary Issue	AD
P 3	13.04.2018	Preliminary Issue	AD
P 2	28.03.2018	Preliminary Issue	AD
P 1	14.03.2018	Preliminary Issue	KL
REV	DATE	DESCRIPTION	BY

General Notes
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PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
LEVEL 6 FLOOR PLAN

DRAWING NO. **TP10** REVISION NO. **P 8**

DWG SCALE As indicated at A1, half scale at A2

PROJECT NO. 16040

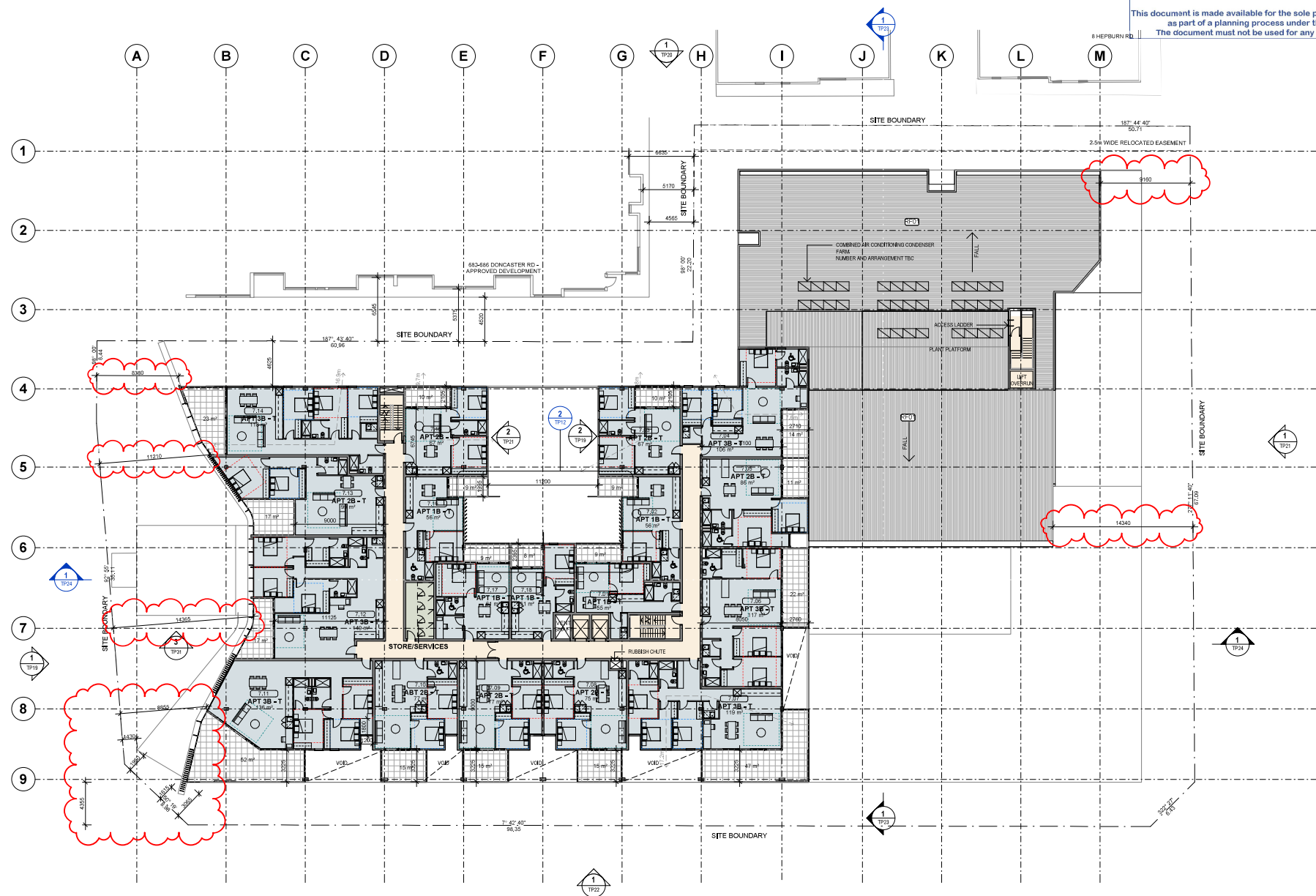
PROJECT DATE 09/2017

REV FILENAME

SEARCH	SW	CREATED	KL	APPROVED	AD
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CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions
= 3.0m x 3m for 1 bedroom unit
= 3.0m x 3.3m for 2-4 bedroom unit
- Minimum main bedroom dimensions
= 3m x 3.4m
- Minimum dimensions for all other bedrooms
= 3m x 3m

CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path
- 5m (minimum) - 15m (maximum)
NOTE: All dwellhouses to be vertically cross-ventilated

CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom

Floor finish to all townhouse private open spaces and apartment balconies to be P402

REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AL
P 7	23.01.2018	Town Planning Amendments	AL
P 6	15.07.2018	Preliminary Issue	AL
P 5	29.06.2018	Preliminary Issue	AL
P 4	02.05.2018	Preliminary Issue	AL
P 3	13.04.2018	Preliminary Issue	AL
P 2	28.03.2018	Preliminary Issue	AL
P 1	14.03.2018	Preliminary Issue	KL

General Notes
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CLIENT
DONCASTER CHURCH OF CHRIST / TEBTER

PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
LEVEL 7 FLOOR PLAN

DRAWING NO. **TP11** REVISION NO. **P 8**

DWG SCALE As indicated at A1, half scale at A2

PROJECT NO. 16040

PROJECT DATE 09/2017

REV FILENAME

SEARCHED	SW	INDEXED	KL	APPROVED	AD
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TOWN PLANNING



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CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions = 3.3m x 3.3m for 1 bedroom unit
- Minimum main bedroom dimensions = 3m x 3.4m
- Minimum dimensions for all other bedrooms = 3m x 3m

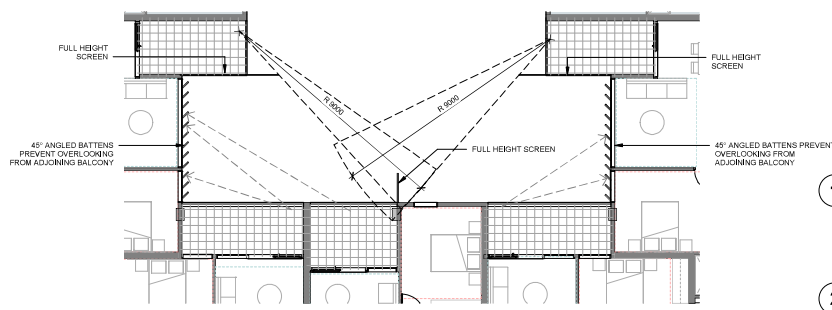
CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path = 5m (minimum) - 10m (maximum)
Note: All breezeways to be vertically cross-ventilated

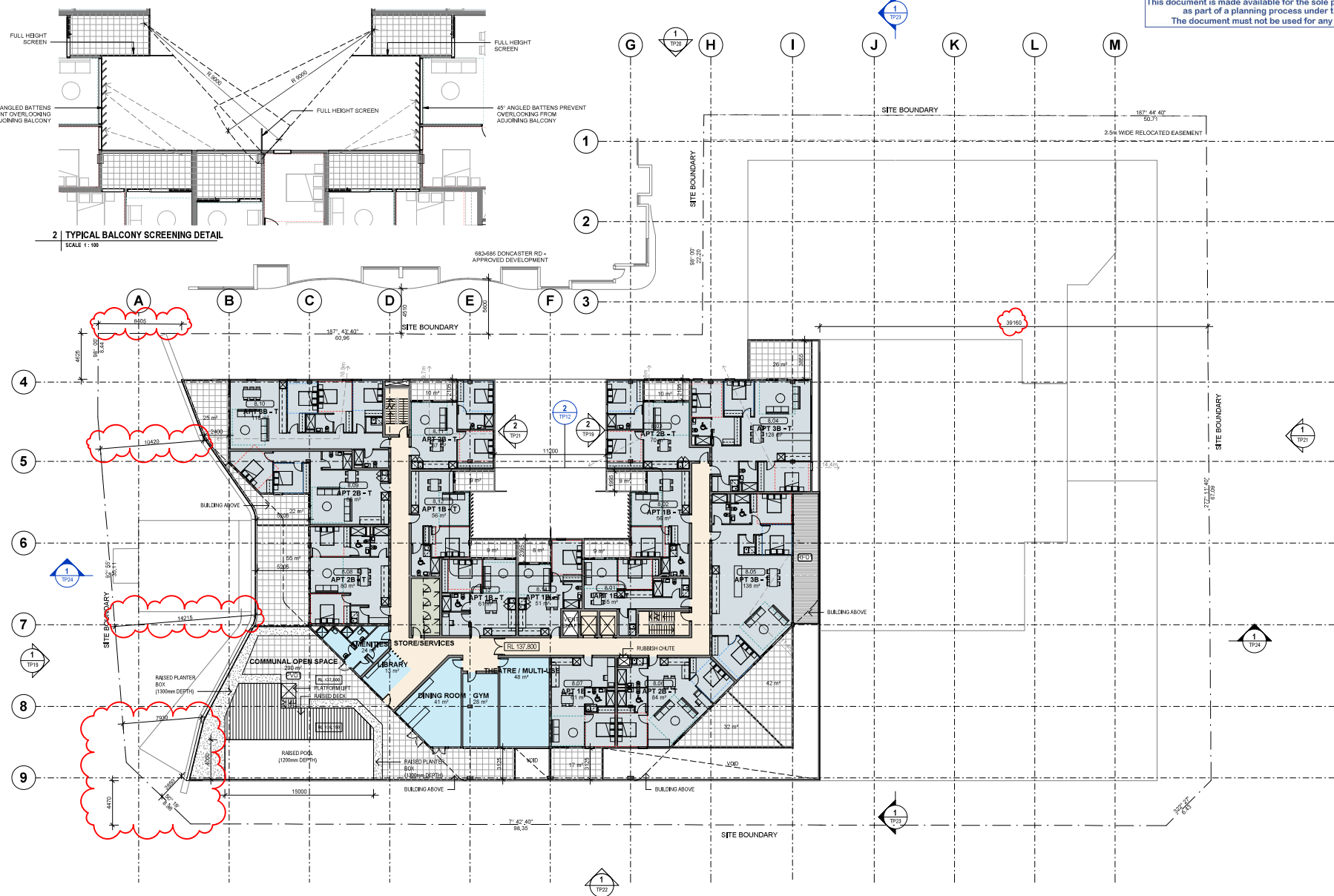
CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom

Floor finish to all townhouse private open spaces and apartment balconies to be P402



2 | TYPICAL BALCONY SCREENING DETAIL
SCALE 1:100



General Notes
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REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AD
P 7	22.01.2018	Town Planning Amendments	AD
P 6	15.07.2018	Preliminary Issue	AD
P 5	29.06.2018	Preliminary Issue	AD
P 4	02.05.2018	Preliminary Issue	AD
P 3	13.04.2018	Preliminary Issue	AD
P 2	28.03.2018	Preliminary Issue	KL
P 1	14.03.2018	Preliminary Issue	KL

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CLIENT
DONCASTER CHURCH OF CHRIST / TEBTER

PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
LEVEL 8 FLOOR PLAN

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350 Bourke Street
Melbourne VIC 3000
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DRAWING NO.	TP12	REVISION NO.	P 8
DWG SCALE	As indicated at A1, half scale at A2		
PROJECT NO.	16040		
PROJECT DATE	09/2017		
BW FILENAME			
SEARCH	SW	CREATED	KL
		APPROVED	AD

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13/03/2019 12:28:52 PM
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CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions
= 3.0m x 3m for 1 bedroom unit
= 3.0m x 3.3m for 2-4 bedroom unit
- Minimum main bedroom dimensions
= 3m x 3.4m
- Minimum dimensions for all other bedrooms
= 3m x 3m

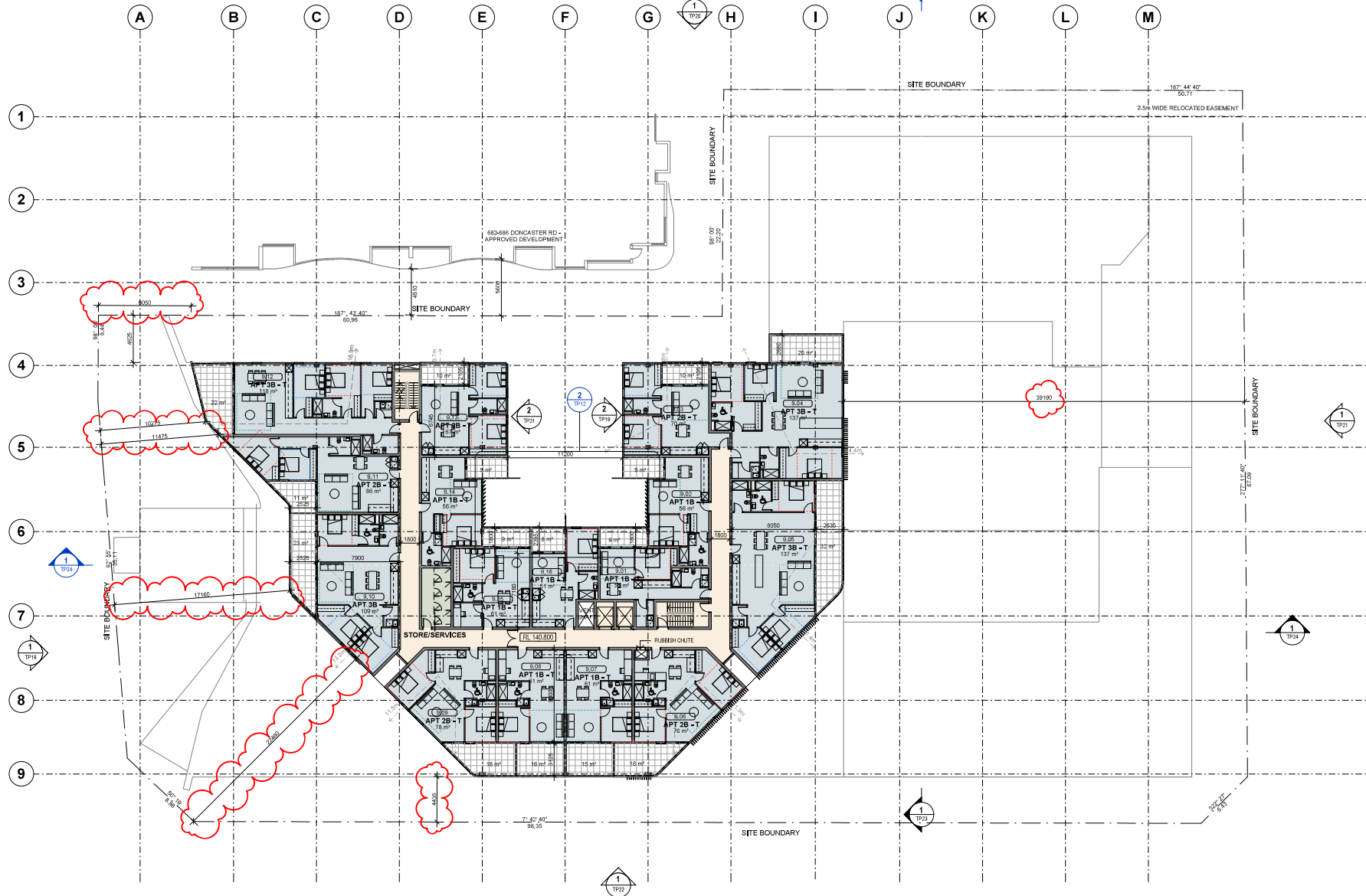
CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path
- 9m (minimum) - 18m (maximum)
- (Note: All doorways to be vertically cross-ventilated)

CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom

Floor finish to all townhouse private open spaces and apartment balconies to be P402



REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AL
P 7	22.01.2018	Form Planning Amendments	AL
P 6	15.07.2018	Preliminary Issue	AL
P 5	29.06.2018	Preliminary Issue	AL
P 4	02.05.2018	Preliminary Issue	AL
P 3	13.04.2018	Preliminary Issue	AL
P 2	28.03.2018	Preliminary Issue	AL
P 1	14.03.2018	Preliminary Issue	KL
REV	DATE	DESCRIPTION	BY

General Notes
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All dimensions subject to on site verification prior to execution of work. Figured dimensions shall be taken in preference to scaling.
All discrepancies to be reported to Architect for instruction before proceeding

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CLIENT
DONCASTER CHURCH OF CHRIST / TEBTER

PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
LEVEL 9 FLOOR PLAN

Level 2, GPO Building
350 Bourke Street
Melbourne VIC 3000
+61 3 9654 9654

DRAWING NO. **TP13** REVISION NO. **P 8**

DWG SCALE As indicated at A1, half scale at A2

PROJECT NO. 16040

PROJECT DATE 09/2017

REV FILENAME

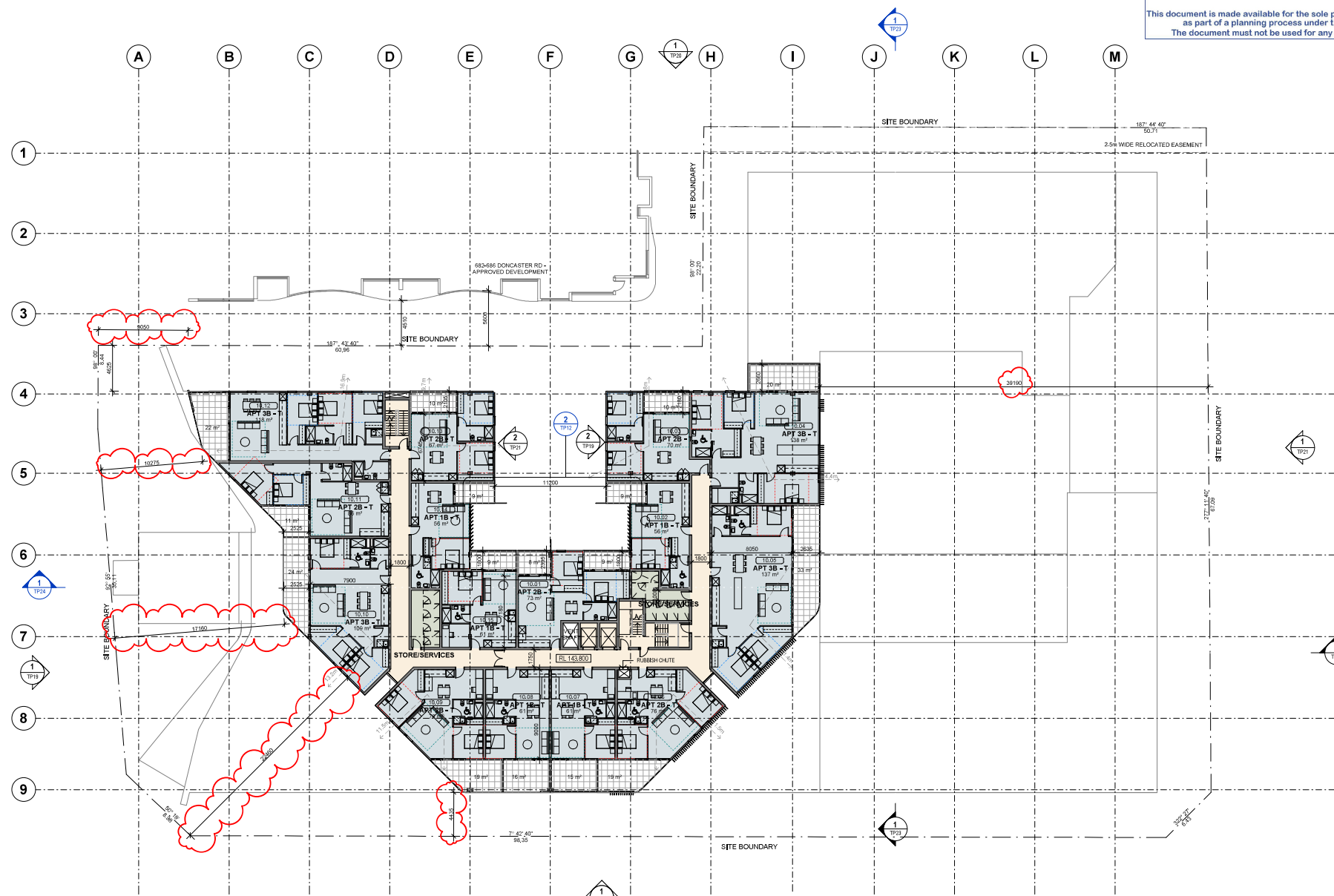
SEARCH	SW	CREATED	KL	APPROVED	AD
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TOWN PLANNING



13/03/2019 12:38:38 PM
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CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions = 3.3m x 3.3m for 1 bedroom unit = 3.6m x 3.3m for 2 - 4 bedroom unit
- Minimum main bedroom dimensions = 3m x 3.4m
- Minimum dimensions for all other bedrooms = 3m x 3m

CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path = 5m (minimum) - 16m (maximum)
Note: All dimensions to be vertically cross-ventilated

CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom

Floor fresh to all townhouse private open spaces and apartment balconies to be PV2

General Notes
All drawings to be read in conjunction with specification and consultants drawings
All dimensions subject to on site verification prior to execution of work. Figured dimensions shall be taken in preference to scaling.
All discrepancies to be reported to Architect for instruction before proceeding

REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AD
P 7	22.01.2018	Form Planning Amendments	AD
P 6	15.07.2018	Preliminary Issue	AD
P 5	29.06.2018	Preliminary Issue	AD
P 4	02.05.2018	Preliminary Issue	AD
P 3	13.04.2018	Preliminary Issue	AD
P 2	28.03.2018	Preliminary Issue	AD
P 1	14.03.2018	Preliminary Issue	KL

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CLIENT
DONCASTER CHURCH OF CHRIST / TEBTER

PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
LEVEL 10 FLOOR PLAN

DRAWING NO. **TP14** REVISION NO. **P 8**

DWG SCALE As indicated at A1, half scale at A2

PROJECT NO. 16040

PROJECT DATE 06/2017

REV FILENAME

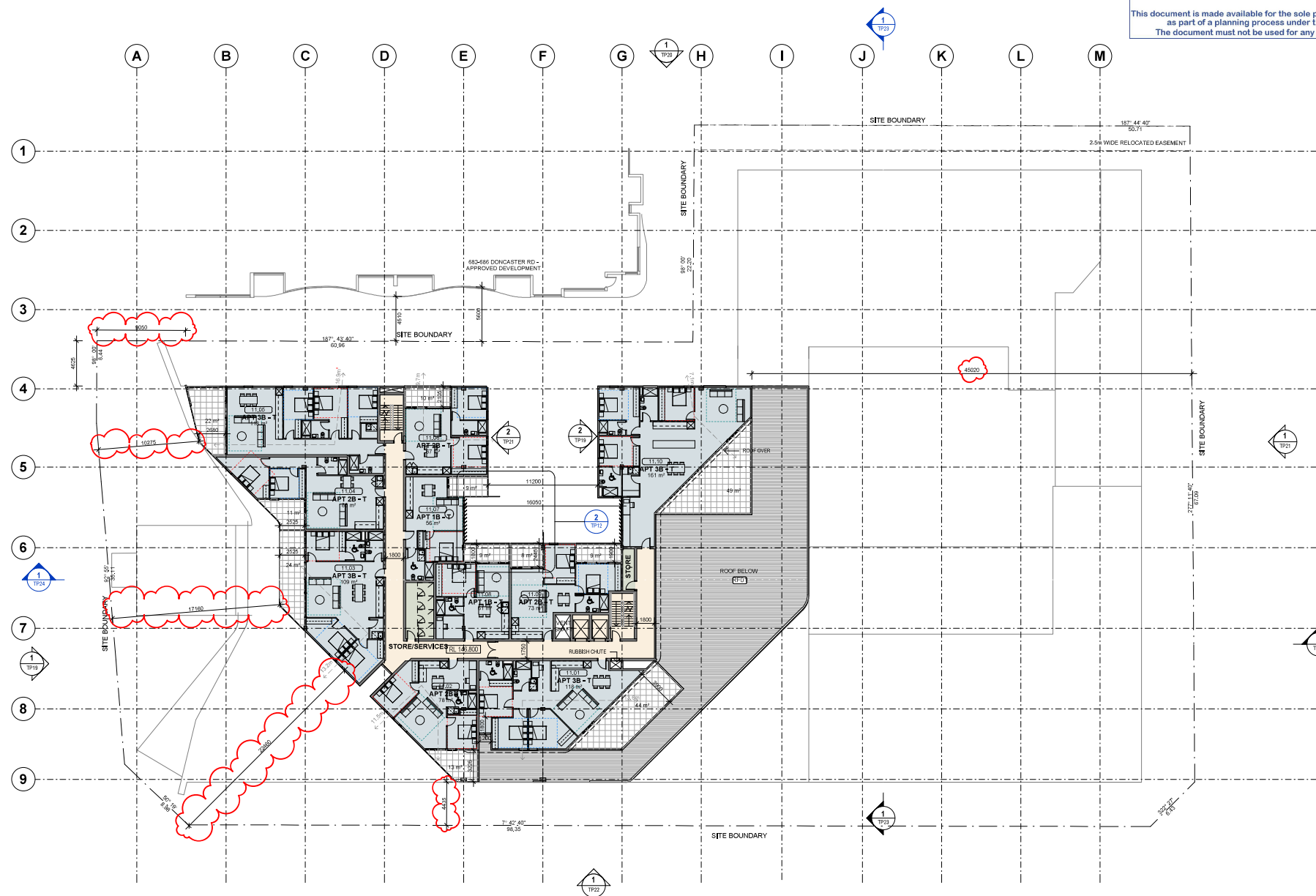
DESIGNED	KL	APPROVED	AD
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TOWN PLANNING



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CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions
- 3.0m x 3.0m for 1 bedroom unit
- 3.0m x 3.3m for 2-4 bedroom unit
- Minimum main bedroom dimensions
- 2m x 2.4m
- Minimum dimensions for all other bedrooms
- 3m x 3m

CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path
- 5m (minimum) - 18m (maximum)
Note: All bedrooms to be vertically cross-ventilated

CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom

Floor finish to all townhouse private open spaces and apartment balconies to be P402

General Notes
All drawings to be read in conjunction with specification and consultants drawings
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All discrepancies to be reported to Architect for instruction before proceeding

REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AL
P 7	22.01.2018	Form Planning Amendments	AL
P 6	15.07.2018	Preliminary Issue	AL
P 5	29.06.2018	Preliminary Issue	AL
P 4	02.05.2018	Preliminary Issue	AL
P 3	13.04.2018	Preliminary Issue	AL
P 2	28.03.2018	Preliminary Issue	AL
P 1	14.03.2018	Preliminary Issue	KL

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Melbourne VIC 3000
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PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
LEVEL 11 FLOOR PLAN

DRAWING NO.	TP15	REVISION NO.	P 8
DWG SCALE	As indicated at A1, half scale at A2		
PROJECT NO.	16040		
PROJECT DATE	05/2017		
REV FILENAME			
SEARCHED	INDEXED	KL	APPROVED AD

TOWN PLANNING

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CLAUSE 58.07-12 COMPLIANCE

- Minimum living area dimensions
= 3.3m x 3m for 1 bedroom unit
= 3.8m x 3.3m for 2 - 4 bedroom unit
- Minimum main bedroom dimensions
= 3m x 3.4m
- Minimum dimensions for all other bedrooms
= 3m x 3m

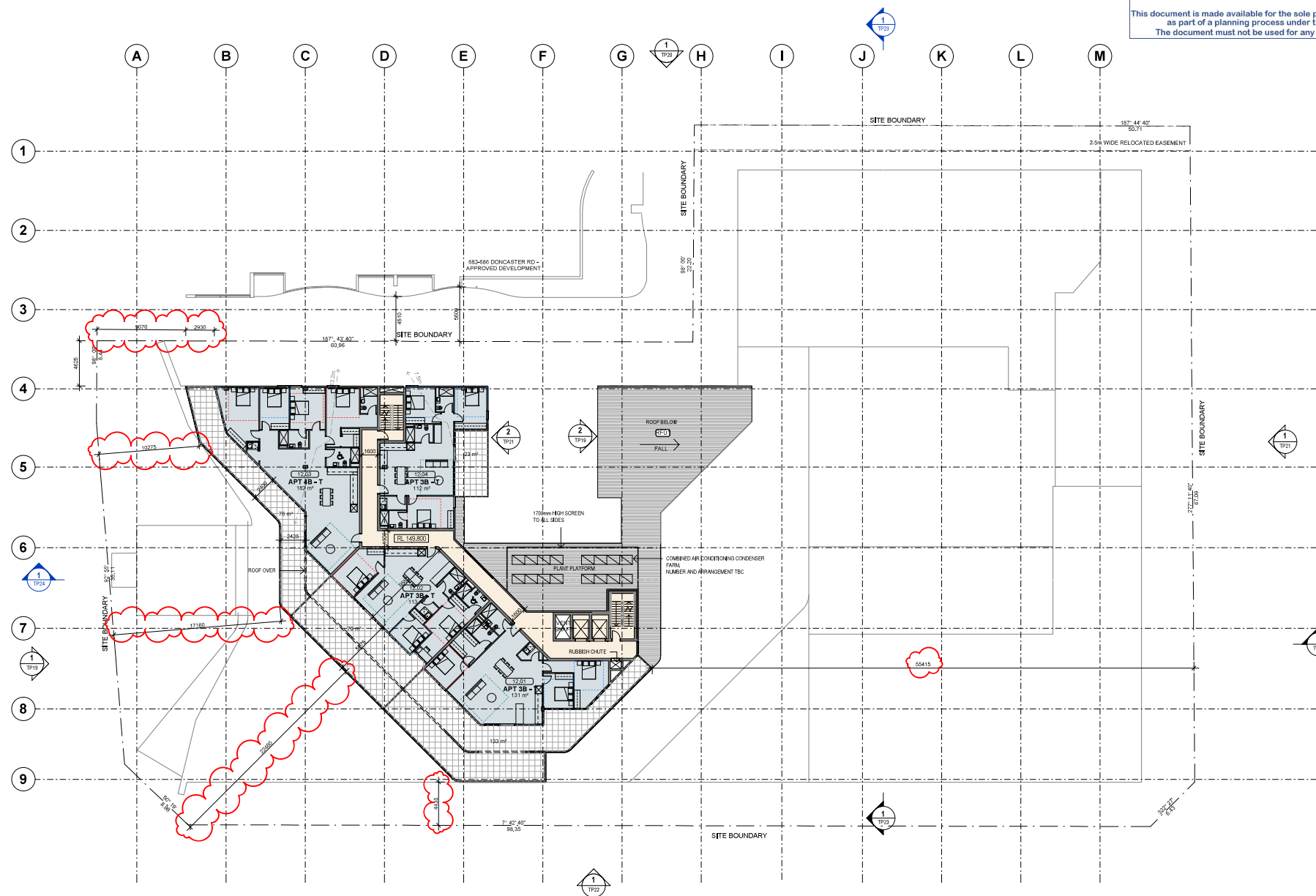
CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path
= 5m (minimum) - 15m (maximum)
Note: All dwell/houses to be vertically cross-ventilated

CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom

Floor finish to all townhouse private open spaces and apartment balconies to be P102



REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AL
P 7	23.01.2018	Form Planning Amendments	AL
P 6	15.07.2018	Preliminary Issue	AL
P 5	29.06.2018	Preliminary Issue	AL
P 4	02.05.2018	Preliminary Issue	AL
P 3	13.04.2018	Preliminary Issue	AL
P 2	28.03.2018	Preliminary Issue	AL
P 1	14.03.2018	Preliminary Issue	KL
REV	DATE	DESCRIPTION	BY

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PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE
LEVEL 12 FLOOR PLAN

DRAWING NO. **TP16** REVISION NO. **P 8**

DWG SCALE: As indicated at A1, half scale at A2

PROJECT NO. 16040

PROJECT DATE 05/2017

BNV FILENAME

SEARCHED SW INDEXED KL APPROVED AD

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CLAUSE 58.07-12 COMPLIANCE

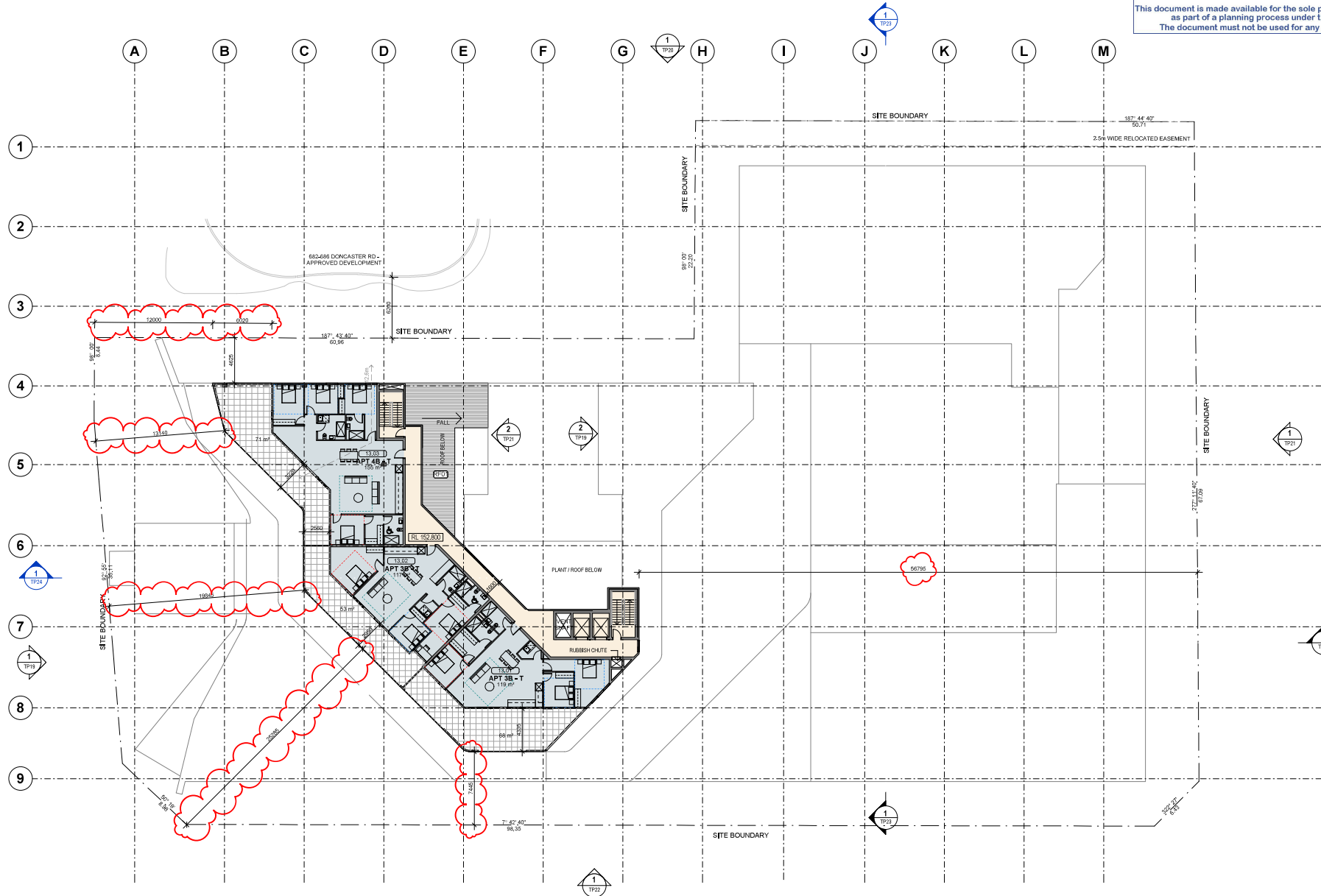
- Minimum living area dimensions
= 3.3m x 3m for 1 bedroom unit
= 3.6m x 3.2m for 2 - 4 bedroom unit
- Minimum main bedroom dimension
= 3m x 3.4m
- Minimum dimensions for all other bedrooms
= 3m x 3m

CLAUSE 58.07-4 COMPLIANCE

- Cross ventilation breeze path
= 3m (minimum) - 10m (maximum)
Note: All bedrooms to be vertically cross-ventilated

CLAUSE 58.07-1 COMPLIANCE

- Symbol within bathroom refers to an adaptable bathroom



General Notes

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REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AD
P 7	23.01.2018	Form Planning Amendments	AD
P 6	15.07.2018	Preliminary Issue	AD
P 5	29.06.2018	Preliminary Issue	AD
P 4	02.05.2018	Preliminary Issue	AD
P 3	13.04.2018	Preliminary Issue	AD
P 2	28.03.2018	Preliminary Issue	AD
P 1	14.03.2018	Preliminary Issue	KL

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DesignInc

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PROJECT

**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**

TITLE

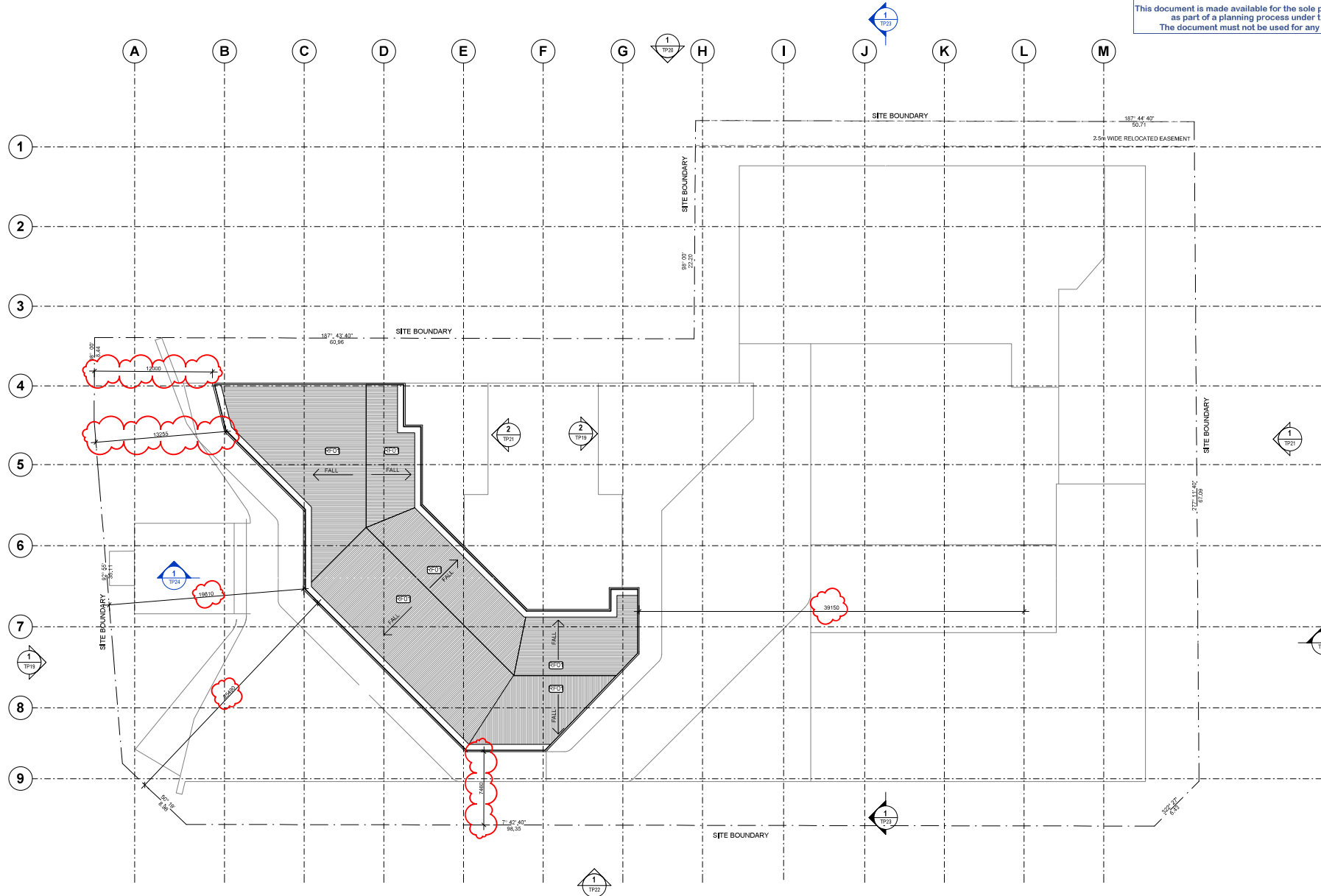
LEVEL 13 FLOOR PLAN

DRAWING NO.	TP17	REVISION NO.	P 8
DWG SCALE	As indicated at A1, half scale at A2		
PROJECT NO.	16040		
PROJECT DATE	05/2017		
REV FILENAME	REVNO SW REVNO KL REVNO AD		
TOWN PLANNING			



13/03/2019 12:28:55 PM C:\Users\adam\Documents\16040\TP17\2018_03\05\04.dwg

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REV	DATE	DESCRIPTION	BY
P 8	01.03.2019	Response to RPI	AL
P 7	23.01.2018	Form Planning Amendments	AL
P 6	15.07.2018	Preliminary Issue	AL
P 5	29.06.2018	Preliminary Issue	AL
P 4	02.05.2018	Preliminary Issue	AL
P 3	13.04.2018	Preliminary Issue	AL
P 2	28.03.2018	Preliminary Issue	AL
P 1	14.03.2018	Preliminary Issue	KL
REV	DATE	DESCRIPTION	BY

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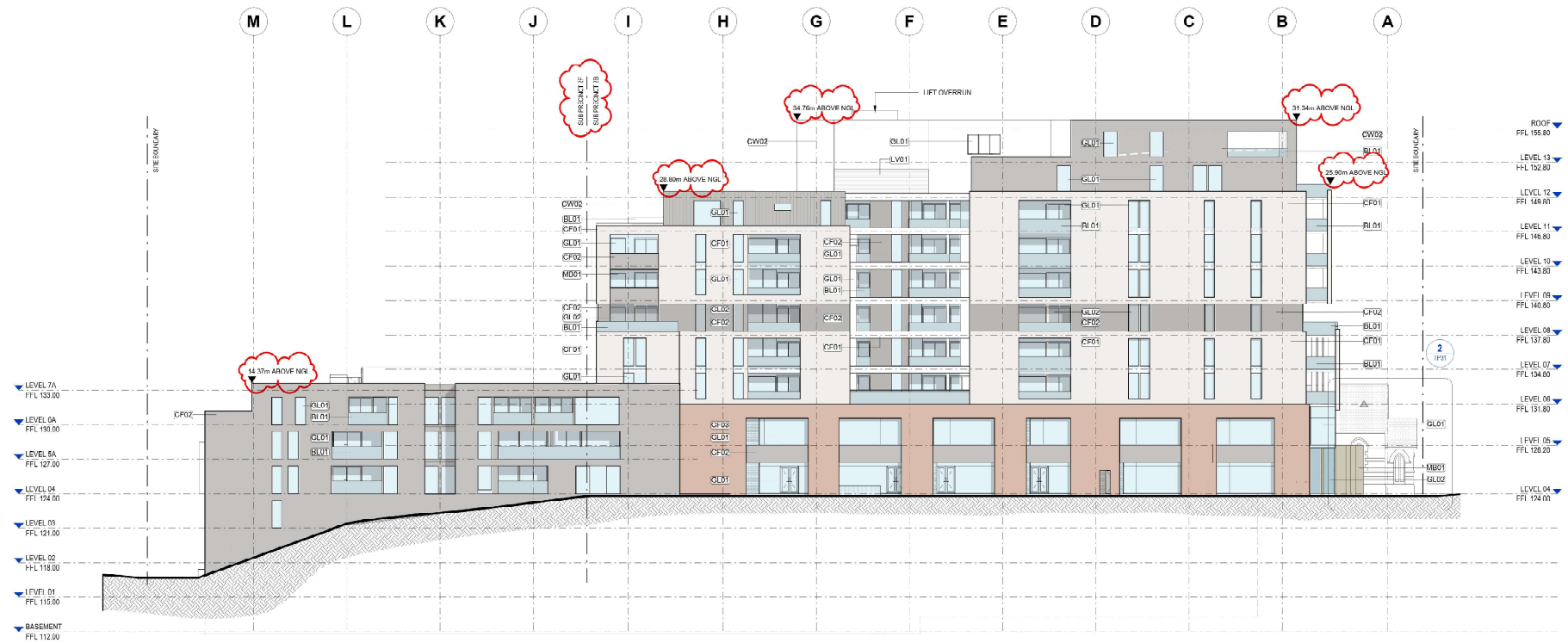
PROJECT
**CHAPEL HILL
680 DONCASTER ROAD,
DONCASTER**
TITLE
ROOF PLAN

DRAWING NO.	TP18	REVISION NO.	P 8
DWG SCALE	1:200 at A1, half scale at A3		N
PROJECT NO.	16040		
PROJECT DATE	09/2017		
REV FILENAME			
DESIGNED BY	SW	DRAWN BY	KL
CHECKED BY		APPROVED BY	AD
TOWN PLANNING			

ADVERTISED PLANS

- EXTERNAL FINISHES
 PLANNING Application Number: PLN18/0571
 Date of Issue: 05 March 2019
 Date of Review: 05 March 2019
- BK01: BRICKS/NALUS BRICK TO MATCH EXISTING CHAPEL
 - BL01: GLAZED BALUS BRICK UPSTAND
 - BL02: POWDERCOATED ALUMINIUM BATTEN FENCE
 - CF01: CONCRETE FINISHED CURB OFF OPERABLE
 - CF02: CONCRETE FINISHED CURB OFF
 - CF03: CONCRETE FINISHED CURB OFF
 - CF04: CONCRETE FINISHED CURB OFF
 - CF05: CONCRETE FINISHED CURB OFF
 - CF06: CONCRETE FINISHED CURB OFF
 - CF07: CONCRETE FINISHED CURB OFF
 - CF08: CONCRETE FINISHED CURB OFF
 - CF09: CONCRETE FINISHED CURB OFF
 - CF10: CONCRETE FINISHED CURB OFF
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 - CF98: CONCRETE FINISHED CURB OFF
 - CF99: CONCRETE FINISHED CURB OFF
 - CF100: CONCRETE FINISHED CURB OFF
 - CW02: PROFIL ED COLORBOND METAL CLADDING - MID GREY
 - CW03: PROFIL ED COLORBOND METAL CLADDING - PALE BRONZE
 - GL01: POWDER COATED ALUMINIUM FRAMED WINDOWS - CLEAR
 - GL02: POWDER COATED ALUMINIUM FRAMED WINDOWS - GREY TINT
 - GL03: POWDER COATED ALUMINIUM FRAMED WINDOWS - OPAQUE SPANDREL
 - LW01: POWDERCOATED ALUMINIUM LOUVER SCREEN TO PLANT - CHARCOAL GREY
 - MB01: POWDERCOATED ALUMINIUM BOX FIN - PALE BRONZE
 - MB02: POWDERCOATED ALUMINIUM BOX WINDOW REVEAL / SUNSHADE
 - MB03: COLORBOND METAL ROLLER SHUTTER - GREY
 - TW01: POWDERCOATED ALUMINIUM PERGOLA FRAME - GOLDEN BROWN
 - RF01: COLORBOND METAL ROOF SHEETING - OFF WHITE
 - PV01: STONE PAVERS
 - PV02: CONCRETE PAVERS - GREY

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REV	DATE	DESCRIPTION	BY:
P 7	23.01.2019	Town Planning Amendments	AD
P 0	10.07.2019	Preliminary Issue	AD
P 5	29.08.2019	Preliminary Issue	AD
P 4	02.09.2019	Preliminary Issue	AD
P 3	13.04.2019	Preliminary Issue	AD
P 2	29.03.2019	Preliminary Issue	AD
P 1	14.03.2019	Preliminary Issue	RL

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 350 Bourke Street
 Melbourne VIC 3000
 +61 3 9654 9654

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PROJECT
**CHAPEL HILL
 680 DONCASTER ROAD,
 DONCASTER**

TITLE
EAST ELEVATION

DRAWING NO. **TP20** REVISION NO. **P 7**
 DWG SCALE 1:200 at A1, half scale at A3
 PROJECT NO. 10040
 PROJECT DATE 09.2017
 BIM FILENAMES

REVISION	DATE	BY	DESCRIPTION

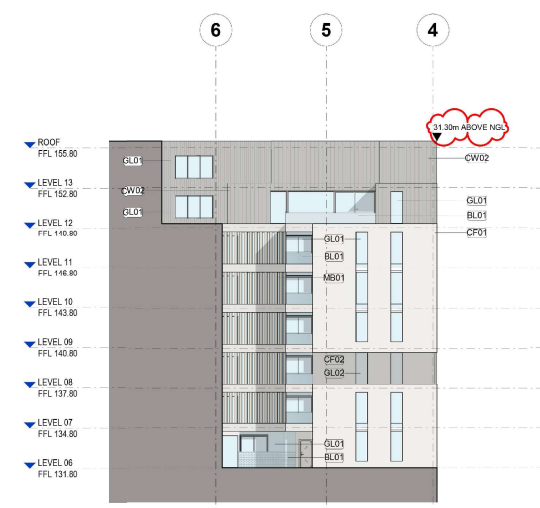
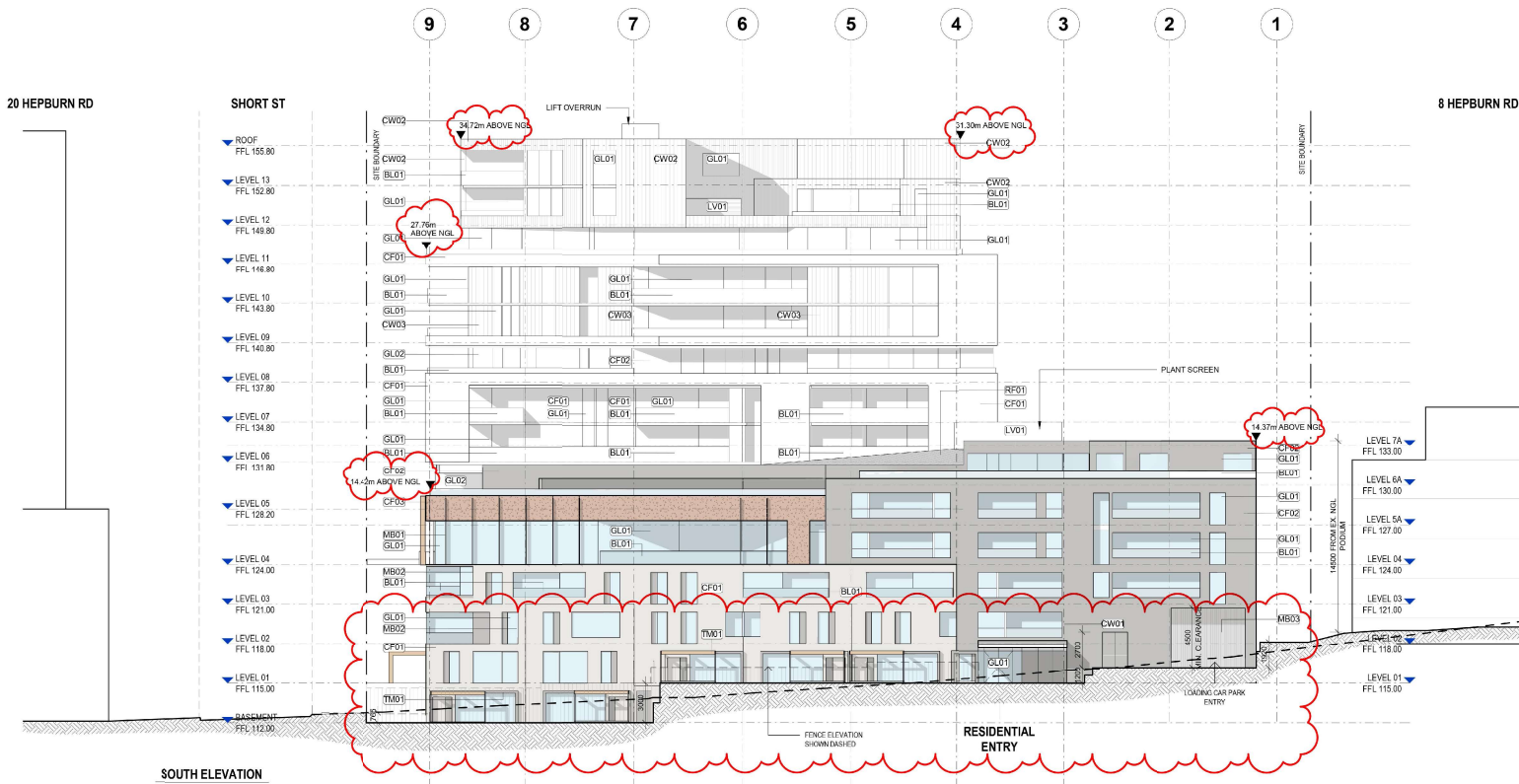
TOWN PLANNING

ADVERTISED PLANS

EXTERNAL FINISHES

- Planning Application Number: PL N18/0571
Date: 05 March 2018
- BR01: BRICKWORK TO MATCH EXISTING CHAPEL
 - BL01: GLAZED BALUSTRADE
 - BL02: POWDERCOATED ALUMINIUM
 - CF01: RENDERED & PAINTED FINISH - OFF WHITE
 - CF02: POWDER COATED ALUMINIUM FRAMED WINDOWS - GREY TINT
 - CF03: POWDER COATED ALUMINIUM FRAMED WINDOWS - CHARCOAL GREY
 - CW01: POWDER COATED ALUMINIUM LOUVER SCREEN TO PLANT - CHARCOAL GREY
 - CW02: POWDER COATED ALUMINIUM LOUVER SCREEN TO PLANT - CHARCOAL GREY
 - CW03: PROFILED COLORBOND METAL CLADDING - PALE BRONZE
 - GL01: POWDER COATED ALUMINIUM FRAMED WINDOWS - CLEAR
 - GL02: POWDER COATED ALUMINIUM FRAMED WINDOWS - GREY TINT
 - GL03: POWDER COATED ALUMINIUM FRAMED WINDOWS - OPAQUE SPANDREL
 - LV01: POWDERCOATED ALUMINIUM LOUVER SCREEN TO PLANT - CHARCOAL GREY
 - MB01: POWDERCOATED ALUMINIUM BOX FIN - PALE BRONZE
 - MB02: POWDERCOATED ALUMINIUM BOX WINDOW REVEAL / SUNSHADE
 - MB03: COLORBOND METAL ROLLER SHUTTER - GREY
 - TM01: POWDERCOATED ALUMINIUM PERGOLA FRAME - GOLDEN BROWN
 - RF01: COLORBOND METAL ROOF SHEETING - OFF WHITE
 - PV01: STONE PAVERS
 - PV02: CONCRETE PAVERS - GREY

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INTERNAL SOUTH ELEVATION



SOUTH ELEVATION FENCE DETAIL

REV	DATE	DESCRIPTION	BY
P.7	23.01.2017	Town Planning Amendments	AD
P.6	10.07.2017	Preliminary Issue	AD
P.5	29.08.2017	Preliminary Issue	AD
P.4	02.09.2017	Preliminary Issue	AD
P.3	13.04.2017	Preliminary Issue	AD
P.2	29.03.2017	Preliminary Issue	AD
P.1	14.03.2017	Preliminary Issue	KL

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DesignInc
Level 2, GPO Building
350 Bourke Street
Melbourne VIC 3000
+61 3 9654 9654

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PROJECT
CHAPEL HILL 680 DONCASTER ROAD, DONCASTER

TITLE
SOUTH ELEVATION

DRAWING NO. **TP21** REVISION NO. **P 7**

DWG SCALE 1:200 at A1, half scale at A3

PROJECT NO. 16040

PROJECT DATE 09.2017

BIM FILENAME

DATE: 09/2017 3:16:15 PM
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TOWN PLANNING



LANDSCAPE BASEPLAN-LEVEL-04

Plaza Area

NORTH



SCALE

1:200 @ A1
 1:400 @ A3



ChapelHill project

Short St
 Doncaster
 VIC

DRAWING NO: 1019D_SK_G

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 LANDSCAPES

Greenmark Landscape Pty Ltd
 P.O BOX 334, Monbulk, VIC 3793 trading as:

PHILLIP JOHNSON LANDSCAPES

phone: 9756 7233 fax: 9756 6929

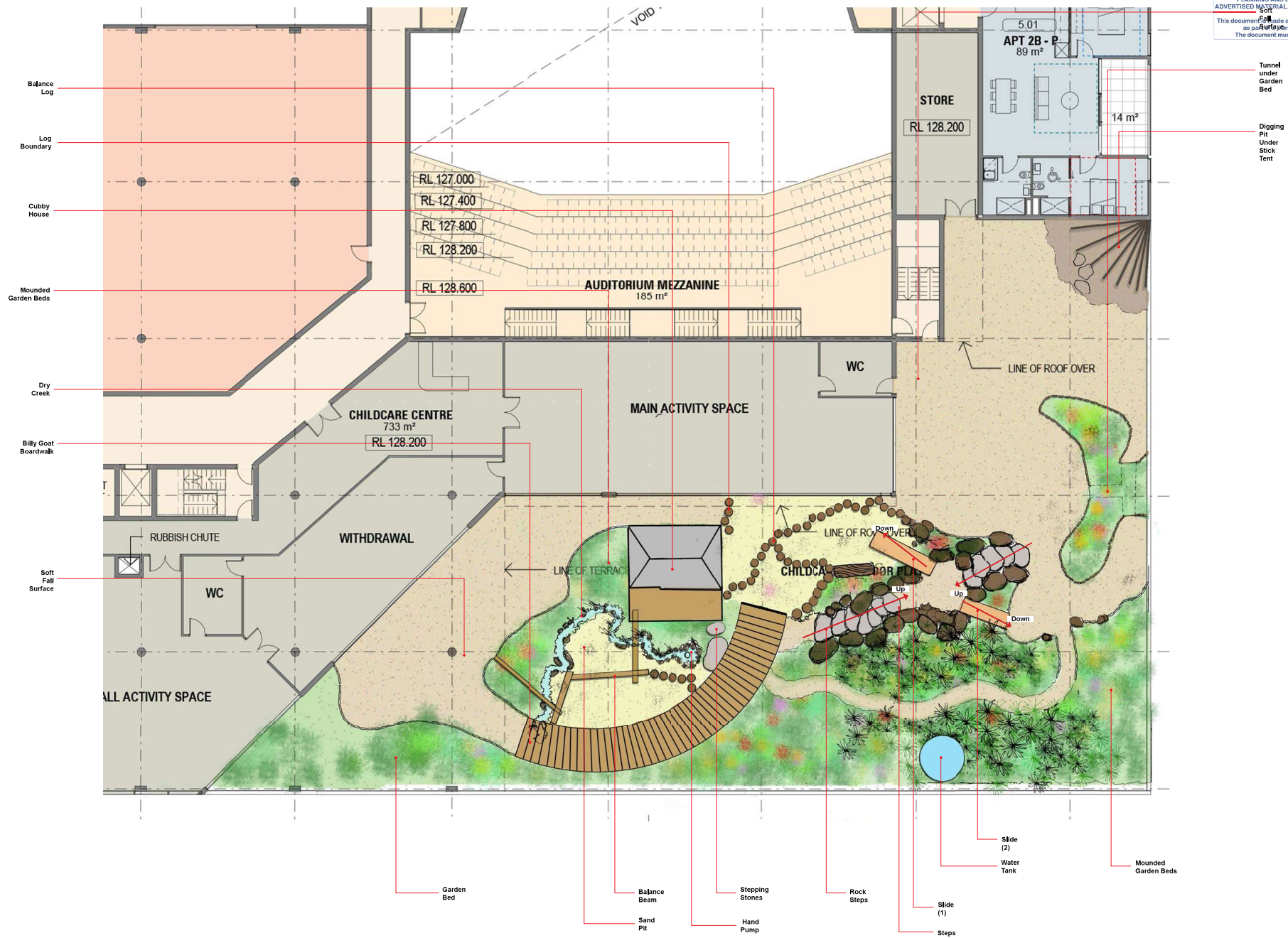
info@phillipjohnson.com.au

JOB NO: 1019

SHEET 05 of 19

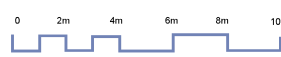
Date: 19/11/2018 Drawn: LL Approved: VG





LANDSCAPE BASEPLAN-LEVEL-05

Childcare Area

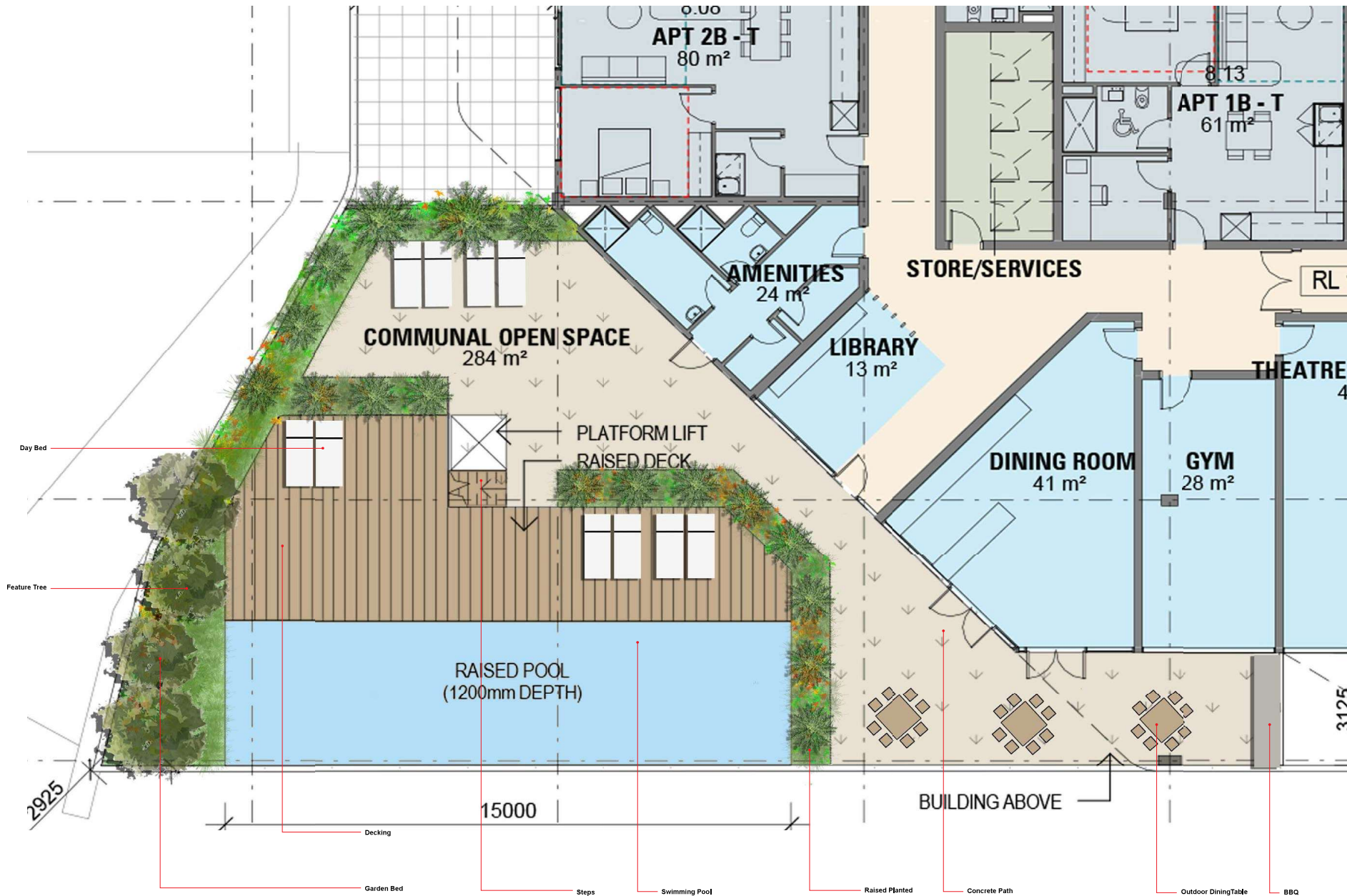


SCALE
 1:100 @ A1
 1:200 @ A3

ChapelHill project
 Short St
 Doncaster
 VIC
 DRAWING NO: 1019D_SK_G
 SHEET 06 of 19
 JOB NO: 1019
 Date: 19/11/2018 Drawn: LL Approved: VG

PHILLIP JOHNSON LANDSCAPES
 Greenmark Landscape Pty Ltd
 P.O BOX 334, Monbulk, VIC 3793 trading as:
PHILLIP JOHNSON LANDSCAPES
 phone: 9756 7233 fax: 9756 6929
 info@phillipjohnson.com.au





LANDSCAPE BASEPLAN-LEVEL-08

Pool Area

NORTH



SCALE

1:50 @ A1
1:100 @ A3



ChapelHill project
 Short St
 Doncaster
 VIC
 DRAWING NO: 1019D_SK_G

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Greenmark Landscape Pty Ltd
 P.O BOX 334, Monbulk, VIC 3793 trading as:

PHILLIP JOHNSON LANDSCAPES
 phone: 9756 7233 fax: 9756 6629
 info@phillipjohnson.com.au



5. LEGISLATIVE REQUIREMENTS

5.1 PLANNING AND ENVIRONMENT ACT 1987 (THE ACT)

The *Planning and Environment Act 1987* is the relevant legislation governing planning in Victoria. The Act identifies subordinate legislation in the form of Planning Schemes to guide future land use and development.

Section 60 of The *Planning and Environment Act*, requires the Responsible Authority to consider the following before deciding on an application:

- *The relevant planning scheme;*
- *The objectives of planning in Victoria;*
- *All objections and other submissions which it has received;*
- *Any decision and comments of a referral authority which it has received; and*
- *Any significant effects which the responsible authority considers the use or development may have on the environment or which the responsible authority considers the environment may have on the use or development.*

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

5.2 MANNINGHAM PLANNING SCHEME

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

- Planning Policy Framework
- Local Planning Policy Framework
- Clause 37.08 Activity Centre Zone, Schedule 1
- Clause 43.01 Heritage Overlay, Schedule 46
- Clause 45.06 Development Contributions Plan Overlay, Schedule 1
- Clause 45.09 Parking Overlay, Schedule 1
- Clause 52.06 Car Parking
- Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road
- Clause 52.34 Bicycle Facilities
- Clause 58 Apartment Developments
- Clause 65 Decision Guidelines

Zones

Clause 37.08 Activity Centre Zone, Schedule 1

The purpose of the Activity Centre Zone is:

- *To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.*
- *To encourage a mixture of uses and the intensive development of the activity centre:*
 - *As a focus for business, shopping, working, housing, leisure, transport and community facilities.*
 - *To support sustainable urban outcomes that maximise the use of infrastructure and public transport.*
- *To deliver a diversity of housing at higher densities to make optimum use of the facilities and services.*

- *To create through good urban design an attractive, pleasant, walkable, safe and stimulating environment.*
- *To facilitate use and development of land in accordance with the Development Framework for the activity centre.*

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

An apartment development must meet the requirements of Clause 58.

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

Land use and development objectives to be achieved

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

Land use

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

Built form

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

Environmental sustainability

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

Public realm

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

Open space and landscaping

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

Transport and access

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

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

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

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

	Maximum height (excluding basement)	Design Element Height:	Setbacks
Precinct 2B	39m	5.8m above maximum height	5m to front podium edge from front boundary 9m to front tower edge from front boundary 4.5m from side boundaries 5m from rear boundary
Precinct 2F	14.5	Not applicable	5m from front boundary 4.5m from side boundaries 4.5m from rear boundary

Overlays

Clause 43.01 Heritage Overlay, Schedule 46

A permit is required to:

- Demolish or remove a building; and
- Construct a building or construct or carry out works.

The key purpose of this overlay is:

- *To ensure that development does not adversely affect the significance of heritage places.*

The following decision guidelines are applicable to these permit requirements:

- *The significance of the heritage place and whether the proposal will adversely affect the natural or cultural significance of the place*
- *Any applicable statement of significance, heritage study and any applicable conservation policy*
- *Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the heritage place*
- *Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place*
- *Whether the demolition, removal or external alteration will adversely affect the significance of the heritage place*
- *Whether the proposed works will adversely affect the significance, character or appearance of the heritage place.*

Clause 45.06 Development Contributions Plan Overlay

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

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

A permit granted must:

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

Clause 45.09 Parking Overlay

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

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

Planning Policy Framework

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

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

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

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

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

Clause 15.01-2 (Urban Design Principle) policy objective is:

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

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

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

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

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

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

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

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

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

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

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

Clause 15.02-1 Sustainable development: Energy and resource efficiency

The policy objective is:

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

The clause has the following strategies:

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

Clause 16.01-1 Residential development: Integrated housing

The policy objective is:

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

The clause has the following strategies:

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

Clause 16.01-2 Residential development: Location of residential development

The policy objective is:

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

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

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

Clause 16.01-3 Strategic redevelopment sites

The policy objective is:

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

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

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

Clause 16.01-4 Housing diversity

The policy objective is:

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

Clause 15.03-1 Heritage: Heritage conservation

The policy objective is:

- *To ensure the conservation of places of heritage significance.*

The clause has the following strategies:

- *Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.*
- *Provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity.*
- *Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance, or otherwise of special cultural value.*
- *Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.*
- *Retain those elements that contribute to the importance of the heritage place.*

- *Encourage the conservation and restoration of contributory elements.*
- *Ensure an appropriate setting and context for heritage places is maintained or enhanced.*
- *Support adaptive reuse of heritage buildings whose use has become redundant.*

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

The policy objective is:

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

Clause 18.02-1 Movement networks: Sustainable personal transport

The policy objective is:

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

Clause 18.02-2 Cycling

The policy objective is:

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

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

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

Clause 18.02-4 Management of the road system

The policy objective is:

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

Clause 18.02-5 Car parking

The policy objective is:

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

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

Local Planning Policy Framework (LPPF)

Municipal Strategic Statement

Clause 21.03 Key Influences

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

This increasing pressure for re-development raises issues about how these changes affect the character and amenity of our local neighbourhoods. In meeting future housing needs, the challenge is to provide for residential re-development in appropriate locations, to reduce

pressure for development in more sensitive areas, and in a manner that respects the residential character and amenity valued by existing residents.

Clause 21.09 Activity Centre and Commercial Areas

This policy outlines that *principal, major and identified neighbourhood activity centres will be the focus of increased residential growth and development*. In particular, Doncaster Hill

Principal Activity Centre will:

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

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

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

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

Clause 21.10 Ecologically Sustainable Development

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

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

Clause 21.11 Heritage

Manningham's cultural heritage reflects the historical development of the municipality. Many culturally significant buildings, precincts, trees, landscapes and sites of archaeological significance have been identified and documented through heritage studies of the municipality.

Council is committed to preserving and enhancing cultural heritage places in the municipality. Council will continue to identify cultural heritage assets and broaden the community's understanding and involvement in the protection, promotion and future conservation of these places. The challenge will be to effectively manage pressures to develop sites of cultural heritage significance and encourage the retention of heritage fabric in development proposals.

Relevant objectives of this clause are to enhance cultural heritage through the retention and protection of significant buildings, precincts, trees and landscapes and to minimise impacts on heritage places as a result of changes to adjoining land uses and development.

Strategies to achieve these objectives include:

- *Identify and assess the cultural significance of heritage places and sites of archaeological significance.*
- *Discourage the demolition and destruction of heritage places.*
- *Encourage the retention of heritage fabric in development proposals.*
- *Encourage initiatives that preserve and enhance Manningham's cultural heritage.*

Local Planning Policy

Clause 22.03 Cultural heritage policy

This policy applies to cultural heritage places which are places of aesthetic, historical, scientific, architectural or social significance including individually significant buildings and places as well as individual trees, groups of trees, gardens and landscapes.

The objectives of this policy are:

- *To recognise, protect, conserve, manage and enhance identified cultural heritage places.*
- *To ensure that the significance of cultural heritage places involving the aesthetic, historic, scientific, architectural or social value of a heritage asset to past, present and future generations, is assessed and used to guide planning decisions.*
- *To encourage the retention of cultural heritage places and ensure that these places are recognised and afforded appropriate protection to enrich the character, identity and heritage of the municipality.*

The decision guidelines require the consideration of:

- *The extent to which the application meets the objectives and directions of this policy.*
- *The significance of the cultural heritage place.*
- *The views of Council's Heritage Advisor.*
- *Heritage studies and all available documentation.*

Where an application proposes the demolition or removal of a building or parts of a building, it is policy that the responsible authority considers:

- *The degree of its significance.*
- *The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.*
- *Whether the demolition or removal of any part of the building would contribute to the longer-term conservation of the significance of that building.*
- *Whether the demolition or removal is justified for the development of the land or the alteration of, or addition to a building.*

Where an application proposes alterations or additions to a building, it is policy that the responsible authority considers:

- *The degree of the building's significance.*
- *The effect of the new works upon the significance, character and appearance of a building or its streetscape contribution.*
- *The building's structural condition.*

Clause 22.08 Safety through urban design

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

Clause 22.09 Access for disabled people

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

Clause 22.12 Environmentally Sustainable Development

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

Particular Provisions

Clause 52.06 Car Parking

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

- *1 space for 1 and 2 bedroom dwellings.*
- *2 spaces for 3 or more bedroom dwellings.*
- *1 visitor space to every 10 dwellings (within the Parking Overlay, Schedule 1).*
- *2.5 spaces to each 100m² of net floor area to an office.*
- *0.22 spaces to each child to a child care centre.*
- *3.5 spaces to each 100m² of net floor area to a food and drink premises.*
- *0.3 spaces to each patron to a place of assembly.*

The land is identified as being within the Principal Public Transport Network Area.

Clause 52.06-9 outlines various design standards for parking areas that should be achieved.

Clause 52.29 Land Adjacent to a Road Zone, Category 1, or a Public Acquisition Overlay for a Category 1 Road

The purpose of this clause is:

- *To ensure appropriate access to identified roads.*
- *To ensure appropriate subdivision of land adjacent to identified roads.*

A permit is required to create or alter access to a road in a Road Zone, Category 1.

Clause 52.34 Bicycle Facilities

Pursuant to Clause 52.34-3, the following number of bicycle spaces are required in development of four or more storeys:

- *1 space for every 5 dwellings for residents.*
- *1 space for every 10 dwellings for visitors.*

The following number of bicycle spaces are required for other uses:

- *Food and drink premises: 1 space to each 300m² of leasable floor area for employees.*
- *Food and drink premises: 1 space to each 500m² of leasable floor area for customers.*
- *Office: 1 space to each 300m² of net floor area for staff, if the net floor area exceeds 1000m².*
- *Office: 1 space to each 1000m² of net floor area for staff, if the net floor area exceeds 1000m².*
- *Place of assembly: 1 space to each 1500m² of leasable floor area for employees*
- *Place of assembly: 2 spaces plus 1 space for patrons, if the net floor area exceeds 1500m².*
- *No bicycle spaces are required for the use of a child care centre.*

If 5 or more employee bicycle spaces are required, 1 shower for the first 5 employee bicycle spaces, plus 1 to each 10 employee bicycle spaces thereafter is required.

1 change room or direct access to a communal change room is required to each shower. The change room may be a combined shower and change room.

Clause 58 Apartment Developments

A development:

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

If a zone or a schedule to a zone, or a schedule to an overlay specifies a requirement different from a requirement of a standard set out in Clause 58 (excluding Clause 58.04-1), the requirement in Clause 58 applies.

General Provisions

Clause 65 Decision Guidelines

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

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the amenity of the area.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*

- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*